MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

बदर - १५
C389 | ११६ | ५८७
Date/दिनांक
२०२२

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
Resolution:	Proposed by: Mr. Vinod Lotlikar Seconded by: Mr. Rajendra Bhuyhan Issue no. 4 → Redevelopment of the society be implemented and adopt under redevelopment plan if DCR 33(11) scheme is resolved & passed unanimously by members present.	
Issue no. 5	To approve and appoint a New Developer for the redevelopment of society.	

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4

Discussing the issue Mr Vinod Lotlikar said that before appointment of the builder-developer there were various meetings & discussions held between the society members as well as members and Mr. Rajendra Sharma Director/Partner of M/s Ambit Builders & Developers. It was observed that Mr Rajendra Sharma is capable and interested in redeveloping the society property. All major issues of the members were discussed and agreed upon by Mr Rajendra Sharma in order to proceed and make progress for redevelopment today. Mr Rajendra Sharma of M/s Ambit Builders and Developers was called to the society meeting. Mr. Harshad Palkar seconded and asked Mr Sharma to explain and introduce himself to the members of the society. Mr. Sharma obliged and answered all queries to the satisfaction of all members. Further Mr. Harshad Palkar suggested that Mr. Sharma

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

director/Partner of M/s Ambit developers and builders should be appointed for redevelopment of our society. All members raised their hands and gave their consent unanimously.

Proposed by: Mr. Vinod Lotlikar
Seconded by: Mr. Harshad Palkar

Resolution no 5 → It is resolved that Mr. Rajeev Shetty, Director/Partner M/s Ambit Builders and Developers is appointed as the developer for redevelopment of our society. This issue is resolved and passed unanimously by all Society members.

Issue No 6: To take approval to appoint architect for redevelopment scheme of the society.

During this discussion Mr. Kapil Gupta said in order to implement this project, it is necessary to appoint architect and suggested Mr. Suraj M. Sawant of M/s Setsquare project consultant as architect for this purpose. This suggestion was seconded by Mr. Rajendra Bhushan by saying the architect is well known & should be appointed. Accordingly all members consented by raising hands & approve the same

Proposed by: Mr. Kapil Gupta
Seconded by: Mr. Rajendra Bhushan

Resolution Issue no 6: It is resolved and decided that Mr. Suraj Sawant from M/s Setsquare Project Consultant be appointed as architect for the

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. सभा नं.

बदर - १५
Date / तारीख 23/9/2017

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

redevelopment Project of our society. The issue is thus resolved and Passed unanimously by all members present

Issue No7: To appoint & authorise the so[illegible] bearers and committee mem[illegible] and sign all necessary lega[illegible] related to the redevelopm[illegible] Society. Mr Vinod Lotlikar s[illegible] this issue, that in order for t[illegible] it is imperative that society office bearers should get all legal drafts of all the relevant documents required and present it to finalise before members for discussion & later enter/sign agreements etc with the builder/developer. This was seconded by Mr Eknath Naik who further said that members should extend full support to the office bearers and the committee members and grant them all powers to execute necessary agreements & legal documents required for the redevelopment Project, after proper scrutiny/verification and as advised by our lawyer/solicitor/legal consultant. All members agreed to this Proposal in its entirety and approved grant of Power to the office bearers and the committee members to ~~execute~~ sign and execute relevant documents/agreements ~~to be~~ that shall be required to proceed with the development project. They

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

बदर - १५
Meeting No. / सभा नं. 9/19
RESOLUTION ठराव नं. 2022

Date / तारीख

PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

raised hand to approve, agree and consent for the same.

Proposed by: Mr. Vinod Lotlikar
Seconded by: Mr. Eknath Naik

Resolution: Issue no 7: It is resolved that the office bearers and committee members SHALL have full power to execute all necessary legal documents required for the purpose of redevelopment in favour of the appointed developer and sign development agreement / POA / General Consent letter for the redevelopment Project of society under DCR 33(11) Scheme or any such provisions. This issue is resolved & passed unanimously by all Present Members.

Issue No 8: Any further queries / suggestion to be raised with the Permission of the chair.

No such matter was raised and thus Chairman concluded & declared the meeting is over.

