

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy. Ch. Eng./6747/ Traffic 18.10.16

Office of the
Dy. Chief Engineer (Traffic)
Main Store Hub Building, Gr. Floor,
Dr. E. Moses Road,
Worli Mumbai -400 018.

To,
Laxman Tithe,
18/Shiaji Nagar, Pune-5,
Opp ST. Stand Exit Gate.

Sub: Regular Line remarks for property bearing C.S.No. 102, 2A/102, 3/102,
4/102, 3/104 of Lower Parel Division, in G/South ward.

Ref: Your letter Dt. 17/10/2016

Sir,

With reference to your above referred letter, this is to inform you that the plot under reference as shown bounded black at accompanying plan C.S.No. 102, 2A/102, 3/102, 4/102, 3/104 of Lower Parel Division, in G/South ward is affected by the Sanctioned Regular line of 13.40 Mts. (44'-0") wide Sakhubai Mohite Marg marked in Red colour & Sanctioned Regular line of 18.30 Mts. (60'-0") wide J.R.Boricha Marg & 18.30 Mts. (60'-0") wide Road between Sakhubai Mohite Marg to P.B.Bagve Marg marked in Red colour on the block plan submitted by you.

It is to mention here that C.S. No. 101 & 105 of Lower Parel Div. are not shown in plans submitted by you, hence remarks for the same is not offered.

These remarks are issued without site inspection, without prejudices 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.

This remark is offered subject to actual joint demarcation with A.E. (survey) City on site. One copy of said remarks is being sent to Assistant Engineer (Survey) City whose office is situated at office of the Dy.Ch.Eng(B.P.)City C.S. No. 515, Bhagwan Walmiki Chowk. Opp. Hanuman Mandir, Vidyalkar Marg Antop Hill Wadala (E), Mumbai -400 037. You may approach to that office for actual demarcation of sanctioned regular line on site.

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/C.S. Boundaries shall be verified and confirmed on site through the competent authority.

This remarks shall not be used as a tool for evicting the existing tenants/occupants if any. This remarks is issued based on documents submitted by the architects and if any are found fake /fraud, the remarks issued shall be revoked/cancelled.

You are also requested to obtained remarks from :

1. E.E.(D.P.)M.C.G.M. whose office is situated at Municipal Head Office (Annex Bldg) 5th floor, Mahapalika Marg Fort, Mumbai 400 001.
2. Assistant Engineer (Survey) City whose office is situated at office of the Dy.Ch.Eng (B.P.)City C.S. No. 515, Bhagwan Walmiki Chowk. Opp. Hanuman Mandir, Vidyalkar Marg Antop Hill Wadala (E), Mumbai -400 037.

TRUE COPY
For SUNIL AMBRE & ASSOCIATES

ARCHITECT

Yours faithfully,

sd -

Assistant Engineer
Traffic Planning(City)II

Acc-1 Plan

CC :

A.E. (Survey) City, Wadala(E).

For information please.

[Signature]
18.10.16

Assistant Engineer
Traffic Planning(City)II

This plan is to be read with
the U.R. 225/17-1
25-JAN 2017

'I'-ZONE

C.S NO. 43

MAP

13.40M. D.P. ROAD
J. R. BORCHHA MARG

SANCTIONED/REGENERATED
ROADS D.P. ROAD SUBJECT
TO REGULATION ON SITE

'I'-ZONE
C.S NO. 72

WESTERN RAILWAY
RETENTION LINE

6.10M. D.P. ROAD

SANCTIONED/REGENERATED
ROADS D.P. ROAD SUBJECT
TO REGULATION ON SITE

C.S NO. 166

RETENTION ZONE

R9

C.S NO. 101, 102, 2A/102, 4/102, 103, 3/104, 105

'R'-ZONE

C.S NO. 98

ZONE LINE

SHAKHUBAI WHITE MARG
SANG. R. L. D. Y. E. T. A. C.

SANG. R. L. D. Y. E. T. A. C.

HERITAGE BLDG. NO. 11

C.S NO. 170

C.S NO. 1/105

C.S NO. 2/105

SANCTIONED/REGENERATED
ROADS D.P. ROAD SUBJECT
TO REGULATION ON SITE

N. M. JOSHI MARG

N. M. JOSHI MARG

BLOCK PLAN
SCALE 1:500



NORTH

DESCRIPTION

PLAN SHOWING ON PLOT BEARING CTS NO. 101, 102, 2S/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N. M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/SOUTH WARD, MUMBAI.

LAXMAN
THITE
ARCHITECT

REG NO. = CA/79/4894

18, SHIVAJINAGAR, PUNE-5
TEL : 25536714/25536109
FAX : 25536930



TKS DESIGN SERVICES

18, SHIVAJINAGAR, PUNE-5
TEL : 25536714/25536109
FAX : 25536930

IN ASSOCIATION WITH

ingrain

5th Floor, ITS House,
Kolkhoda, Fort, Mumbai - 400001,
PH. NO. : 022-66355760
EMAIL : ingrain@ingrainarchitects.com
WEB SITE : www.ingrain.co

SUNIL AMBRE & ASSOCIATES
ARCHITECTS
CND FLR, ABAN HOUSE, 25/31 SHREE SABA MARG,
BEHIND RHYTHM HOUSE, KALA CHODA, FORT, MUMBAI,
PIN-400 023, TEL. NO. 22024892, 22022067 / 2094

