

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/4307/Survey/City**5 JAN 2017****SURVEY REMARKS (CITY)****5 JAN 2017**

To,

LAXMAN THITEARCHITECT18, SHIVAJI NAGAR,PUNE-5(OPP. S.T. STAND EXIT GATE)

Sub : Sanctioned Revised Development Plan Remarks, Survey Remarks
and Road Line for the land bearing C.S. No. 101,
102, 103, 105, 3/104, 102/4 & 102/2A - of
Div. Lower parcel Division

Ref : Your Application u/no EEBP/4249/C1 and payment
of certifying charges made under Report no. SAP DOC No.
1002756544 dtd. 25/11/2016

Sir / Madam,

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

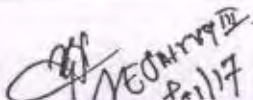
Description of Land	
Sanctioned Development Plan referred to Ward	Revised : '4/SOUTH' (PART-V)
Reservation affecting the land (as shown plan)	: NIL
Reservation abutting the land (as shown plan)	: Municipal primary school (2nos), Play ground, Retention zone and Road depot
Designations affecting the land (as shown plan)	: Municipal Maternity Home and Recreation Ground (2nos)
Designations abutting the land (as shown plan)	: NIL
D.P. Roads affecting the land (as shown plan)	: DP Road (6.10M) & DP Road (13.40M)
Existing Roads (as shown plan)	: present
Zone	: Residential zone (R)

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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: <u>101, 102, 105</u>	
	i)	C.S. No - <u>103, 3/104, 102/4 & 102/2A</u> DIVN. <u>Lower parcel</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 <u> </u>
✓ 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
	ii)	Plot Boundaries tally with Yes/No
	a)	Survey Sheet No <u>389 & 406</u> Yes/No <u> </u> DIVN. <u>Lower parcel</u>
	b)	Approved /Subdivision /layout amalgamation Not Submitted
	c)	Certified C.S. / MR Plan Submitted By Architect <u>(Xerox copy)</u> Yes/No
	iii)	Proposed structures in block plan Shown in Red No
	iv)	Structure to be demolished shown in yellow No
	v)	Remarks are offered without verify the status of Structures shown in block plan. Yes
	vi)	a) No. of Storey are not Stated Yes/No N.A.
		b) No. of storey do not tally Yes/No N.A.
	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
✓ 3)	i)	The proposal is in <u>'R'</u> Zone
	ii)	The plot is reserved for Buildable/Non Buildable
	Sr. No.	Name of Reservation
	1)	designated Recreation ground (2 nos) (RG)
	2)	designated MPal Maternity home (MMH)
	iii)	Acquisition remarks from EEDP: <u> </u> Yes

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iv)	The Plot is abutting <u>Mpal Primary School (2 nos), Play Ground, Retention zone & Road depot</u>
☒ i)	Means of access to the plot is from

Side	Description of Access (Municipal/Existing DP/ 63 K / Private Access)	Width of Access
North	-	
South	<u>SAKhubai Mohite marg</u>	
East	<u>N.M. Joshi marg</u>	
West	<u>J.R. Boricha marg</u>	

☒ ii)	Is the property landlocked? :	<u>NO</u>
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☒ 5)	The proposal is affected by -	
i)	<u>Sanctioned 30.50 m (100' 0" ft) wide RL of N.M. Joshi (A.E. Survey) & SANC R.L. 44.011 SAKhubai Mohite marg & Road by EE(TC)/A.E(Sur) City. 60.04 SANC R.L. J.R. Boricha marg & 18.30m (60.011) SANC R.L. Road between SAKhubai Mohite marg to P.B. Bagre marg BY E.E.T.C Proposed — m (— ft) wide RL of — Road by EE(TC)</u>	
ii)	<u>6.10m & 13.40 m wide DP / FP / Layout Road</u>	Yes/ ☒ No
iii)	Setback Yes/ ☒ Shown on the Plan	Yes/ ☒ No
iv)	Before commencement <u>RL / DP</u> 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 (<u>I1 & I3 Zone</u>)	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	<u>10 / Grade III</u>
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

20/11/17

✓ 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>135</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. : —	

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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:	
✓ 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- ✓ Remarks offered as per Zerox copy of True Extract/BCC plan/ MR plan, original may please be verified. D/NO. CSLR/SEDLR-2/lower panel/ ✓ Plot boundaries सधुलन सिमिकन मेडाणी / मो.र.नं. 686/2016 dt. 29/11/16 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		

✓	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. <i>issued U/N^o CHE/817132212/DPcity/GIS Dt.-11/11/2016</i>
✓	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 _____

Remarks from other Departments / Offices:

Demarcation:

- ✓ 1. Demarcation of RL shall be obtained.
- ✓ 2. Demarcation of DP road/Designation/Reservation/Zonal boundry 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

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For SUNIL AMBRE & ASSOCIATES

ARCHITECT

MSV
05/10/2017
**Assistant Engineer,
Survey (City)**

