

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of Dy.ChE.(B.P.) City, G-1/2, Dosti Venus, Off SM Road, OPP. Hanuman mandir,
Vidyalankar marg, Antop Hill, Wadala (E), Mumbai 400 037.

No. EEBP/756 /Survey/City. dtd. 1 JUN 2017

SURVEY REMARKS (CITY)

To,

Executive Engineer
PPD/MB

Mumbai Housing AND Area
development Board
(A MHADA UNIT)

Sub : Sanctioned Revised Development Plan Remarks, Survey Remarks
and Road Line for the land bearing C.S. No. 1539 of
Div. LOWER PAREL

Ref : Your Application u/no EE/PPD/MB/BDD-17/1112/1057 dt. 28/5/17 and payment
of certifying charges made under Report no. SAP DOC No. 1002177271 dtd. 30/5/17

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 : <u>4/SOUTH (PART-II)</u>
Reservation affecting the land (as shown plan)	: <u>Municipal primary school & play ground</u>
Reservation abutting the land (as shown plan)	: <u>NIL</u>
Designations affecting the land (as shown plan)	: <u>play ground (2Nos), Welfare centre, municipal primary school & Mahatma Gandhi maidan</u>
Designations abutting the land (as shown plan)	: <u>post office</u>
D.P. Roads affecting the land (as shown plan)	: <u>NIL</u>
Existing Roads (as shown plan)	: <u>present</u>
Zone	: <u>Residential zone (R)</u>

(Signature)

Change in user (if any)	: Yes/No If yes, approval No.
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Detail Survey Remarks are as under:

✓ 1)	Details of Property	
	i)	C.S. No <u>1539</u> DIVN. <u>LOWER PAREL</u>
	ii)	Layout Subdivision / Amalgamation / MHADA Layout / Sanction submitted u/No. <u>—</u> dtd. <u>—</u>
	iii)	Gaothan shall be ascertained from City Survey Office
✓ 2)	All plan shall be drawn with north upward	
	BLOCK PLAN: Correct / Not Correct (Details are as under)	
	i)	Boundaries as shown in black Yes/No <u>✓</u>
	ii)	Plot Boundaries tally with
		a) Survey Sheet No <u>442, 465, 470</u> DIVN. <u>LOWER PAREL</u> Yes/No
		b) Approved /Subdivision /layout amalgamation <u>Not submitted</u>
		c) Certified C.S./ MR Plan Submitted By Architect Yes/No
	iii)	Proposed structures in block plan Shown in Red <u>NO</u>
	iv)	Structure to be demolished shown in yellow <u>NO</u>
	v)	Remarks are offered without verify the status of Structures shown in block plan <u>Yes</u>
	vi)	a) No. of Storey are not Stated Yes/No <u>N.A.</u>
		b) No. of storey do not tally Yes/No <u>N.A.</u>
	vii)	The portion marked <u>—</u> to <u>—</u> is not tallying with the above said survey sheet / bcc plans / true extract of survey sheet no. <u>—</u>
	viii)	The plots under reference falls in TPS <u>—</u> of DIV <u>—</u> to the Scale of 1:80 and/or certified TP Plan Demarcation Plan Showing Plot dimension Shall be submitted to verify plot boundaries Yes/No <u>✓</u>
✓ 3)	i)	The proposal is in <u>R</u> Zone <u>Residential zone</u>
	ii)	The plot is reserved for
	Sr. No.	Name of Reservation Buildable/Non Buildable
		<u>Play Ground, Municipal primary school,</u>
		<u>Designated Play Ground (2 nos), welfare centre,</u>
		<u>Mpal primary school & Mahatma Gandhi Maidan</u>
	iii)	Acquisition remarks from EEDP: <u>To be obtained from concerned dept.</u>

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iv)	The Plot is abutting <u>designated post office</u>
<u>Hence the demarcation of the same shall be obtained</u>	
4) i)	Means of access to the plot is from

Side	Description of Access (Municipal/Existing DP/ 63 K / Private Access)	Width of Access
North	<u>Hutatma Ramesh Devnukhkar marg</u>	-
South	-	-
East	<u>DR. G. M. Bhosale marg</u>	<u>88' 6" (26.83m) sanc</u> <u>R.L. by A.E. survey</u>
West	<u>Ganpat Jadhav marg</u>	-