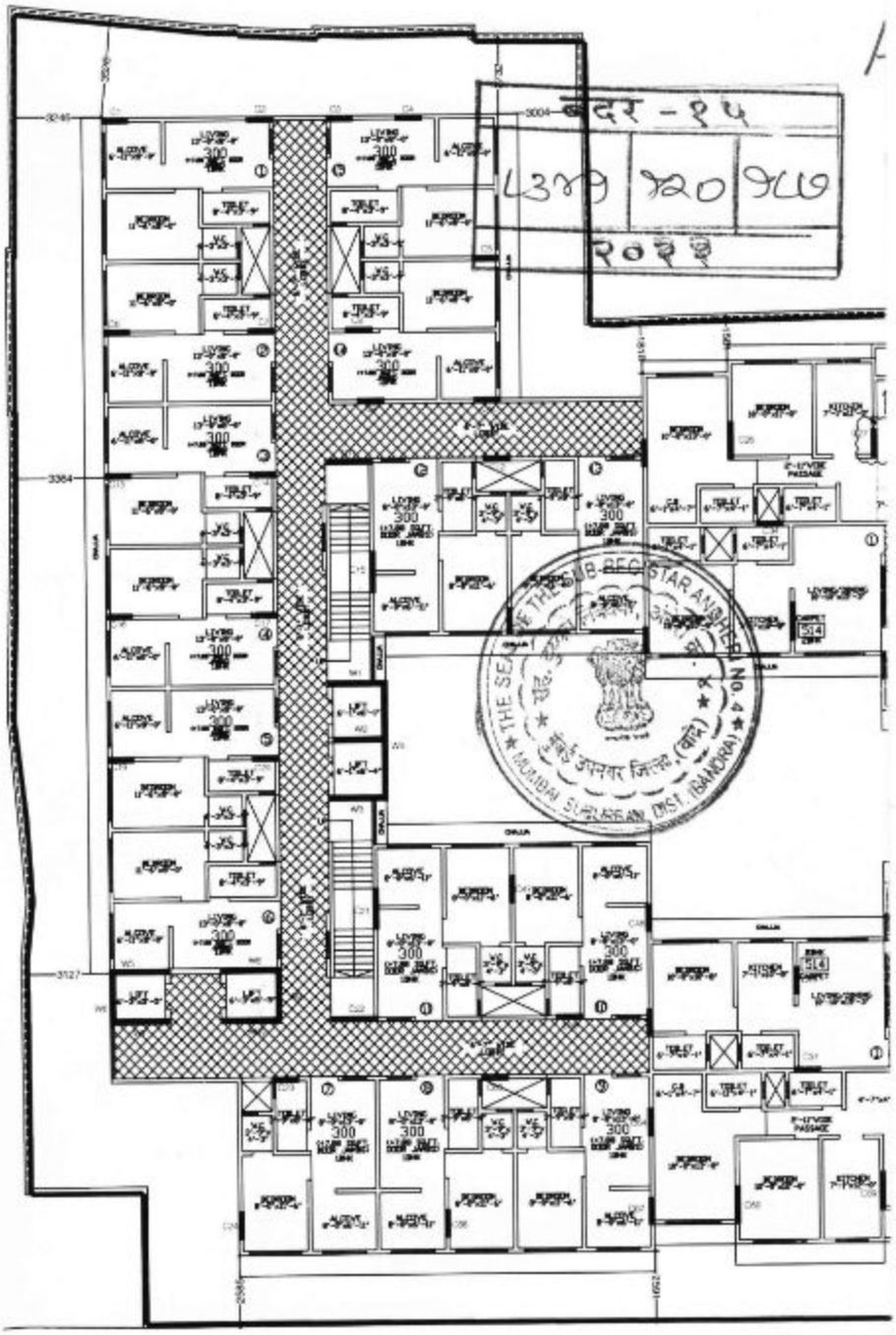
Proposed by: Mrs. Nilima Chavan
Seconded by: Mr. Harshad Patkar.

Resolution: Issue no 8 — This issue is resolved and passed unanimously by all Present members.

For The Saibaba Co-op. Housing Society Ltd.

Secretary Treasurer Chairman

(D)



PROJECT DETAILS

MANGALMURTI CHS & SAI BABA CHS LTD.

