8) The terrace waterproofing work shall be carried out for the entire area with the staircase cabin in three layers viz. first chemical coating over the slab surface of approved make chemicals slurry, then old seasoned brick bats shall be laid I.P.S. shall be laid in 1:4 C.M. of 1" average thickness as mentioned in the technical specifications with china chips laid over the slime in 1:4 cement mortar and terrace laid to proper slopes. During every stage ponding test shall be carried out to test the waterproofing treatment. Waterproofing chemicals shall be added during the execution of the treatment as recommended by the manufacturer. Similarly, Chajjas, basement and lift pit shall be waterproofed. The Society shall be given 10 years/ (5 years) comprehensive waterproofing guarantee for waterproofing of terrace, chajja, basement, lift pit, lift machine room, bathrooms, sinks, W.C. and all wet areas. For Roof drainage, Rain Water down take shall be provided. For Roof plane areas up to 40 sq.meter minimum of two nos. 4" diameter shall be provided. For every additional of 40 sq.meter or part there of at least 1 nos. of 4" dia. pipe should be provided.

9) The drainage (4" dia), waste water (3" dia) and rain water (4"dia) and vent pipe (2.5" dia) lines shall be in ultra violet rays resistant PVC pipes of supreme or prince make and the last length shall be in CI pipes of approved make as per IS standards. All pipelines shall be atleast 50mm away from the walls set on brackets.

10) All the GI water line pipes shall be in C class pipe of approved make as per the telescopic line design given by the Consultant and care shall be taken while rerouting GI Lines that uniform flow of water is achieved and all lines on the terrace are routed without disturbing the free movement of people on terrace area. One tap on terrace per wing to be provided.

11) The flooring in the entire flat i.e. Living room, Kitchen, Bed room, Passage, etc. etc. will be in Marbo-granite / Granamite Tile of Size 0.8 meter x 0.8 Meter **(will be as per Architect requirement)** of ISI Standard laid to proper line and level as per the instructions of the Consultant in 1:4 cement mortar with mirror finish for the same and

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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skirting shall be provided for the same of 4" height in neat cement float in flush with the wall.

12) The kitchen platform (Telephonic black/Black Galaxy) with a width of 26"(Will be Provided subject to Planning) for main platform in granite with white marble Sandwich type of construction for the same and the sink will be of stainless steel of approved make Granite moulding Patti will be provided for the kitchen platform. Also granite should be well polished. Below the kitchen platform White /Coloured Ceramic tiles of approved size and make should be provided. Ceramic tiles of 12" x 24" **(will be as per Architect requirement)** size above the kitchen platform of approved make up to Beam Bottom. Provide L-shape platform or two platforms on opposite walls as per the members instructions (Will be as per Architect Planning and Space Availability).

13) Concealed Electric Fittings should be provided with main circuit in 6 sq mm 4 C (FRLS type) wire of approved make and light switches of approved make for the various electric points will be provided as per the layout prepared by the Architect and it should be got approved from the society.

4 sqmm – A.C/Geyser

2.5 sqmm- Computer, Fridge, microwave

1.5 sq mm- Rest of the points in 1.5 sqmm

14) Concealed CPVC plumbing work inside the flat will be carried out of approved make as per the IS codes of practice and with hot and cold three in one mixer of approved make and geyser of approved make (concealed pipeline between geyser and mixer should be Teflon coated) make in bathroom etc. of approved make with bottle trap, angle cock, pillar cock of approved make.

15) In the kitchen area one kitchen sink tap of approved make will be provided with the necessary fittings and one Aqua Guard with electric and water inlet points will be provided for the kitchen area. Provide concealed pipes for kitchen storage tanks.

16) The toilet should be provided with European/Indian type wall hung W.C. of suitable colour of approved make with overhead flush tank jet press with low tap, , etc. complete

with all accessories of approved make including BIB Cock, angle cock, stop cock, etc. compete for the same.

17) Tiles to be provided up to (Upto Beam Bottom Level (minimum 7' above floor level) in bathroom and toilet of approved make size of tiles should be 24" x 12"(**will be as per Architect requirement)**. Counter in granite shall be provided for the wash basin as specified.

