



# MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202106111325032 D.P. Rev. dt. Refer Inward Number: H/W/2021/111325061 Payment Dated 04/06/2021

Office of the Chief Engineer (Development Plan)  
Municipal Head Office, 5th Floor,  
Annex Building, Fort,  
Mumbai - 400 001

## DP 2034 Remarks

To,

Mr./Mrs. prasad mahendra jadhav  
CD Barwiwala lane andheri west

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 113 of TPS SANTACRUZ No. IV situated in H/W Ward, Mumbai.

Ref : Application u/no. H/W/2021/111325061 Payment Challan No. DP34202106111325032 Dated 04/06/2021 certifying payment of charges made under Receipt no. 18200091462 Dated 04/06/2021

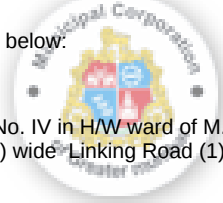
Gentleman/Madam,

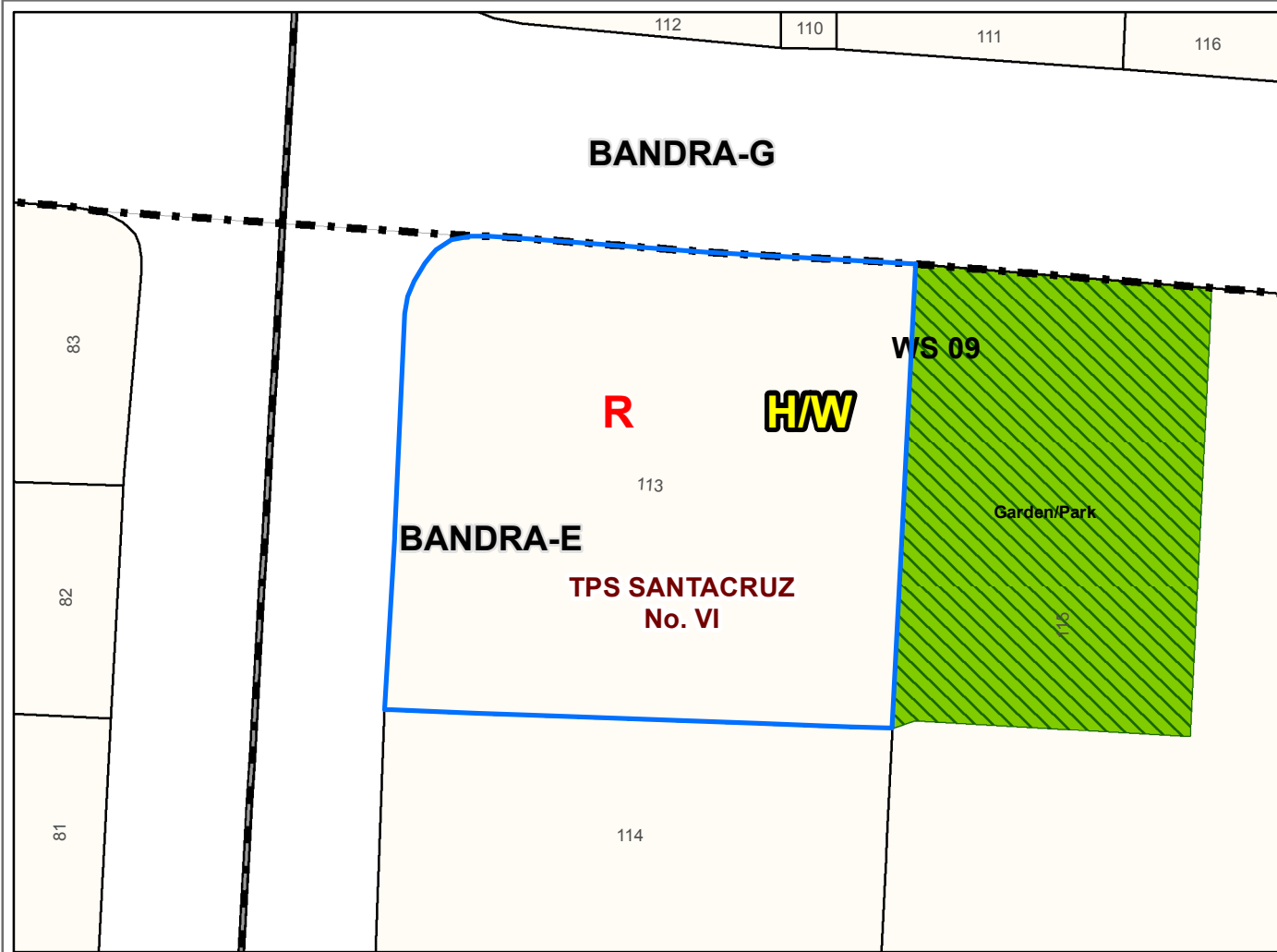
With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

