

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. AE/Survey /5037/City 28 NOV 2016

Office of Dy.Ch.Eng.(B.P.) City
4th Floor, New Municipal Bldg
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Antop Hill,
Wadala(East), Mumbai 400 018
Tel No 022-24143861
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SURVEY REMARKS (CITY)

To,

S.S.A. Architect

203-204 Prabhadewi industrial estate

Veer Sawarkar Marg

Prabhadewi Mumbai - 400 025

Sub : Sanctioned Revised Development Plan Remarks, Survey Remarks and
Road Line for the land bearing C.S. No.
714 of
Div. Dadar Mangron

Ref : Your Application u/no E.E.B.P./5037(B)/City and payment of
certifying charges made under Report no. SAP DOC No.
1002751675 dtd. 21.11.2016

Sir / Madam,

Sanctioned Revised Development Plan Remarks for the land shown bounded blue
on the accompanying plan are as under:-

Description of Land		
Sanctioned Development Plan referred to Ward	-Revised :	F/S
Reservation affecting the land (as shown plan)	:	WC & SAS (Welfare centre & Secondary School)
Reservation abutting the land (as shown plan)	:	RM (Retail Market)
Designations affecting the land (as shown plan)	:	RG & MAP (Recreation Ground & MUNICIPAL PRIMARY School)
Designations abutting the land (as shown plan)	:	Nil
D.P. Roads affecting the land (as shown plan)	:	Nil
Existing Roads (as shown plan)	:	yes
Zone	:	R
Change in user (if any)	:	Yes/No If yes, approval No. Shall be obtained from E.E.B.P. City.



Detail Survey Remarks are as under:

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This plan is to be read with

letter U/No.dt.....

E.E.BP/5037/CIII

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4)	ii)	Is the property landlocked? :	No
5)	The proposal is affected by -		
	i)	Proposed/Sanctioned _____ m (_____ ft) wide RL of _____ Road by EE (TC) / A.E (S) U/No _____	
	ii)	_____ m wide DP / TP / Layout Road	Yes/No
	iii)	Setback Yes/No Shown on the Plan	Yes/No
	iv)	Before commencement RL /DP Road etc shall be got Demarcated on site	Yes/No
6)	a.	The plot falls within 30.50 m of existing / Proposed cemetery	Yes/No
	b.	The Plot Falls within 52.50m from Zonal separation line of R/C/I2 Zone	Yes/No
	c.	The Plot falls within 500 Mtrs from Sea/Creek it is in Coastal Regulation Zone _____ as per draft Coastal Management Plan	
7)	The property on the Plot under reference-		
	i)	Is it a heritage structure:	Yes/No
	ii)	If yes, Sr No. and Grade	_____
	iii)	Falls within 100 Mtrs of _____ precinct / Heritage structure of Sr.No _____ Included in the list of preservation of documents as government Resolution No. DCR _____	Yes/No
8)		For plot in T.P. Scheme, B Form will be submitted	Yes/No
9)		Is plot affected by "Water trunk main/aqueduct" AEWV remark / NOC Shall obtained	Yes/No
10)		EE SWD (Planning) remarks are necessary if water course / Nallah passes Nearby the Plot which should be ascertained on site	Yes/No
11)		The area of the Plot is more than 1000sqmts hence layout is necessary for residential /commercial / Industries Plot	Yes/No
12)		Sanction for Sub-Division /amalgamation is necessary	Yes/No
13)		Documentary Evidence is Necessary regarding the Area, Plot Boundaries Ownership and Mean of access	Yes/No
14)		The Proposal is on the Land belonging to MHADA / Government /MMRDA / AirPort Authority / Collector NOC of the concerned Authority Shall be Obtained <u>A/c estate / Government</u>	Yes/No
15)		The plot is within 60 mtrs from the center line of WE/EEhighway/Freeway NOC and demarcation From National Highway authority is required	Yes/No
16)		The plot falls within 30.00 mtrs from Railway Boundary NOC from Railway Authority is necessary	Yes/No
17)		Is plot affected by Influence zone of proposed alignment of Monorail/Metrail:	Yes/No
18)		The plot is affected by Koyna / Tata transmission line (should be Ascertained on site)	Yes/No

