

Date:- 07th Feb. 2025

PROFORMA "A"

A	AREA OF STATEMENT	SQ.MT.	SQ.FT.
1	AREA OF PLOT		
a	Area permissible on original plot T.P. 743	8937.36	96192.8057
b	ADDITIONAL ACQUIRED PLOT No. 743 A (Part) ar T.P. SCHEME IV MAHIM	1753.82	18876.3647
	TOTAL PLOT AREA	A1 10691.18	115069.17
2	DEDUCTION FOR		
a	SET BACK AREA	599.9	6456.7237
b	PROPOSED ROAD	----	
c	ANY RESERVATION	----	
	TOTAL a+b+c	A2 599.9	6456.7237
3	NET AREA (A1 - A2) NO DEDUCTION	10691.18	115069.17
4	DEDUCTION FOR		
a	RECREATION GROUND AT 40%	4276.472	46027.6681
a1	AMENITY SPACE TO BE PROVIDED TO THE MCGM AT 5%	534.559	5753.45852
b	access roads	1338	14400.894
	TOTAL a1+b (Since plot is under T.P. Scheme NO DEDUCTION to be made)	1872.559	20154.3525
5	BALANCE PLOT AREA	10691.18	115069.17
6	ADDITION OF F.S.I. for SET BACK AREA PROPOSED 2 (a) 100%	599.9	6456.7237
7	NET PLOT AREA AVAILABLE (5 + 6)	11291.08	121525.894
8	BASIC F.S.I. PERMISSIBLE	1	
9	EDUCATIONAL + HOSPITALITY FS.I AT	5	5
10	FUNGIBLE FSI AVAILABLE at 35% (8 x 9 x 10)	0.35	1.75
11	TOTAL FSI AVAILABLE ON THE PLOT AREA (9 + 10)		6.75
12	TOTAL BUA PERMISSIBLE AS PER FSI at 6.75 (7 x 11)	76214.79	820299.785
13	Staircase and lift lobby area at 20%	0.2	15242.958
	TOTAL CONSTRUCTION AREA (12 + 13)	91457.748	984359.742

for, KALA RACHANA ASSOCIATES

for, KAMLESH A. SHETH, H.U.F.



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202306111467633 D.P. Rev. dt. Refer Inward Number: G/N/2023/111467637 Payment Dated 14/06/2023

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,
Mr./Mrs. kamlesh Amulakh Sheth
102, First Floor, Sapna Building, S.K. Bole Road, Agar Bazar, Dadar West, Mumbai 400028.

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 743 of TPS MAHIM No. IV situated in G/N Ward, Mumbai.

Ref : Application u/no. G/N/2023/111467637 Payment Challan No. DP34202306111467633 Dated 14/06/2023 certifying payment of charges made under Receipt no. 7774200546 Dated 14/06/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Table with 3 columns: Description, Nomenclature, Remarks. Rows include: FP No. (743), TPS (TPS MAHIM No. IV), Development Plan 2034 referred to Ward (G/N), Zone [as shown on plan] (Residential(R)), Sanctioned Roads affecting the Land [as shown on plan] (Existing Road: Present, Proposed Road: NIL, Proposed Road Widening: NIL), Reservation affecting the Land [as shown on plan] (NO), Existing amenities affecting the Land [as shown on plan] (EE2.1(College)(Part of larger existing amenities)(743: 8845.00 sqm)), Existing amenities abutting the Land [as shown on plan] (EE3.1(Other Education)), Whether a listed Heritage building/ site: (Yes / No), Whether situated in a Heritage Precinct: (Yes / No), Whether situated in the buffer zone/Vista of a listed heritage site: (Yes / No), Whether a listed archaeological site (ASI): (Yes / No), Whether situated in the buffer zone/Vista of a listed archaeological site (ASI): (Yes / No), Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000 (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, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority. As per sanctioned CZMP, HTL/setback lines with map scale(as shown in

accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 743, of village, TPS MAHIM No. IV, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

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.

Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 300 mm pipe diameter

Sewerline Remark:

Sewer Manhole near the plot (Node No. 14154401, 0.00 meters far) has invert level 26.22 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2172041802, 0.00 meters far) has invert level 27.05 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 0.00 meters and maximum 29.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing F.P. No.(s) 743 of Scheme TPS MAHIM No. IV in G/N ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide Swatantra Veer Saverkar Road marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 743 of Scheme TPS MAHIM No. IV in G/N ward of B.M.C. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned BMC Departments.



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Survey Register Of Mumbai City			
Division Name	Mahim	Cadastral Survey No.	F.P.NO.743 TPS IV
C.S.Reg No.	30	C.S.Page No.	21
Sheet No.	Name of the Street or Locality	Street No.	Tenure
600,606	-NIL-	-NIL-	-NIL-
Area in Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
8937.36	-NIL-	-NIL-	C.R.R NO. A/1230
Ground Rent Due to Govt.		Grant	Due
0.0			0.0
Holders History			
(A)-PRINCIPAL/SECRETARY INSTITUTE OF CATERING TECHNOLOGY & APPLIED			
NUTRITION (B'BAY) SOCIETY			

Disclaimer: All Land Parcels of Mumbai City district are mapped. If any issue regarding Land Parcel mapping please contact on 022-22660235.

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Survey Register Of Mumbai City			
Division Name	Mahim	Cadastral Survey No.	F.P.NO.743 A2 TPS IV
C.S.Reg No.	30	C.S.Page No.	83
Sheet No.	Name of the Street or Locality	Street No.	Tenure
600,606	-NIL-	-NIL-	-NIL-
Area In Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
1758.82	-NIL-	-NIL-	CRR NO / 8678
Ground Rent Due to Govt.		Grant	Due
0.0			0.0
Holders History			
(A)--VIDE F.P.NO.743-A			
A-GOVERNOR OF MAHARASHTRA			
- LESSOR -			
-			
(B)-B-THE INSTITUTE OF HOTEL MANAGEMENT,CATERING TECHNOLOGY AND			
APPLIED NUTRITION,BOMBAY			
- LESSEE -			

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