| Description                                                                      | Nomenclature                                                                                                                                                                 | Remarks |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| FP No.                                                                           | 113                                                                                                                                                                          |         |
| TPS                                                                              | TPS SANTACRUZ No. IV                                                                                                                                                         |         |
| Development Plan 2034 referred to Ward                                           | H/W                                                                                                                                                                          |         |
| Zone [as shown on plan]                                                          | Residential(R)                                                                                                                                                               |         |
| Sanctioned Roads affecting the Land [as shown on plan]                           | Existing Road                                                                                                                                                                | Present |
|                                                                                  | Proposed Road                                                                                                                                                                | NIL     |
|                                                                                  | Proposed Road Widening                                                                                                                                                       | NIL     |
| Reservation affecting the Land [as shown on plan]                                | NO                                                                                                                                                                           |         |
| Reservation abutting the Land [as shown on plan]                                 | NO                                                                                                                                                                           |         |
| Existing amenities affecting the Land [as shown on plan]                         | NO                                                                                                                                                                           |         |
| Existing amenities abutting the Land [as shown on plan]                          | EOS1.5(Garden/Park)                                                                                                                                                          |         |
| Whether a listed Heritage building/ site:                                        | Yes / No                                                                                                                                                                     |         |
| Whether situated in a Heritage Precinct:                                         | Yes / No                                                                                                                                                                     |         |
| Whether situated in the buffer zone/Vista of a listed heritage site:             | Yes / No                                                                                                                                                                     |         |
| Whether a listed archaeological site (ASI):                                      | Yes / No                                                                                                                                                                     |         |
| Whether situated in the buffer zone/Vista of a listed archaeological site (ASI): | Yes / No                                                                                                                                                                     |         |
| Buffer line of Metrorail                                                         | The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development. |         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Note:</p> <p>The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&amp;C./A.E.(Survey) as case may be.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 &amp; TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. Please Refer to State Government Notifications/Plans for details of Sanctioned EP. For Sanctioned Modification &amp; Excluded Portion, the link for the notification is as under:-</p> <p>Notifications:</p> <p>MCGM Home Page (<a href="http://portal.mcgm.gov.in">portal.mcgm.gov.in</a>)&gt; Ward &amp; Departments&gt; Chief Engineer - Development Plan&gt;Docs&gt; Sanctioned DP2034</p> <p>Plans:</p> <p>EP Sheets:- MCGM Home Page (<a href="http://portal.mcgm.gov.in">portal.mcgm.gov.in</a>)&gt; Ward &amp; Departments&gt; Chief Engineer - Development Plan&gt;Docs&gt; Sanctioned DP2034&gt; Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government</p> <p>SM Sheets:- MCGM Home Page (<a href="http://portal.mcgm.gov.in">portal.mcgm.gov.in</a>)&gt; Ward &amp; Departments&gt; Chief Engineer - Development Plan&gt;Docs&gt; Sanctioned DP2034&gt; Development Plan 2034(sanctioned part) SM sheets, 8th May 2018</p> |