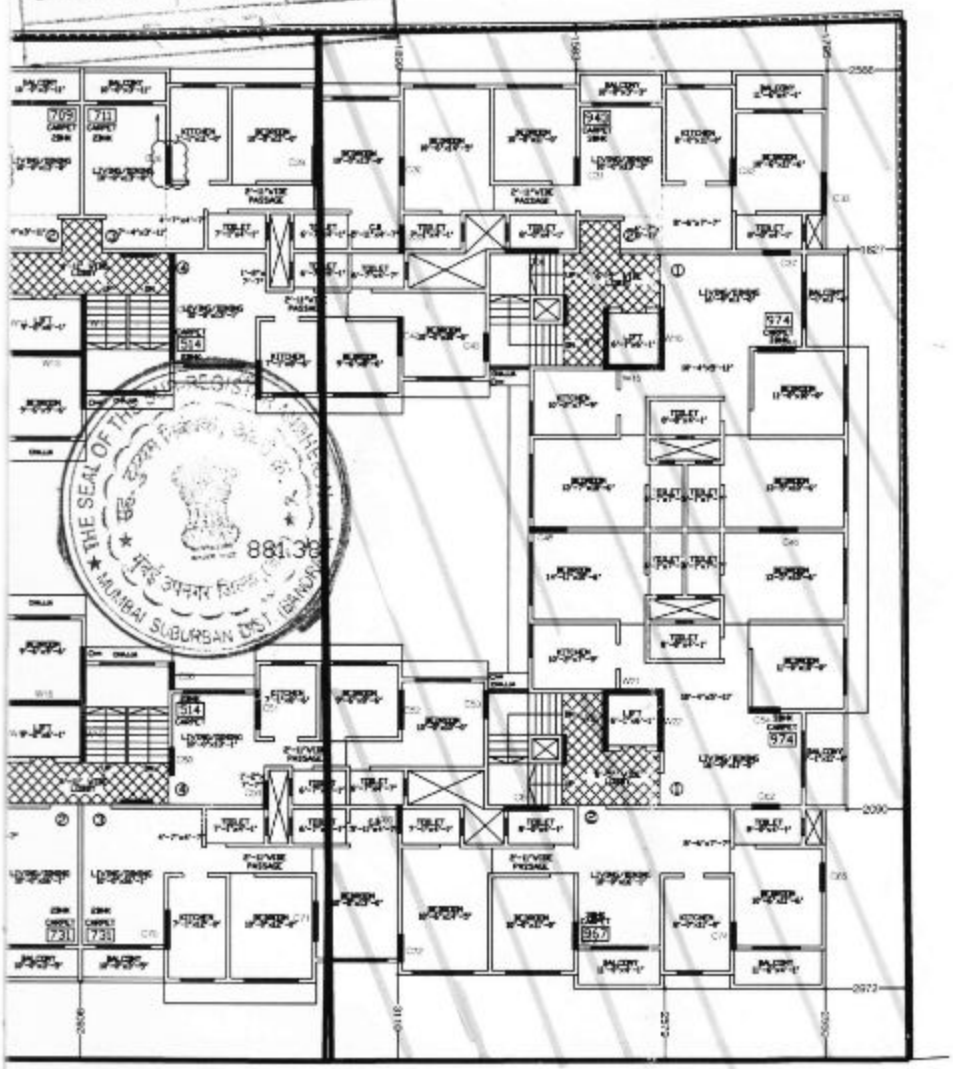
DEVELOPER

AMBIT BUILDERS & DEVELOPERS

Annexure "D"

बदर - १५

८३७ ७२७ ९८७



T COLONY ROAD ⟶

TITLE			
TYPICAL FLOOR LAYOUT PLAN [2ND & 3RD]			
REV NO.	DATE	SCALE	DRAWN BY
R1	20.10.21	FTS	MK
ARCHITECT			

MEHUL KANAKIA
ARCHITECTS
ARCHITECTURE | INTERIORS | URBAN DESIGN
mkanakia03@gmail.com
A1 GREENFIELD SOCIETY, LADY FATIMA LANE,
FOSSAR S.V. ROAD, KANDIVLI (W), MUMBAI - 400067

Annexure - E

55

बदर - १५

६३४१	७२२	९८७

२०२२

Proposed Project Amenities

A) Complex C Building Features
B) Safety C Security Features
C) Apartment Features
D) Kitchen Features
E) Bathroom Features

A) COMPLEX & BUILDING FEATURES

1) Premium Entrance Lobby
2) Elevators with Auto rescue Device (ARD)
3) Rain water harvesting system (as per BMC Approval)
4) Water tank
5) Multipurpose activity room
6) Landscaped Terrace
7) Kids play area

B) SAFETY & SECURITY FEATURES

1) Firefighting systems
2) CCTV covering designated common areas

C) APARTMENTS FEATURES

1) Imported marble flooring in living & dining
2) Vitrified flooring in all bedrooms
3) Air conditioner in living & dining
4) Laminated finished door
5) Aluminum sliding window
6) Video door phone
7) Branded electric fittings

Annexure - E

55

बदर - १५

६३८१	७२२	९८७
२०२२		

Proposed Project Amenities

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C) APARTMENTS FEATURES

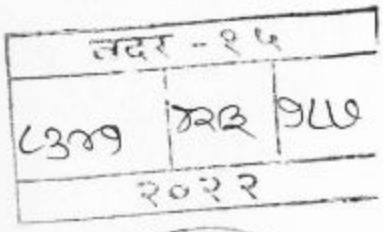
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3) Air conditioner in living & dining
4) Laminated finished door
5) Aluminum sliding window
6) Video door phone
7) Branded electric fittings

D) **KITCHEN FEATURES**

1) Sturdy vitrified tiles
2) Granite platform & additional service platform
3) Tile dado above platform
4) Stainless steel sink
5) Exhaust fan

E) **BATHROOM FEATURES**

1) Sturdy vitrified tiles in washroom & concealed plumbing
2) Premium sanitary & CP fittings
3) Tile dado up to door height
4) Exhaust fan







महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

22591

गाव/पेठ : विलेपार्ले (पु)	तालुका/न.भू.का. : नगर भूमापन अधिकारी,विलेपार्ले				जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाडयाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२०४९			७८०.१०	ली	

सुविधाधिकार

हक्काचा मुळ धारक :

वर्ग: महाराष्ट्र सरकार

पट्टेदार

इतर भार

इतर शेरे

बदर - १५

८३७	१२४	१८७

२०२२

दिनांक	व्यवहार	वंश क्रमांक	नविन धारक(ण्या) पट्टेदार(ण) किंवा भार	साक्षांकन
०६/०९/१९७०	भा .रा.च्या १९५६, च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.रा.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- ०७/०३/१९७० वि.जि.नि.भू.अ. (दा)कुलाबा
१३/०८/२०१५	मे. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी दि. १८/२/२०१५ व इकडील आदेश क्र.न.भू.विलेपार्ले (पु)/फे.क्र.३६९/२०१५ दिनांक १३/०८/२०१५अन्वये [illegible] वहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी खालील [illegible] क दर्शांश चौ.मी दाखल केले.			फेरफार क्र.९३५/२०१५ प्रमाणे सही- १३/०८/२०१५ न.भू.अ.विलेपार्ले

Encumbrance certificate shall be issued

हि मिळकत [illegible] क्रमांक २८/२०१९ १२:००:०० AM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत [illegible] दिनांक ८/२/२०२१ ५० ४१:३० AM

वेबसाईट पत्ता [illegible] http://aaplesarkar.mahabhumi.gov.in/DILR/propertycard या संकेत स्थळावर जा क्र.२२०९१०००[illegible] वापरावा.