18) The windows shall be Anodized (40 microns) Aluminium Sliding window of minimum 1" section with tinted glass of approved make with moulding granite framing in double Patti. The aluminium heavy section window for Hall and Bed Room will be of at least size 8' x 7' (size **will be as per MCGM Norm and Architect Planning)** and for kitchen of at least size 3'6" x 5' window (size **will be as per MCGM Norm and Architect Planning)**and with Exhaust fan on Top. In toilet and bathroom louvers window shall be provided with clear size of at least 2'" x 3'. In addition each bedroom and living room will have a provision to install Window AC or split AC with provision of 3" hole in all the rooms in beam to drain out water from the unit.. This opening will be covered with a fixed glass (tinted) in Anodized Aluminium frame work. All window openings and opening AC. unit will have box grill of mild steel with Black paint as per the consultant design, etc. complete Aluminium sliding window in Hall, Bedroom and kitchen will have extra panel incorporating stainless steel jali panel as a mosquito jali.

19) The main door frame should be in teak wood of size 6" x(2.5"). The door frame for the kitchen, bedroom shall be teak wood of size 6" x 3" and toilet and bathroom will be in granite in double Patti with moulding etc. etc. complete for the same. Every fitting and hardware should be of approved make only.

20) The main entrance door shall be in 45 mm panelled door of approved design and finish in C.P. teak wood with laminates on both sides (Design will be as per Architect and Door Specification will be as per CFO Norms) and brass fittings and Night Latch, , etc. complete with lock and key arrangement for the same. The doors of the bed room, bathrooms and toilet shall be of teak wood with 1mm thick approved laminate on both the

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side with brass fittings for the same. Provision of R.C.C. loft over bathroom & W.C & Kitchen. (Subject to MCGM Approvals and height)

21) The external painting work should be in two coats of Elastomeric Acrylic paint with silicon primer of approved make for entire area in approved colours and shade.

22) The internal area viz. the walls and ceilings should be finished with POP (10 to 12 mm thick) in proper line and level. The internal painting should be carried out in plastic emulsion of approved colour paint.

23) The open spaces at Ground floor level shall be of pavit tiles /inter locking pavers of 30mm (Referring to landscape layout) average thickness for the entire area with rubble soling of 9" thickness for the same and the work shall be carried out to proper slopes to drain out the storm water in effective way. The surface water drainage system shall be as per BMC requirements.

24) M.S. Grill gates with arch shall be provided with R.C.C. columns for the same in M20 grade of concrete with footing etc. with Granite stone cladding. Proper locking arrangement shall be provided.

25) The compound gate columns, two nos. of light points shall be provided with lamp shed of approved design over the same.

26) All around the building premises including stilt area and Garden area shall have adequate Nos. or electrical tube fitting with cable wiring for the same.

27) The underground and the over-head water tank should be provided in RCC in minimum M25 grade of concrete and the capacity of the Tanks shall be as per the MCGM rules and regulations. The flooring in the tanks should be of tiles of suitable make and colour.

28) The compound wall shall be constructed all around the periphery in 9" thick brick of 5' height in 1:4 C.M. with with parking lights on compound wall all around fencing as per the approved design and drawings with 18" thick rubble wall as base for the same carried 2' below the ground level with R.C.C. of 4" thick in M15 grade concrete with rubble

THE SEAL OF THE SUB REGISTRAR ... MUMBAI SUBURBAN DIST. (BANDRA)

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soling for the rubble wall the compound wall shall be provided with two coats of Sand faced plaster from both the sides in 1:4 C.M.

29) The entrance lobby shall be provided with granite tiles for the wall cladding in approved design and make up to 1st floor level and flooring shall be Italian marble/granite, with seating arrangement of granite stone & with a provision of Ganesh Idol. (As per Architect Requirement)

30) The staircase area shall be provided with Kota flooring in tread, riser, the mid landing areas and landing. The skirting shall be of 4" height, step should be moulded and adequate railing to be provided on both sides.

31) The entrance area should be illuminated with at least five nos. of decorative electric fittings as per design approved by (As per Architect Requirement)

32) Garden area should be developed within the surrounding open spaces and adequate Nos. of benches shall be provided for seating purpose and, etc. shall be provided for the children including providing decorative lamps. Subject to Architect Planning)

33) 2 Nos. of lift including one stretcher type (Subject to Planning) lift as required by M.C.G.M. should be provided of approved make with the necessary down take arrangement i.e. indicators on each floor with the arrangement for the lift arrival against landing gate in case of power failure including Auto rescue Device ,all S.S. Finish.