### Additional Information

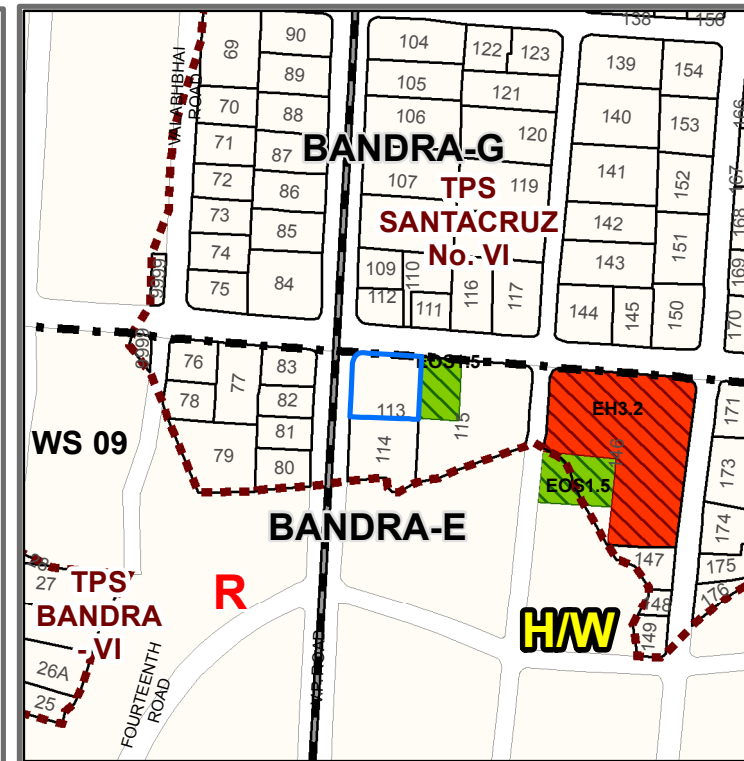
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Water pipeline Remark:</p> <p>Water pipeline near the plot (2.86 meters far) has NA mm pipe diameter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Sewerline Remark:</p> <p>Sewer Manhole near the plot (Node No. 14212304, 6.85 meters far) has invert level 20.25 meters with reference to Town Hall Datum (THD).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>RL Remark:</p> <p>Regular line remarks for the land under reference are as given below.</p> <div style="text-align: center;">  </div> <p>REGULAR LINE REMARKS (Traffic):</p> <p>Land bearing F.P. No.(s) 113 of Scheme TPS SANTACRUZ No. IV in H/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide Linking Road (1) V.P. Road marked in red colour on the RL plan submitted by you.</p> <p>REGULAR LINE REMARKS (Survey):</p> <p>Land bearing F.P. No.(s) 113 of Scheme TPS SANTACRUZ No. IV in H/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 18.30mts. i.e. (60.0' approx.) wide SOUTH AVINUE marked in violet colour on the RL plan submitted by you.</p> <p>These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue. The earlier R.L. Remarks issued by this office if any shall be treated as canceled.</p> <p>This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) H/W Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.</p> <p>It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.</p> <p>This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the architect and if any are found fake/fraud the permission issued shall be revoked/canceled.</p> <p>The alignment of RL shown on Plan is indicative. For detail planning of proposal actual demarcation from Assistant Engineer (Survey) shall be obtained.</p> |
| <p>Acc: As Plan</p> <p>Note: The above information is as per the data received from concerned MCGM Departments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



## BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 113 of TPS SANTACRUZ No. IV TPS Scheme in H/W Ward



## LOCATION PLAN

Scale 1:4000

### Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP34202106111325032/DP/WS/H/W

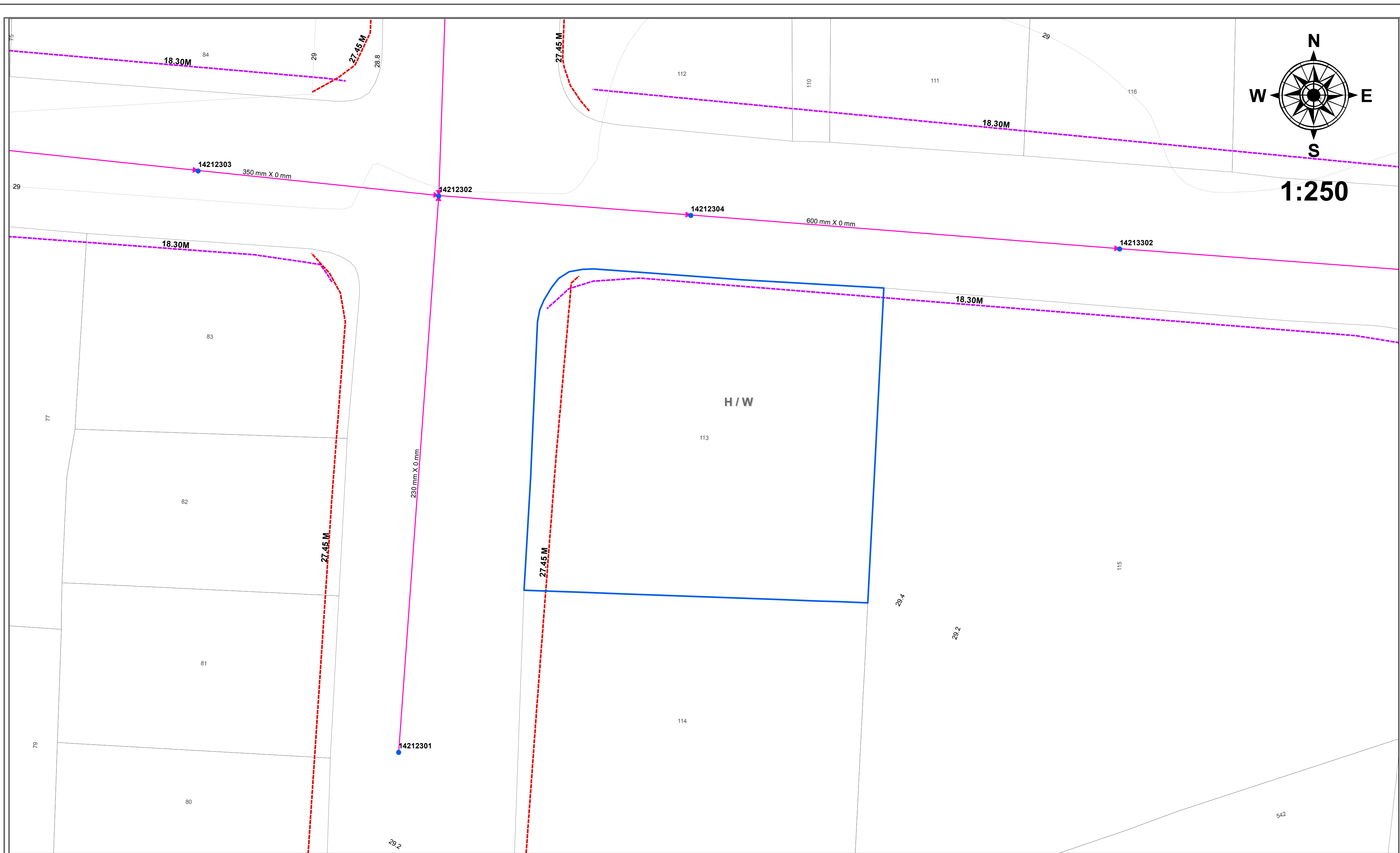
This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), H/W Ward. Dated: 04/06/2021



