



# 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

**AMIRALI SHROFF**  
701/702, E-WING, MADUBAN CHS,  
YARI ROAD, VERSOVA,  
MUMBAI-400061

No: CHE/142/DPCity/G/S

Date: - 4 AUG 2008

**Sub:** Sanctioned Revised Development Plan Remarks for the land bearing C.S.No 1/47, 2/47, 117, 118, 119, 120 and 121 of LOWER PAREL Division

**Ref:** Your Application u/no. 26870 and payment of certifying charges made under Receipt no. 1000075680 dated 03/05/08

**Sir,**

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

Description of the Land	:	C.S.No 1/47, 2/47, 117, 118, 119, 120 and 121 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]	:	COMMUNITY HALL, LIBRARY & EDUCATIONAL PURPOSE
Designations affecting the land [as shown on plan]	:	NIL
Designations Abutting the land [as shown on plan]	:	SEWAGE PURIFICATION WORKS and W.S.S.D. STORE
D.P. Roads affecting the land [as shown on plan]	:	NIL
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]	:	PARLY IN GENERAL INDUSTRIAL ZONE (I2)& PARTLY IN RESIDENTIAL ZONE (R)

The zonal line dividing the Residential & General Industrial Zone(I-2) is shown in red line on the plan

The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date.

### Remarks from other Departments/Offices:

The land under reference falls under WORLI HILL ESTATE LAYOUT LAYOUT scheme No.58 , hence specific remarks should be obtained separately from the concerned authority i.e. A.C. (Estates) before taking up any development on the land.

Demarcation: The boundaries of the reservations & designations are subject to the actual demarcation on site by this office staff alongwith the representative of A.E.Survey.

The plot falls in Heightrestriction Zone of Nehru Center & future development on the plot will have to be in accordance with regulation No.31(4)(a) of D.C.R.1991

**Note:**

If the land under reference is a part of amalgamation/sub-division/layout, then 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.

C.S 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.

Acc~1 plan

Yours Faithfully

  
Assistant Engineer,  
Development Plan

(G/S Ward)