THERE IS SET-BACK
Block Plan is not correct

Remarks are offered without
any liability on the part of the
structures shown in the plan

HERITAGE BLDG. NO. 11, GRADE-II B
MONO RAIL

HERITAGE BLDG. NO. 12, GRADE-III

DMAN (SUR)
(CITY)

Sub Engineer (Survey)

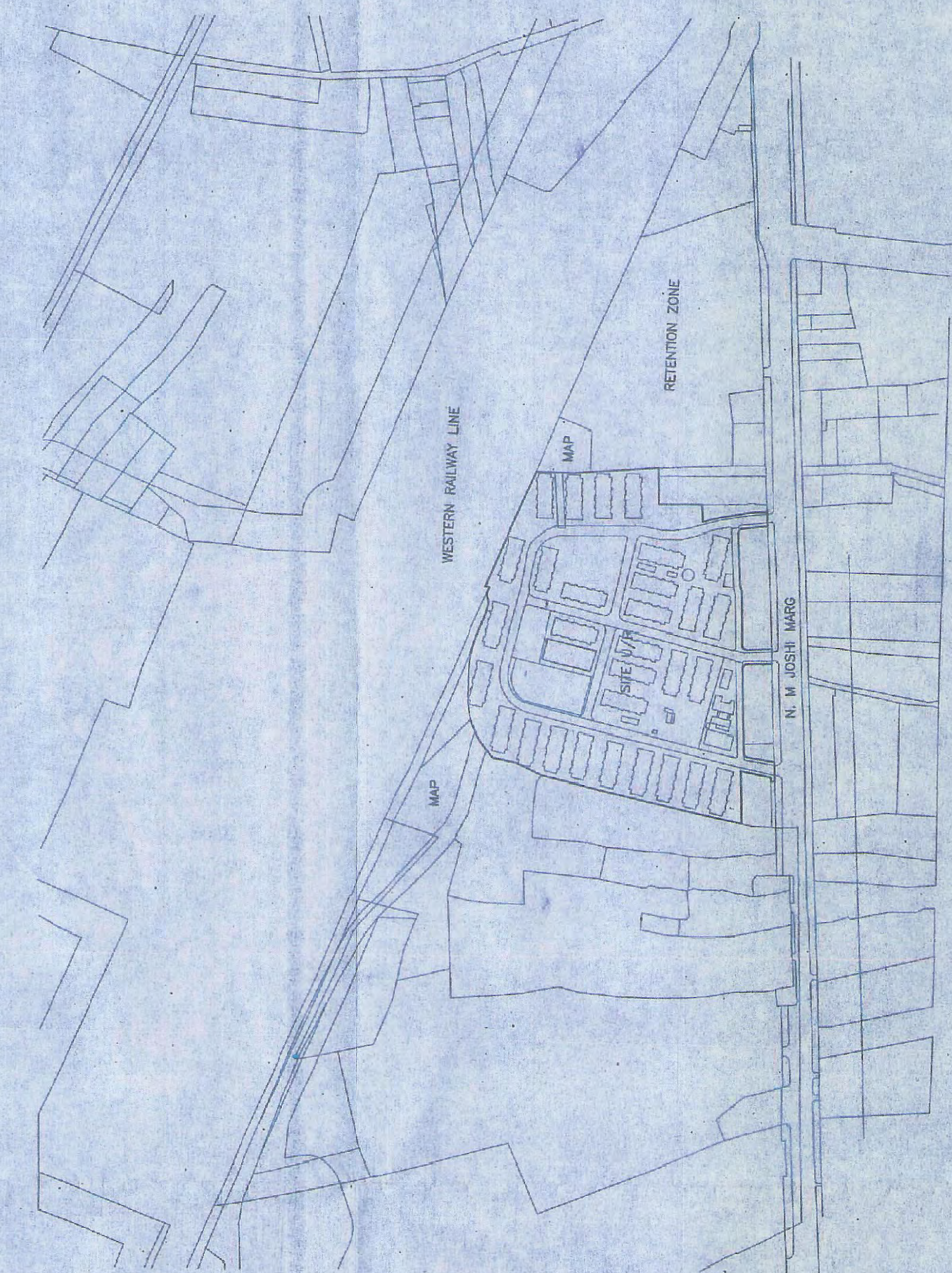
Asst. Engineer (Survey)
(CITY)



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000

SANCTIONED REGULAR LINE
SUBJECT TO DEMARCATION ON SITE
(E. E. T. P. M. DEPT.) (CITY II)
0.16.
Assistant Engineer
Traffic Planning (City) II

DESCRIPTION

PLAN SHOWING ON PLOT BEARING C.S. NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 of Lower Parel division; situated at N.M.JOSHI MARG KNOWN AS BDD CHAWLS IN G/SOUTH WARD, MUMBAI.

ARCHITECT:

LAXMAN
THITE
ARCHITECT
REG. NO. = CA/78/4884
18, SHIVAJINAGAR, PUNE-5
TEL. : 25536714/25536109
FAX : 25536930

LIASION ARCHITECT:

SUNIL AMBRE & ASSOCIATES
ARCHITECTS
GND FLR, AGAN HOUSE, 25/31, SHREE SAIBABA MARG,
BEHIND RHYTHM HOUSE, KALA GHODA, FORT, MUMBAI
PIN-400 023, TEL NO. 22024892, 22822067 / 2084