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**(Development Plan Department)**

Development Plan 2034

Office of the Chief Engineer (Development Plan),  
5th Floor, Annexe Building,  
Municipal Head Office,  
Mahapalika Marg, Fort, MUMBAI - 400 001.



# MUNICIPAL CORPORATION OF GREATER MUMBAI

AE/ 153 /SR /SURVEY- WS-I Dated

- 3 JAN 2022

Office of Assistant Engineer (Survey) WS-I, H & K Ward,  
6<sup>th</sup> Floor, Hindu Hrudhyasamrat Shri. Balasaheb Thackarey  
Market, Poonam Nagar at J.V. Link Road, Jogeshwari (east).  
Mumbai-400096.

To,  
Aakar Architect & Consultants

- Sub: Survey Remarks, as per Sanctioned Development Plan 2034 and Road Line for the land bearing CTS No.539A,539B of village Bandra-E(F.p.No.113 of TPS- IV Santacruz) in H/West ward  
Ref : 1) Your Application dtd 24.12.2021

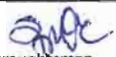
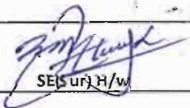
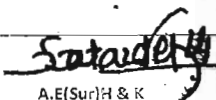
**These remarks are valid for  
one year from the date of issue**

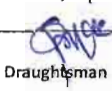
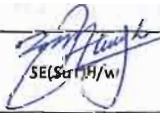
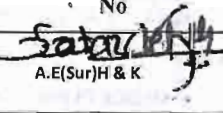
Sir,

Survey Remarks, as per Sanctioned Development Plan 2034 for the land shown bounded Black.

| Description of Land                                                                                                                           | DP - 2034                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Sanctioned Development Plan referred to DP Sheet No.                                                                                          | WS-09                                  |
| Reservation, affecting the land (as shown plan)                                                                                               | Nil                                    |
| Reservation, abutting the land (as shown plan)                                                                                                | Nil)                                   |
| Existing facilities & amenities, affecting the land under reference (as shown plan)                                                           | NIL                                    |
| Existing facilities & amenities, abutting the land under reference (as shown plan)                                                            | EOS 1.5(Garden/Park)                   |
| Proposed Road, affecting the land (as shown plan)                                                                                             | Nil                                    |
| Road Widening, affecting the land (as shown plan)                                                                                             | NIL                                    |
| Existing road (width not mention) affecting the land shown in DP 2034 which was shown as DP Road / Existing Road in SRDP 1991 (as shown plan) | NIL                                    |
| Other Existing Roads (as shown plan)                                                                                                          | Present                                |
| Zone                                                                                                                                          | RESIDENTIAL                            |
| Change in user (if any)                                                                                                                       | To be obtained from Dy.Ch.E(B.P.) WS-I |