34) Society office of 20 Sq.mt. as approved by M.C.G.M. shall be provided with approved make flooring and two Nos. of windows and flush door, , chairs, tables etc. complete. The society office shall be provided with attached western toilet with wash basin etc.

35) Two Nos. of Decorative Watchman cabin, (subject to availability of space) of 5' x 5' size in 9" thick brick work with R.C.C. slab should be provided with one No. of light point, One No of Fan Point and one No. of tube light point, one plug point. The flooring for the same should be in ceramic tiles.

36) The Developer shall provide a Servant toilet of area approved by M.C.G.M. per wings. The toilet should be provided with Orissa Pan of Ivory colour with flush tank with provision of one tap, with exhaust fan.

SUB REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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37) The Developer shall provide bore well or modify existing borewell at suitable locations free of cost with sufficient capacity so as to comply with the water requirement of the existing as well as new coming members.

38) Provision shall be made for Internet Connection.

39) Developers shall make and provide Rainwater Harvesting and recharging of existing borewells, if any.

40) Developers shall make and provide Anti Termite Treatment at all stages as per ISI specifications and ISI code no. 6313.

41) Provisions of plumbing work of storage water tank of bathroom & kitchen with loft tanks.(Subject to MCGM Approvals) (Will Be As Per MEP Consultant)

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LIST OF APPROVED MATERIALS

	MATERIAL	APPROVED BRAND / MAKE
	Cement 0PC	ACC/Birla Super / Ultra Tech / Ambuja / JK/L&T
	Bricks	Ordinary clay bricks of any brand confirming to I.S. 1077
	Waterproofing chemicals	Roff / Sunanda Chemical / FOSROC
	White Cement	ACC / JK White / Birla
	Concrete Additives	Roff / Fosroc / Sika / Sunanda
	Sand	Sand shall be natural river sand cleaned by a sand-washer
	Water	Potable water free from organic or any other deleterious substances
	Aluminium frames, Extrusions, Profiles, Sections	Jindal / Hindalcoor Equivalent
	Reinforcement Steel	Metro/Regency/Sun/Guardian
	Construction Blocks	Aerocon / Siporex / BILT / ACC/Godrej
	Gypsum	Gyproc / Indian Gypsum
	Windows	Heavy Section Aluminum of Jindal Make or Equivalent
	Pump	Kirloskar / Crompton
	Glass	Modi / Asahi / Saint Gobain
	FLOORING	
	Ceramic Tiles	H.R. Johnson / Nitco / Kajaria / RAK / Somany /Pavit / IBIS
	Vitrified Tiles	H.R. Johnson / Nitco / Kajaria / RAK / Somany / Asian / Pavit / IBIS
		Granite flooring for passage and internal area (As Per Architect Design)
	Paver Tiles	Super tiles or Equivalent
	ELECTRICAL WORKS	
	Modular Switch/ Sockets/ Boards	Siemens / Woods / Mk / Schindler /Legrand/Goldmedal
	MCB / MCCB / ELCB	Havells / L&T / Indo-Kopp /Goldmedal
	Wires / Cables	Finolex / Polycab / Havells /Goldmedal
	Cat 6 cable	Leviton / Panduit / Molex/Legrand/ Goldmedal