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (SHORAM)

बदर - १५

८३७	१२५	१८७

२०२२





बदर - १५

८३७	२६६	९८७

२०२२

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे) नियम ९९(१) यातील नियम ३,५,६ अन्वये]

गाव :- विलेपार्ले तालुका :- अंधेरी जिल्हा :- मुंबई उपनगर जिल्हा

गट क्रमांक व उपविभाग ३३०/१३४

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर चौ.मी	१२८९	साईबाबा को.ऑ.ही.सो.	०.०७.८०	०.३४		(१२२३९)	कुडाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत -							इतर
बागायत -							महसूल व वन विभाग यांचेकडील पत्र क्र.
इतर ०.०७.८०							सीएलआर-२००५/ प्र.क्र.४५/जमा-१/ल-१सेल
एकुण *							दि.१३/१२/२००५ ([illegible])
ला.ही. क्षेत्र ०.०७.८०							टी.पी.स्कीम शेरा [illegible]
ब) [illegible] याब क्षेत्र (लागवड अयोग्य)							[illegible]
वर्ग (अ) -							कुलमुखत्यार नाही
वर्ग(ब) -							शेरा [illegible]
एकुण							१४/०१/२०१५
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र (अ+ब) ०.०७.८०							
आकारणी ०.३४							
जुडी किंवा आकारणी विशेष							

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 ★ SUB-REGISTAR ANDHERI ★ MUMBAI SUBURBAN DIST. (BANDRA)

जुने फेरफार क्र : (१९९६७) (१२२३९) (१३०९९) (१३१०३) (१३१२५) (१३१२६) (१३१५८)

सीमा आणि भुमापन चिन्हे

THE SEAL OF THE SUPREME COURT OF JUDICATURE

खंड - २५
१३७
२८
२८८
२०२२

गाव :- विलेपार्ले	तालुका :- अंधेरी	जिल्हा :- मुंबई उपनगर जिल्हा
सर्व क्रमांक व उपविभाग 330/934		

बदर - १५		
८३७	१२८	१७७
२०२२		







बदर - १५		
५३४१	७२८	९८७
२०२२		





गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- दिलेपार्ले तालुका :- अंधेरी जिल्हा :- मुंबई उपनगर जिल्हा

गट क्रमांक व उपविभाग ३३०/१३४

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			निव्वळ पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्वळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०२१-२२	संपूर्ण वर्ष	१२८९										ईमारत पड	०.०४८०		

टीप :- अ - मिश्रणाचा कोड क्रमांक, ब - जल सिंचित, क - अजल सिंचित

बदर - १५

८४१	७३०	१५७

२०२२

THE SEAL OF THE SUB-REGISTAR ANDHERI NO. 4 उप. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (पश्चिम)

ही कागदपत्रे दि. ०५/०९/२०२१ ०२:२५:४२ PM रोजी डिजिटल स्वाक्षरीने केली असल्याकारणाने सही शिक्याची आवश्यकता नाही

THE SEAL OF THE SUB-REGISTRAR
ANDHERI No. 4
GANORAI

बुक नं. - २५
६३७
९७७

60

झोपडपट्टी पुनर्वसन प्राधिकरण

क्रमांक :SRA/ED/OW/2021/3186

दिनांक 25 JAN 2022

बदर - १५

८३४१	२१२	२८७

२०२२

विषय : झोपडपट्टी पुनर्वसन प्राधिकरण
परिपत्रक क्र. १४४ नुसार नविन प्रस्ताव बाबत.

उपरोक्त विषयान्वये मुंबई महानगरपालिका विकास नियंत्रण व प्रोत्साहन नियमावली २०३४ अंतर्गत नियम ३३(१०) अन्वये नविन प्रस्ताव दाखल झालेला असून त्याबाबतचा तपशिल खालील प्रमाणे आहे.

न. भू. क्र.	२०४९, अं. भू. क्र. १३७ सांताक्रुझ टीपीएस - V
मौजे	विलेपार्ले पुर्व
तालुका	अंधेरी
विभाग	एच-पुर्व
वास्तुविशारदाचे नाव	श्री. सुरज सावंत (मे. सेटस्क्वेअर प्रोजेक्ट कन्सलन्टंट)
विकासकाचे नाव	मे. ऑबिट बिल्डर्स अँण्ड डेव्हलपर्स

झोपडपट्टी पुनर्वसन प्राधिकरणातील अभियांत्रिकी विभागातील संगणकीय अभिलेखानुसार [illegible] २०४९, अं. भू. क्र. १३७ सांताक्रुझ टीपीएस - V, मौजे विलेपार्ले पुर्व, ता. अंधेरी या भूखंडावर झोपडपट्टी पुनर्वसन योजना [illegible] तरी झो. प्रा. [illegible] १४४ मधील निर्देशानुसार पुढील कार्यवाहीसाठी प्रस्ताव सादर केला आहे. सदर [illegible] अभिप्राय [illegible] लिपीक (झोपुप्रा) यांचेकडे नोंदी करीता पाठवावेत.