Detail Survey Remarks are as under:

|                                                                                                                                                                                                                                                                                                                                                                   |                                                   |                                                                                                                                   |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----|
| 1)                                                                                                                                                                                                                                                                                                                                                                | Details of Property                               |                                                                                                                                   |     |
|                                                                                                                                                                                                                                                                                                                                                                   | i)                                                | CTS No.539A,539B of village Bandra-E(F.p.No.113 of TPS -IV Santacruz) in H/West ward<br>Survey Sheet No.85,94 of village Bandra-E |     |
|                                                                                                                                                                                                                                                                                                                                                                   | ii)                                               | Layout Subdivision /Amalgamation / MHADA Layout /Sanction submitted u/No                                                          |     |
|                                                                                                                                                                                                                                                                                                                                                                   | iii)                                              | Gaothan shall be ascertained from City Survey Office.                                                                             |     |
| <div><div><br/>Draughtsman</div><div><br/>SE(Sur) H/w</div><div><br/>A.E(Sur) H &amp; K</div></div> |                                                   |                                                                                                                                   |     |
| 2)                                                                                                                                                                                                                                                                                                                                                                | All plans shall be drawn with <u>North</u> upward |                                                                                                                                   |     |
| <b>BLOCK PLAN:</b> (Details are as under)                                                                                                                                                                                                                                                                                                                         |                                                   |                                                                                                                                   |     |
|                                                                                                                                                                                                                                                                                                                                                                   | i)                                                | Boundaries as shown in black                                                                                                      | Yes |
|                                                                                                                                                                                                                                                                                                                                                                   | ii)                                               | Plot Boundaries tally with                                                                                                        |     |
|                                                                                                                                                                                                                                                                                                                                                                   |                                                   | a) Approved /Subdivision /layout amalgamation                                                                                     | No  |
|                                                                                                                                                                                                                                                                                                                                                                   |                                                   | a) Certified CTS/MR Plan Submitted By Architect                                                                                   | No  |
|                                                                                                                                                                                                                                                                                                                                                                   | iii)                                              | Remarks are offered without verifying the status of Structures shown in block plan.                                               | Yes |
|                                                                                                                                                                                                                                                                                                                                                                   | iv)                                               | The original City Survey plan duly certified for the property under reference should be submitted & verified with block plans.    | Yes |