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19)		The plot falls within the distance <u> </u> from Juhu Wireless station NOC from Signal Officer is necessary	Yes/No
20)		The permissible TOP ELEVATION of the structure on the plot u/r is <u>115</u> mts. AMSL as per the Color Coded Zoning Maps (Datum WCS-84, Draft CCZMS) prepared and issued by Airport Authority of India(AAI). Hence NOC to be obtained from AAI	Yes/No
21)		The permissible TOP ELEVATION of the structure on the plot u/r is <u>150</u> mts. AMSL as per the Color Coded Zoning Maps (Datum WCS-84, Draft CCZMS) prepared and issued by Airport Authority of India(AAI). Hence NOC to be obtained from AAI	Yes/No (Repeat sr no 20)
22)		Whether proposal falls within 2 kilometer from Lagoon	Yes/No
23)		Previous Proposal Nos. : <u>2438</u> <u>2429</u> <u>4427/misc</u> <u>4937/misc</u> <u>1127</u> <u>27.8.69</u> <u>26.8.69</u> <u>17.12.08</u> <u>13.7.09</u> <u>20.12.09</u>	
24)		Storm Water	
	i)	Location of nearest SWD Chamber to the plot u/r	Should be obtained from Concurrence dept
	ii)	Invert Level of SWD nearest adequate chamber to the plot u/r.	
25)		Sewerage	
	i)	Location of nearest adequate chamber as shown on the plan	Should be obtained from Concurrence dept
	ii)	The diameter of existing sewer line in the vicinity of plot under reference is <u> </u> mm.	
	iii)	Flow of existing sewer line is towards <u> </u> Pumping Station	
	iv)	Depth of the nearest connecting manhole A is <u> </u> meters approx.	
	v)	Depth of sewer trap is <u> </u> meters.	
	vi)	Diameter of street. Connection is <u> </u> mm.	
26)		NOC from HE department for underground pipe line	NO
27)		Is plot affected by safety clearance zone from Naval depot	Yes/No.
28)		NOC from Geologist	NO
29)		Remarks as per Draft D.P. 2034:	NO
30)		Other Remarks:	
		<input checked="" type="checkbox"/> Architect has not submitted existing structures floorwise plan to the scale 1:100. Hence remarks regarding non tallying portion if any are not offered. <input checked="" type="checkbox"/> The above survey remarks are offered considering that the proposals u/r is of addition/alteration of shops i.e. Miscellaneous proposal. <input checked="" type="checkbox"/> N.O.C. form Asstt. Labour Commissioner is required.	

[Signature]

This plan is to be read with

letter U/No.

E-E-B-P/5037/CTM

28 NOV 2016

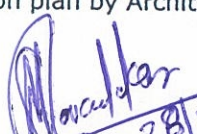
✓	Remarks offered as per Zerox copy of True Extract/BCC plan, original may please be verified.
✓	Plot boundaries may be got checked from <u>A.C. (Estate)/ E.E.T.P.'s office/DILR.</u>
✓	The land u/r is situated in FUNNEL LINE.
✓	As per circular U/No CHE/33299/DP/Gen dt. 3.3.2015, remarks as per Draft Development plan 2034 shall be obtained.
✓	This Remark is valid for one year from the date of issue.
	D.P. Remark's U/NO' CHE/6/DP City/F/S dated 27.10.2016 shall be complain with.
	The land under reference falls under Naigaym Estate scheme No 60 layout Scheme



Remarks from other Departments / Offices: 60, hence specific remarks should be obtained separately from the concerned authority i.e. A.C. (Estate)

Demarcation: shall be obtained

Note:

- If the land under reference is part amalgamation / Sub - division / lay out, then specific remarks shall be obtained from the concerned from Building Proposal office and development thereof shall be as per the terms and Conditions of the approved amalgamation / sub- division / layout.
- Remarks 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.
- The boundaries shown in the accompanying plan are as per the available Records with this office.
- However the boundaries shown in the records of City Survey Office shall supersede those shown in this Remark Plan.
- These remarks are offered as per Location endorsed on location plan by Architect/LS.


Assistant Engineer,
Survey (City)


25.11.16
S.E. (Survey)

25.11.16
Pmr