4) ii)	Is the property landlocked? :	<u>No</u>
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5)	The proposal is affected by -	
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i)	Sanctioned <u>26.83 m (88' 6")</u> wide RL of <u>-</u> <u>DR. G. M. BHOSALE MARG</u> Road by <u>EE(TC)/A.E(Sur)City</u>
	Proposed <u>-</u> m (<u>-</u> ft) wide RL of <u>-</u> <u>-</u> Road by <u>EE(TC)</u>
ii)	<u>-</u> m wide DP / TP / Layout Road Yes/No
iii)	Setback <u>Yes/No</u> Shown on the Plan Yes/No
iv)	Before commencement <u>RL / DP Road</u> 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 <u>(I2-Zone)</u> Yes/No
c.	The Plot falls within 500 Mtrs from Sea/Creek it is in Coastal Regulation Zone <u>-</u> as per draft Coastal Management Plan

7)	The property on the Plot under reference-	
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i)	Is it a heritage structure:	Yes/No
ii)	If yes, Sr. No. and Grade	<u>-</u>
iii)	Falls within 100 Mtrs of <u>-</u> precinct / Heritage structure of Sr.No <u>-</u> Included in the list of preservation of documents as government Resolution No. DCR <u>-</u>	Yes/No
8)	For plot in T.P. Scheme, B Form will be submitted	Yes/No

G.T.

9)	Is plot affected by "Water trunk main/aqueduct" AEWW remark / NOC Shall obtained	To be obtained from concern dept.
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	Yes/No
15)	The plot is within 60 mtrs from the center line of WE/EE Highway/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/Metrorail:	Yes/No
18)	The plot is affected by Koyna / Tata transmission line (should be Ascertained on site)	Yes/No
19)	The plot falls within the distance — 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>115.0</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 As per circular u/no. ChE/DP/23491/Gen dtd. 26.08.2015
21)	Same as Sr No.20 above	
22)	Whether proposal falls within 2 kilometer from Lagoon	Yes/No
23)	Previous Proposal Nos. : <u>9302-A/11-12-66, 1457/2-5-81, 4935/6-11-81, 5982/6-9-89,</u> <u>4742/21-6-95, 2835/7-2-80, 5252-A/26-10-09</u>	

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24)		Storm Water	
	i)	Location of nearest SWD Chamber to the plot u/r	To be obtained from DyCHE(SWD)PC 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	To be obtained from DyCHE(SP)P&D Dept.
	ii)	The diameter of existing sewer line in the vicinity of plot under reference is _____ mm.	
	iii)	Flow of existing sewer line is towards _____ Pumping Station	
	iv)	Depth of the nearest connecting manhole A is _____ meters approx.	
	v)	Depth of sewer trap is _____ meters.	
	vi)	Diameter of street. Connection is _____ mm.	
26)		NOC from HE department for underground pipe line	To be obtained from concern dept.
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:	To be obtained from concern dept.
30)		Other Remarks:	
		<ul style="list-style-type: none"> Architect has not submitted existing structures floorwise plan to the scale 1:100. Hence, the remarks regarding non tallying portion, if any, are not offered. The Block plan is not CORRECT as per True Extract of the Survey sheet No- 442, 464, 465, 469, 470 submitted by you. Remarks offered as per Zerox copy of True Extract/BCC plan/ MR plan, original may please be verified. Plot boundaries may be got checked from A.C. (Estate)/ .E.E.T.P.'s office/DILR. The land u/r is situated in FUNNEL LINE. The separate remarks as per Draft DP 2034(May-16) shall be obtained from the office of Town Planning Officer, 5th floor, Annexe building, Municipal HO, Mahapalika Marg, Mumbai - 01 	

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✓	The status of structure as proposed / listed heritage structure/precient shall be ascertained from D.P. Department.
✓	The conditions mentioned in DP remarks/DDP 2034 remarks shall be complied with.
✓	That the remarks are given based on the documents submitted by the Architect/party and If any time is found fake/fraudulent, then the remarks shall be revoked/cancelled.
✗	The plot u/r falls in Estate scheme _____
✓	condition at sr. No. 18 to be read as plot is near pipe line / railway / Transmission line / Tata Transmission line / mangroves / well (To be verified on site) if so specific remarks from concerned dept. shall be obtained.
✓	Fresh PRC shall be obtained.

Remarks from other Departments / Offices:

- The status of the existing roads within the plot as well as abutting/affecting the plot u/r shall be obtained from A.E. (Maint.) 'D' ward.

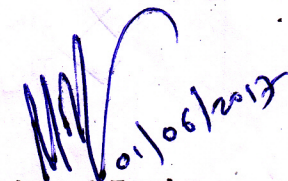
Demarcation:

- ✓ 1. Demarcation of RL shall be obtained.
- ✓ 2. Demarcation of ~~DP road~~ Designation/Reservation/Zonal boundary 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.
- This Remark is valid for one year from the date of issue

Acc-1plan


 01/06/2013
 Assistant Engineer,
 Survey (City)