|       |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                |              |                |        |     |          |                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|--------|-----|----------|-------------------------------------------------------------------------------------|
| v)    | The plots under reference falls in TPS - of DIV--to the Scale of '1:80' ( '1:960' / '1:100' (1:1200) and/or certified TP Pfan. Demarcation Plan Showing Plot dimension Shall be submitted to verify plot boundaries.                                                                                                                              |                                                                                                                                                                                                |              |                |        |     |          | No                                                                                  |
| vi)   | The plot falls in Suburban Scheme                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                |              |                |        |     |          | No                                                                                  |
| vii)  | Plot falls in Private Layout/ MHADA layout/ Government layout/ Municipal Layout.                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                |              |                |        |     |          | No                                                                                  |
| viii) | If the Layout is sanctioned then same should be verified & checked with terms & conditions.                                                                                                                                                                                                                                                       |                                                                                                                                                                                                |              |                |        |     |          | Yes                                                                                 |
| ix)   | The portion marked _____ to _____ is not tallying with the above said Survey sheet / True Extract of Survey Sheet no. _____                                                                                                                                                                                                                       |                                                                                                                                                                                                |              |                |        |     |          | NA                                                                                  |
| 3)    | Specific remarks regarding acquisition/possession of reservation/Existing Facilities & Amenities plot shall be obtained from EEDP                                                                                                                                                                                                                 |                                                                                                                                                                                                |              |                |        |     |          | Yes                                                                                 |
| 4)    | i) Means of access to the plot is from                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                |              |                |        |     |          |                                                                                     |
|       | Side                                                                                                                                                                                                                                                                                                                                              | Description of Road                                                                                                                                                                            | Prop DP road | DP.Rd Widening | RL     | TP  | Existing | Layout                                                                              |
|       | South                                                                                                                                                                                                                                                                                                                                             | ---                                                                                                                                                                                            | -----        | -----          | ---    | --- | ---      | ---                                                                                 |
|       | North                                                                                                                                                                                                                                                                                                                                             | R.L.by AE(S)                                                                                                                                                                                   | ---          | -----          | 18.30M | --- | ---      | ---                                                                                 |
|       | East                                                                                                                                                                                                                                                                                                                                              | ---                                                                                                                                                                                            | ---          | -----          | ---    | --- | ---      | ---                                                                                 |
|       | West                                                                                                                                                                                                                                                                                                                                              | R.L.by EE T & C                                                                                                                                                                                | ---          | ---            | 27.45M | --- | ---      | ---                                                                                 |
|       | ii)                                                                                                                                                                                                                                                                                                                                               | a) Is the property landlocked? :                                                                                                                                                               |              |                |        |     |          | Yes                                                                                 |
|       |                                                                                                                                                                                                                                                                                                                                                   | b) Whether any land lock plot abuts to /adjacent to plot under reference                                                                                                                       |              |                |        |     |          | No                                                                                  |
|       | iii)                                                                                                                                                                                                                                                                                                                                              | The status of existing roads affecting/abutting the plot u/r shall be obtained/ ascertained on site from AE ( Maint).H/W Ward.                                                                 |              |                |        |     |          | Yes                                                                                 |
| 5)    | The proposal is affected by -                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                |              |                |        |     |          |                                                                                     |
|       | i)                                                                                                                                                                                                                                                                                                                                                | i) Sanctioned 27.45M wide R.L.by EE T & C & Sanctioned 18.30M R.L.by AE(S)                                                                                                                     |              |                |        |     |          | Yes                                                                                 |
|       |                                                                                                                                                                                                                                                                                                                                                   | ii) proposed -----wide RL by-----                                                                                                                                                              |              |                |        |     |          | No                                                                                  |
|       | ii)                                                                                                                                                                                                                                                                                                                                               | --- Proposed Road                                                                                                                                                                              |              |                |        |     |          | No                                                                                  |
|       | iii)                                                                                                                                                                                                                                                                                                                                              | A) Setback shown on the Plan                                                                                                                                                                   |              |                |        |     |          | No                                                                                  |
|       |                                                                                                                                                                                                                                                                                                                                                   | B) Whether the set back advantage is previously taken or not taken should be verified.                                                                                                         |              |                |        |     |          | Yes                                                                                 |
|       | iv)                                                                                                                                                                                                                                                                                                                                               | RL /DP/TP/Estate layout Road etc shall be got demarcated at site.                                                                                                                              |              |                |        |     |          | Yes                                                                                 |
|       | v)                                                                                                                                                                                                                                                                                                                                                | The demarcation of road shown as Existing road in DP 2034 which was earlier shown as proposed D.P. road in SRDP 1991 shall be got demarcated at site.                                          |              |                |        |     |          | No                                                                                  |
| 6)    | a.                                                                                                                                                                                                                                                                                                                                                | The plot falls within 30.50 m of existing / Proposed cemetery.                                                                                                                                 |              |                |        |     |          | No                                                                                  |
|       | b.                                                                                                                                                                                                                                                                                                                                                | The Plot Falls within 52.50m from Zonal separation line of R/C/I/ Zone.                                                                                                                        |              |                |        |     |          | No                                                                                  |
|       | c.                                                                                                                                                                                                                                                                                                                                                | The plot is affected by "Village Boundary" hence, specific remarks from the appropriate authority shall be obtained.                                                                           |              |                |        |     |          | No                                                                                  |
|       | d.                                                                                                                                                                                                                                                                                                                                                | If the plot is affected by "High Voltage Line & Buffer for High Voltage Line", hence, specific remarks from concerned authority shall be obtained.                                             |              |                |        |     |          | Shall be ascertained at site                                                        |
|       | e.                                                                                                                                                                                                                                                                                                                                                | The plot is affected by "CRZ & CRZ Buffer" hence; specific remarks shall be obtained from MCZMA or appropriate authority.                                                                      |              |                |        |     |          | No                                                                                  |
| 7)    | The property on the Plot under reference-<br>Draughtsman  SE(Sur)H/W  A.E(Sur)H & K  |                                                                                                                                                                                                |              |                |        |     |          |                                                                                     |
|       | i)                                                                                                                                                                                                                                                                                                                                                | Is it a heritage structure:                                                                                                                                                                    |              |                |        |     |          | No                                                                                  |
|       |                                                                                                                                                                                                                                                                                                                                                   | If yes, Sr. No. and Grade                                                                                                                                                                      |              |                |        |     |          | _____ & _____                                                                       |
|       | ii)                                                                                                                                                                                                                                                                                                                                               | Falls within 100 Mtrs. of prohibited area of _____ precinct / Heritage structure. of Sr. No _____ included in the list of preservation of documents as per government Resolution No. DCR _____ |              |                |        |     |          | No<br>The same shall be confirmed from Dy. M.A. (Heritage) or appropriate Authority |
| 8)    | If plot in T.P. Scheme, "B" Form shall be submitted                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                |              |                |        |     |          | No                                                                                  |