THE SEAL OF THE SUB-REGISTAR ANDHERI NO 4 ★ MUMBAI SUBURBAN DIST (BANDRA) ★

25/1/2022

मुख्य लिपीक,
झोपडपट्टी पुनर्वसन प्राधिकरण

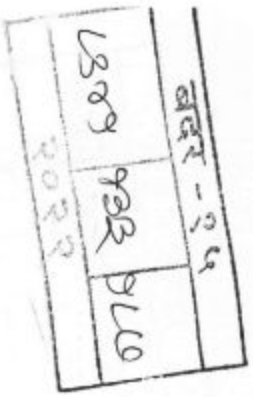
प्रति,

कार्यकारी अभियंता (झोपुप्रा)
जिल्हा अधिक्षक भूमी अभिलेख (झोपुप्रा)
वित्त नियंत्रक (झोपुप्रा)
नगर रचना (झोपुप्रा)

विकासक - मे. ऑबिट बिल्डर्स अँण्ड डेव्हलपर्स, २०१/२०३, २ रा मजला, विनय शक्ति कॉम्प्लेक्स, सी. एस. टी. रोड, वी के सी एक्सटेंशन सांताक्रुझ (पुर्व), मुंबई - ४०० ०९८

वास्तुविशारदाचे नाव - श्री. सुरज सावंत (मे. सेटस्क्वेअर प्रोजेक्ट कन्सलन्टंट), १/३०८, योगेश्वर सह गृह संस्था (लि), एन एम जोशी मार्ग, लोअर परेल, पुर्व, मुंबई - ४०० ०१३


THE SEAL OF THE SUB-REGISTRAR


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MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the, Chief Engineer, (Development Plan)/Executive Engineer, (Town Planning)
5th floor, Municipal Head Office, Extn. Bldg., Mahapalika Marg, Fort,Mumbai: 400 001.

To,
RAJENDRA P SHARMA
KANDIVALI-EAST

Reference: Your application dated 22.11.2021

Subject: Town Planning Scheme Remarks of TPS SANTACRUZ No. V(1st Variation)(Final) for F.P.No. 137

Sir,
Town Planning Remarks in respect of the above Final Plot shown bounded bold red on the accompanying plan are as under:

बदर - २५

८३७	७३४	७८७
२०२२		

1) Name of Town Planning Scheme: TPS SANTACRUZ No. V(1st Variation)(Final)

2) Date of Effect: 1.2.1982

3) F.P. No.: 137

4) Area of F.P. : 780.10 sq. mts.(Seven hundred Eighty decimal One zero sq. mts.)

5) Name of the owner(s): Saibaba Co-op. Housing Society.(as shown in the accompanying Form I)

6) User:

7) Contribution charges of Rs. 3900.50 (Three thousand Nine hundred decimal Five zero) only to be paid in the concerned local ward office along with interest from the date of effect.

8) Final Plot boundaries shall be demarcated through concerned City Survey Officer.

9) Specific remarks about T.P. Building Regulations, if any, will be informed to E.E.B.P. on receipt of proposal from their office.

10) These remarks are offered from T.P. point of view without reference to site conditions and shall not be used for scrutiny of Building proposals.

11) These remarks are valid for one year from the date of issue.

No. ChE/DP/TPRF202111111356728/TPS/22.11.2021

Acc. Plan, Form-I, TP Remarks for FP

Note: This is electronically generated report. Hence personal signature is not required. This report should be read accompanying Form-I & T.P. Plan. Town Planning Department.

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८३४१	४३५	२८७
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FORM I

See Rules 6(v) and 21 (I)

TOWN PLANNING SCHEME Santacruz No.V

(1ST VARIATION) (FINAL)

Redistribution & Valuation Statement

Serial No.	Name of owner	Tenure of land	Survey Number	ORIGINAL PLOT (Valuation in Rupees)					FINAL PLOT								Contribution (+) Compensation(-) [Column 9(c) minus column 6(c)]	Increment [Column 10(b) minus column 9(b)]	Contribution 50 Percent of column 12	Addition to (+)or deduction from (-) Contribution to be made under other sections	Net Demand from (+) or by (-) owner being the addition of column 11,13,14	Remarks
											Values in Rupees											
											Undeveloped			Developed								
				Number	Area in Sq.mts.	*Rate of original value	without reference to value of structures	Inclusive of structure	Number	Area in Sq.mts.	*Rate of semi-final value	without reference to value of structures	Inclusive of structure	*Rate of final plot value	without reference to value of structures	Inclusive of structure						
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6(c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
						Rs.	Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
109	**Saibaba Co-op. Housing Society**	C-1	2049	134	780.10	100	78010.00	x¹ 78010.00	**137**	**780.10**	100	78010.00	x¹ 78010.00	110	85811.00	x¹ 85811.00	-	7801.00	3900.50	-	+3900.50	

