



## MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the  
Chief Engineer (Development Plan)  
Municipal Head Office  
4th Floor, Extn. Building  
Mahapalika Marg, Fort  
Mumbai - 400 001

To,

M/s. SUNIL AMBRE & ASSO.  
GR.FL. ABAN HOUSE,  
SHREE SAIBABA MARG,  
KALAGHODA, FORT,  
MUMBAI- 400 023.

No: CHE/817132212/DPCity/G/S

Date:

11 NOV 2016

**Sub:** Sanctioned Revised Development Plan Remarks for the land bearing C.S.No. 2/102, 3/102,102/4 & 102/2A of LOWER PAREL Division

**Ref:** 1) Your Application u/no. 01508 and payment of certifying charges made under Receipt no.1002738784 dated 08/11/16.  
2) Dir (E.S.& P)'S approval under No. Dir./E.S. & P/3900/I dtd -31/01/2009.

**Sir/Madam,**

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

Description of the Land	: C.S.No. 2/102, 3/102,102/4 & 102/2A of LOWER PAREL Division
Sanctioned Revised Development Plan referred to Ward	: G/S
Reservations affecting the land [as shown on plan]	: NIL
Reservations abutting the land [as shown on plan]	: MUNICIPAL PRIMARY SCHOOL (2Nos), PLAY GROUND, RETENTION ZONE and ROAD DEPOT
Designations affecting the land [as shown on plan]	: MUNICIPAL MATERNITY HOME and RECREATION GROUND (2Nos),
Designations abutting the land [as shown on plan]	: NIL
D.P. Roads affecting the land [as shown on plan]	: DP ROAD (6.10 M) & DP ROAD (13.40 M)
Existing Roads [as shown on plan]	: Present
Widening of the existing road to be confirmed from the office of the Executive Engineer (Traffic & Co-ordination)/Assistant Engineer (Survey)	
Zone [as shown on plan]	: RESIDENTIAL ZONE (R)

The Zonal line dividing the Residential Zone and Service Industrial Zone (I-1) & Special Industrial zone (I-3) is shown in red line on the plan.

### Remarks from other Departments/Offices:

The Separate remarks as per Draft Development Plan (2034) shall be obtained from the office of Town Planning Officer, Greater Mumbai whose Office of the Chief Engineer (Development Plan), 5th Fl, Annexe Building, Municipal Head Office, Mahapalika Marg, Fort, Mumbai - 400 001.

**TRUE-COPY**



Railway 30m buffer

: WESTERN RAILWAY - BUFFER

As the land under reference falls within 30 metres of WESTERN RAILWAY - BUFFER boundary, specific remarks shall be obtained from the concerned Authority.

**Demarcation:** The Alignment of the proposed D.P.Roads & the boundaries of the designations & abutting reservations are subject to the actual demarcation on site by office staff of A.E.Survey.(City).

The MMRDA Authorities under No. T/ MRTS/ Monorail /NOC 1/2009/924 dt. 4th Nov. 2009 have conveyed that as per Section (3) of notification issued by U. D. Deptt. Under tramway act. 1886 under No. MMR3308/639/CR-72/UD-7 dt. 1st. Nov. 2008, have informed that MMRDA is the implementing authority and it is necessary to obtain the NOC from for development for the land 50 mts. On either side of centerline of alignment of Monorail, so the NOC from MMRDA authorities shall be obtained.

Incidentally, it may be mentioned that as per the Government resolution under No. DCR/1090/3197/RDP/UD-11 dt. 20.2.91, the State Govt. in Urban Development Deptt. had published an amendment to the Development Control Regulations 1991, thereby proposing to add draft D.C. Regulation No. 67 in respect of the preservation of Historical Monumental precincts & had also published a list of Buildings/conservation areas etc. along with the aforesaid notification and sanctioned the modified list vide Resolution No. DCR/1090/3197/RDP/UD-11 dt. 21.4.1995.

Further, it may be mentioned that vide Notice published by M.C.G.M. dtd.31st July 2012 for inviting suggestions and objections from public for the 'Review of existing heritage list and 'a draft new heritage list' from City, W.S. & E.S. and as per circular u/no CHE/DP/13 (13-14) / No.CHE/15115/DP/Gen dt.14.08.2013 the cognizance of the 'Published Heritage List' needs to be taken before granting any permission for redevelopment/demolition/repairs, etc. as per provisions of DCR-67.

The site under reference is included in the said draft new heritage list' from City, at Sr. no.10 as Grade- III for conservation purpose. Hence clearance from Heritage Conservation Committee would be required.

**Note:**

Since true extract is not submitted, boundaries of the plot under reference shall be got verified separately from S.L.R. & approval to amalgamation / sub-division / layout shall be got from competent authority.

The land under reference is a part of amalgamation/sub-division/layout, hence specific remarks shall be obtained from the concerned Building Proposal office and development thereof shall be as per the terms and conditions of the approved amalgamation/sub-division/layout.

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.

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 supercede those shown in the D. P. Remarks Plan.

This remark is valid for one year from the date of issue.

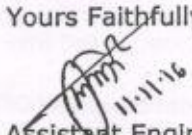
**TRUE COPY**  
For SUNL AMBRE & ASSOCIATES

Yours Faithfully

Acc~1 plan

ARCHITECT

C.S.No 2/102, 3/102,102/4 & 102/2A of  
LOWER PAREL Division

  
Assistant Engineer,  
Development Plan  
(G/S Ward)





Scale 1:1500

Land Bearing C.S No(6) 2/102,3/102, 1024 & 1022A of LOWER PAREL Division in G/S Ward

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