|     |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                               |
|-----|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 9)  |     | If plot affected by "Water Trunk Main/Aqueduct", then specific remarks / NOC from AEWV or appropriate authority shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | To be obtained from AEWV or appropriate authority             |
| 10) |     | If plot affected by "Nalla & Nalla Buffer", then specific remarks / NOC from EE SWD (Planning) or appropriate authority shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | To be obtained from EE SWD(Planning) or appropriate authority |
| 11) |     | Layout / Sub division/ amalgamation & its sanctions are necessary if building proposed is attracted by regulation 26 of DCPR 2034.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Yes                                                           |
| 12) |     | If Proposal is on the Land belonging to MHADA / Government / MMRDA / AirPort Authority / Collector. NOC of the concerned Authority Shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                            |
| 13) |     | The plot is within 61 mtrs. from the center line of W.E. /E.E. Highway & within the limits of Freeway then NOC and demarcation from National Highway or appropriate authority shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                            |
| 14) |     | The plot falls within "Railway/ Railway Buffer" that is 30.00 mtrs from Railway Boundary NOC from Railway Authority shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                            |
| 15) |     | If plot affected by influence zone of proposed alignment of Monorail/ Metro rail then NOC from MMRDA or appropriate authority shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                            |
| 16) |     | The plot is affected by Koyana / Tata transmission line.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Shall be ascertained at site                                  |
| 17) | i). | The plot falls within the distance 457.32 mt. ( 500 yards) from Juhu Wireless station. NOC from Signal Officer shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                            |
|     | ii) | The plot falls within 810 mt. ( 1/2 mile) & 540 mt. (1/3 mile) radius from all India radio/Transmissions stations, NOC from secretary Ministry station, Gorai Road, Borivali (W) shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NA                                                            |
| 18) | i)  | The Civil Aviation remarks regarding permissible top elevation, site elevation & WGS-84 co-ordinates, etc w.r.t. A.M.S.L. etc shall be obtained from AAI/MIAL/Authorized Consultants approved by AAI, as per prevailing policy/circular issued time to time by competent authority. Please refer website AAI. i.e <a href="http://www.aai.aero.nocas">http://www.aai.aero.nocas</a> 2] for guidelines, procedure etc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes                                                           |
|     | ii) | If the land u/r is situated in FUNNEL LINE or within the Aerodrome zone, hence NOC from appropriate authority shall be obtained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                                                           |
| 19) |     | Whether proposal falls within 2 kilometer from Lagoon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | These remarks are valid for one year from the date of issue   |
| 20) |     | Previous Proposal/file Nos. Prior to submission of online proposal :<br>1. File no. -CE/1428/WS/AH Dt.21.06.2002,CE/8345/BSII/AH Dt.12.05.1998                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                                           |
| 21) | i)  | If plot is affected by safety clearance zone from Army/Naval depot, Specific remarks shall be obtained from Competent Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                            |
|     | ii) | Plot is fall in Buffer Zone of 100 mt from boundary of Sanjay Gandhi National Park/Forest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | NA                                                            |
| 22) |     | NOC from Geologist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                                                           |
| 23) |     | Other Remarks<br>Draughtsman SE(Sur)H/w A.E.(Sur)H & K                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                               |
|     |     | <p>a) The Block plan is not correct as per True Extract of the Survey sheet no.85,94 of Bandra-E CTS No.539A,539B of village Bandra-E(F.p.No.113 of TPS IV Santacruz) in H/West ward</p> <p>b) Plot boundaries may be got checked from A.C. (Estate)/ E.E.T.P.'s office / DILR or as applicable.</p> <p>c) The status of structure as proposed / listed heritage structure/precinct shall be ascertained from D.P. Department or appropriate authority.</p> <p>d) That the remarks are given on the basis of documents submitted by the Architect/ party and if any time, is found fake/fraudulent, then the remarks shall be treated as revoked/canceled.</p> <p>e) If the width of the road abutting/affecting the plot u/r is less than 9.00 mtr then the cognizance of State Govt. directives directing MCGM, "To convert all roads having width less than 9.00 M. to 9.00 M &amp; above." shall be taken.</p> <p>f) The conditions mentioned in TP remarks / DP 2034 remarks shall be complied with.</p> <p>g) Specific remarks/ demarcation from E.E. (T&amp;C)/A.E. (Survey) ) for R.L., are necessary.</p> <p>h) If the land u/r is the part of Amalgamation /sub-division/layout, then development thereof shall be as per the terms and conditions of the approved Amalgamation /sub-division/layout.</p> <p>i) Ownership of the plot is not scrutinized by this office.</p> <p>j) These remarks are offered as per sanctioned DP - 2034 sheet of excluded part substantial modification (uploaded on 27.7.2018 and 14.09.2018) respectively and same available on online on MCGM portal. Further these EP and SM sheets are received u/no.CHE/DP/19205 dtd. 9/10/2018. And CHE/20287 dtd.20/10/2018 respectively.</p> <p>k) If the plot falls in EP or Modification, then cognizance / remarks for the same shall be obtained from competent authority.</p> |                                                               |

**Remarks from other Departments / Offices:**

**Demarcation:**

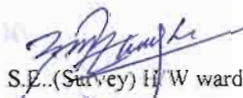
1. Joint Demarcation of RL shall be obtained.
2. Joint Demarcation of DP road / Existing facilities & amenities /Reservation/Zonal boundary shall be obtained.