(Area in words : F. P. No.137: Seven Hundred Eighty Point Ten sq.mts.only)

* Note : (a) Original Value means the value of the original plot without reference to any improvements contemplated in the Scheme (Clause (f) of sub-section (I) of section 97)

(b) Semi-Final Value means the value of the final plot without reference to any improvements contemplated in the Scheme other than improvements due to alteration of its boundaries i.e. value of the final plots as a results of improvements in its sharpe (Clause (f) of sub-section (I) of section 97)

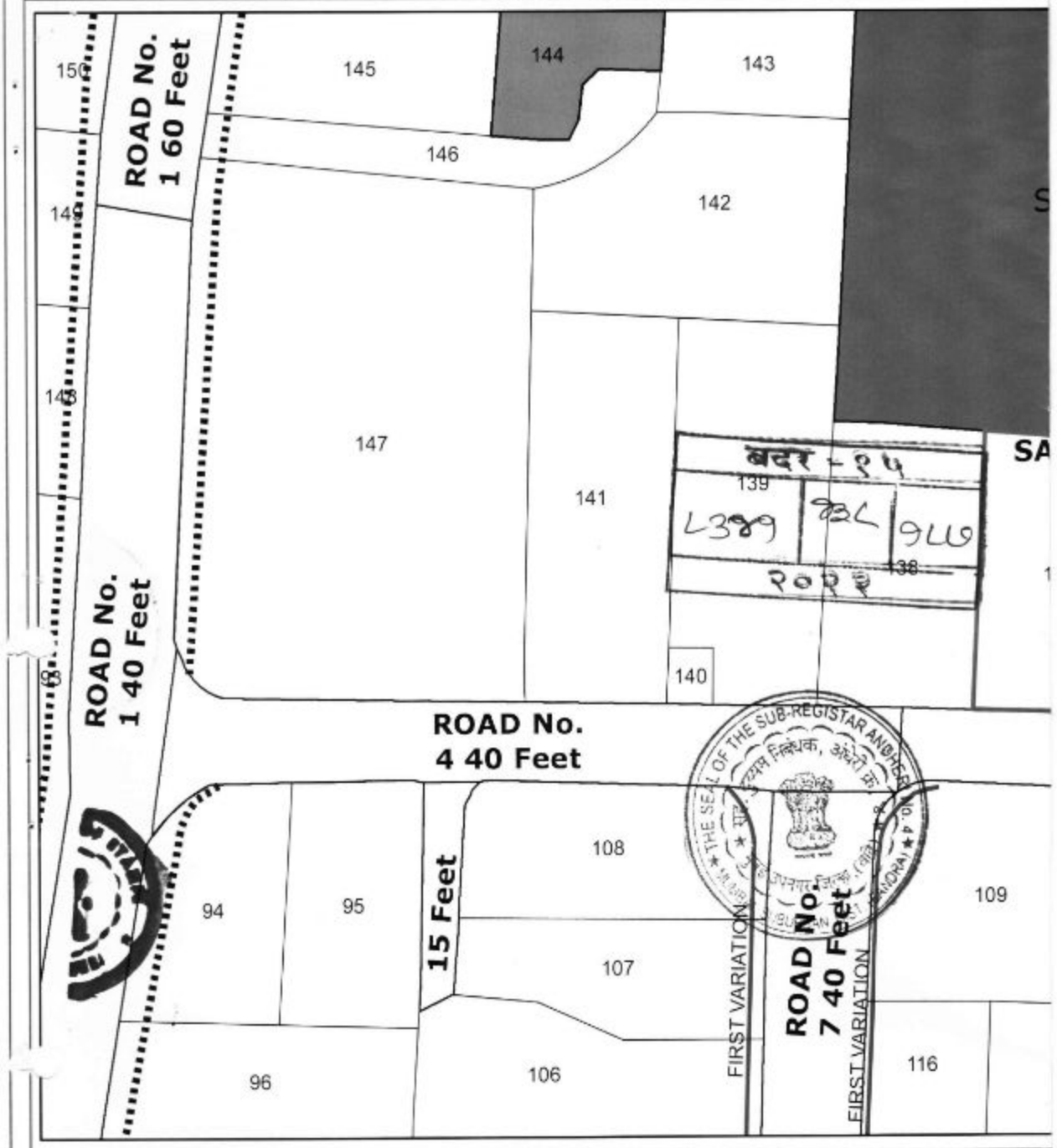
(c) Final Value means the value of the final plot with reference to improvements contemplated in the scheme on the assumption that the scheme has been completed (section 98)

This is electronically generated report. This Form-I is to read with accompanying T.P. Plan and Remarks Letter ChE/TP/TPRF202111111356728/TPS/22.11.2021