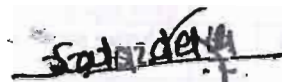
**Note:**

- ❶ Remarks offered are without reference to ownership and without carrying out actual Site inspection and without verification of the status of the structures, if any, on the land under reference.
- ❷ The boundaries shown in the accompanying plan are as per the records made available to this office. However, the boundaries shown in the records of City Survey Office shall supersede those shown in this Remark Plan.
- ❸ The remarks offered are for Location earmarked on Block/location plan submitted by Architect/LS.
- ❹ This Remark is valid for one year from the date of issue.

Acc - plan

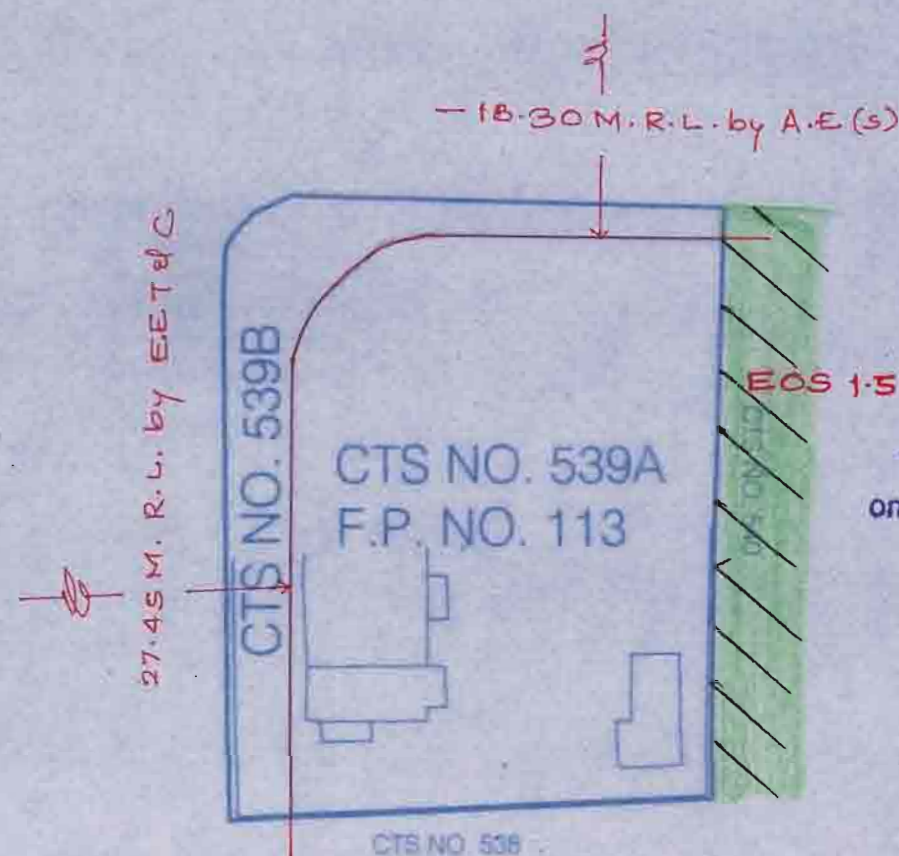
  
Draftsman

  
S.E. (Survey) II W ward

  
A.E. (Survey) WS-I

This Plan is to be read as per 1000  
 & Survey remarks issued under No.  
 AE/153/SR/Survey-105-1  
 dated

- 3 JAN 2022



These remarks are valid for  
 one year from the date of issue

As Per Sanctioned DP 2034

18.30 m. R.L. by A.E (S)  
 27.45 m. R.L. by EET & C

SUBJECT TO DEMARCATION ON SITE.  
 PROPOSED DP ROAD / RESERVATION BOUNDARIES ARE  
 SUBJECT TO CONFIRMATION / DEMARCATION FROM  
 A.E. (Survey)



LOCATION PLAN  
 SCALE = 1:4000



BLOCK PLAN  
 SCALE = 1:500



*Sanjay*  
 D'MAN

*Sanjay*  
 SE(S) H/W

*Satinder*  
 AE(S) H&K

FORM - II

CONTENTS OF SHEET

BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL

PROPERTY BEARING F.P. NO. 113 OF TPS SANTACRUZ NO. VI TPS SCHEME IN H/WEST WARD  
 (I.E. C.T.S. NO. 539A & 539B OF VILLAGE BANDRA E). TALUKA BANDRA, AT BANDRA WEST, MUMBAI.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SIGNATURE



GROUND FLOOR, SATYANARAYAN PRASAD  
 COMMERCIAL CENTRE, DAYALDAS ROAD,  
 VILE PARLE (E), MUMBAI- 400 057.  
 Ph: 022-2612 9933/ 44/ 55/ 66.  
 www.aakararchitects.org

*Sanjay*