बदर - १५		
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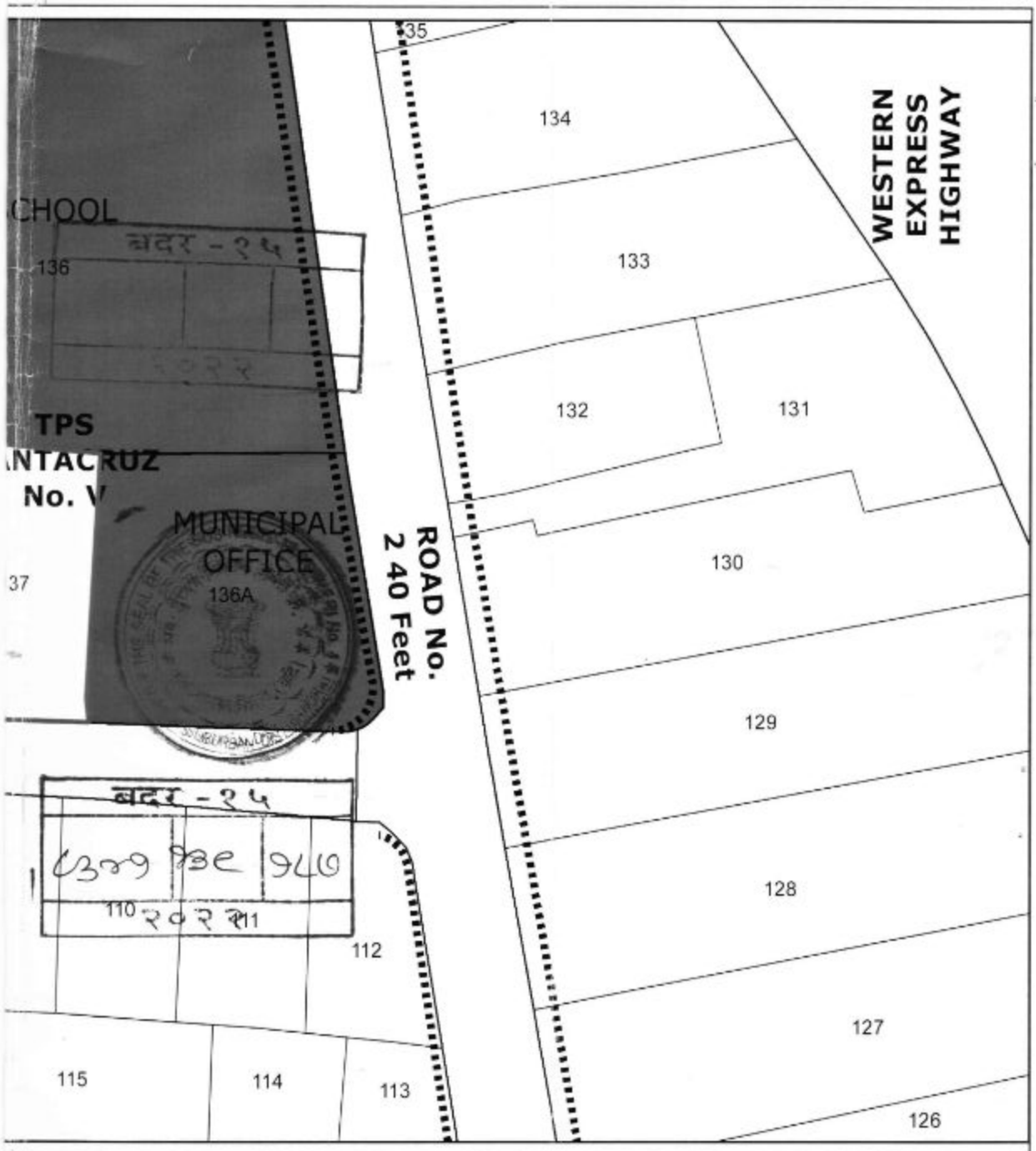






N	Scale 1:1000	Land Bearing F.P.No(s) 137 of TPS SANTACRUZ No. V TP CHE/TPRF202111111356728/DP/WS/H/E. This is an electronically 22/11/2021

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Town Planning Department)



'S Scheme in H/E Ward. This Plan is to read with Form-I & TP Remark letter u/no generated document. Hence, No signature required. Assistant Engineer (Town Planning) Dated:

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

Legend

- Final Plot Boundary
- TPS shop line as per 1st variation final
- TPS shop line as per principal scheme
- TPS Roadwidening
- TPS Boundary
- TPS Roads
- TPS Nalas

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202112111360283 D.P. Rev. dt. Refer Inward Number: H/E/2021/111360287 Payment Dated 08/12/2021

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

बदर - १५

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To,

Mr./Mrs. Sharadh D Aran
Kalina Santacruz E,Mumbai 400 098

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 137 of TPS SANTACRUZ No. V situated in H/E Ward, Mumbai.

Ref : Application u/no. H/E/2021/111360287 Payment Challan No. DP34202112111360283 Dated 08/12/2021 certifying payment of charges made under Receipt no. 18200050770 Dated 08/12/2021

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.

Description	Nomenclature	Remarks
FP No.	137	
TPS	TPS SANTACRUZ No. V	
Development Plan 2034 referred to Ward	H/E	
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

Sanctioned Excluded Portion:
EP-HE39
Refuse to accord sanction. The proposal under section 30 is reinstrated.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 04.05.2021 and published in Maharashtra Government Gazette on 04.05.2021.

Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	RR2.1(Rehabilitation & Resettlement)	
Reservation abutting the Land [Excluded Portion]	EP NO: EP-HE39	Plots - 137
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EO1.3(Municipal Office) and EE1.1(Municipal School)	
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	

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202112111360283/DP/H/E

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५३१	२१	९५७
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Whether a listed archaeological site (ASI):	~~Yes~~ / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No

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:

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

Plans:

EP Sheets:- MCGM 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:- MCGM 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:

...er pipeline near the plot (2.97 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 15222405, 7.03 meters far) has invert level 29.12 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 29.60 meters and maximum 30.60 meters ground level with reference to Town Hall Datum (THD).

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 137 of Scheme TPS SANTACRUZ No. V in H/E ward of M.C.G.M. as shown bounded blue on accompanying plan.

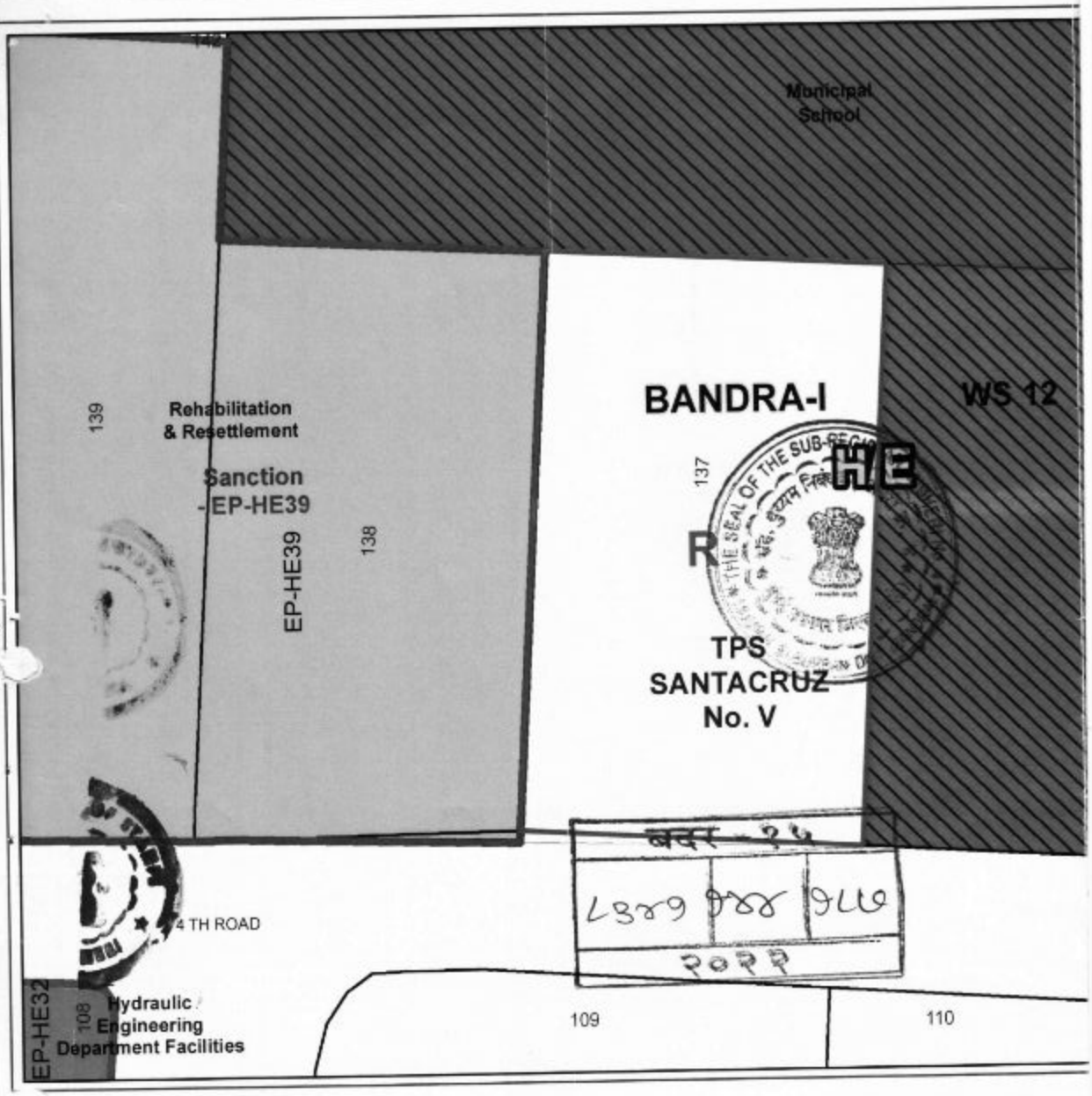
REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 137 of Scheme TPS SANTACRUZ No. V in H/E ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 (NORA)

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NORA



N	BLOCK PLAN
	Scale 1:500 — Land Bearing F.P.No(s) 137 of TPS SANTACRUZ No. V TPS

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)