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	HRC Fuses / TPN SFU	L&T / Siemens/Goldmedal
	Led Lamps / Tubes / Bulbs	Philips / Bajaj / Wipro/Havells/Goldmedal
	PVC Conduit Pipes & accessories	Precision / Premium
	PLUMBING / SANITARY	
	C.I. Pipes	Neco confirming to ISI standards
	P.V.C. Pipes	Supreme, Prince Confirming to IS 13592
	G.I. Pipes	'C' class of Tata or Zenith
	Stainless Steel Sink	Nirali or Diamond
	Geyser	Recold / Spherehot / Havells
	Tap/Plumbing fixtures	Kohler/Grohe/Jaguar
	Sanitary ware & Fittings	Hindware / Parryware
	Valves	Welworth
	A.C. Pipes	Everest, Himalaya, Swastik
	Cement based wall putty	Laticrete Latafinish wall putty / Asian Paint Acrylic wall Putty JK Putty / Birla Putty
	INTERNAL PAINTS	
	Velvet/Lustre Paint	Nerolac / Burger / ICI / Asian Paints
	Texture Paint	Nerotex Matt / Asian Paints texture emulsion
	Cement Paint	Nerolac / Snowcem /Asian
	Enamel Paint	Nerolac / Asian Paints / Berger / ICI Dulux
	EXTERNAL PAINTS	
	Acrylic Paints	Nerolac Excel 100% acrylic or Asian Apex Ultima Weatherproof (Min 100 microns and above)
	Plastic Paints	Nerolac Suraksha Advanced / Asian Paint Ultima
	Texture Paints	Nerolac Matt / Asian Paints textured exterior emulsion
	Cement Paints	Nerolac / Snowcem / Asian Paints
	Aluminium Paints	Asian Paint / Nerolac
	Pest Control	Pest control of India / Pecopp Pest Control / Godrej hi-care Pest Maintenance
	Anchors and Fasteners	Hilti
	Flush Doors	Anchor flush doors/Century BWP flush doors

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		Green flush door/Mayur flush door / Samarth Doors
	Tubular core particle board flush door	Anchor / GMP- Technologies
	Laminates	Bravia / Timex Mica / Green Lam / Sunmica / Anchor
	Hardware	Hettich / Godrej / Hafale / Vijayan / Palladium /Europa
	Marine Ply Wood	Century / Anchor / Kitply
	Shuttering Plywood	Century / Mayur / Green / Anchor / Uniply
	Flush Doors	Anchor / Century / Green / Mayur / Samarth/Kenwood
	Primer	Asian Paints / Nerolac
	Main Door	Teak wood with both side Laminate finished off any ISI Company with, , handle, Number plate, , night latch,.
	Bedroom doors	Teak wood with both side laminate & brass fittings.
	Door of W.C.	Teak wood with both side laminate & brass fittings.
	Lift	OTIS / Schindler / / Kone with S.S finish cabin.

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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,
Ganpat Singh Rajput
103 Jai Tirth Daulat Nagar Road No 10 Borivali East Mumbai 400066

Reference: Your application dated 28.01.2023

Subject: Town Planning Scheme Remarks of TPS BORIVALI NO.III(Final) for F.P.No. 275

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

1) Name of Town Planning Scheme: TPS BORIVALI NO.III(Final)

2) Date of Effect: 03.10.1995

3) F.P. No.: 275

4) Area of F.P. : 25938.30 sq. mts.(Twenty-Five thousand Nine hundred Thirty-Eight decimal Three zero sq. mts.)

5) Name of the owner(s): 1) Shri B.V. Almaulla,2) Shri K.L. Sheth,3) Shri A.B. Almaulla,4) Shri N.C. Sheth,5)Shri S.C. Shah,6)Shri A.S. Doshi & 7)Shri A.R. Doshi(All Partners of L. K.Builders)(as shown in the accompanying Form I)

6) User: Residential

7) Compensation payble to the owner by M.C.G.M. Rs. : 820976.50 (Eight Lac(s) Twenty thousand Nine hundred Seventy-Six decimal Five zero) only. Compensation charge of Rs.-820976.50/- for F.P.Nos, 275,620 &719

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/TPRF202301111441798/TPS/28.01.2023

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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THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2
सह. दुय्यम निबंधक, बोरिवली क्र. २
मुंबई उपनगर जिल्हा (केंद्र)
MUMBAI SUBURBAN DIST. (BANDRA)

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FORM I

See Rules 6(v) and 21 (I)

TOWN PLANNING SCHEME BORIVALI NO. III (FINAL)

Redistribution & Valuation Statement

Serial No.	Name of owner	Tenure of land	Survey Number	ORIGINAL PLOT					FINAL PLOT							Contribution (+) Compensation (-) [Column 9(c) minus column 6(c)]	Increment [Column 10(b) minus column 9(b)]	Contribut-ion Percent of column 12	Addition to (+)or deducti-on from (-) Contrib-ution to be made under other sections	Net Demand from (+) or by (-) owner being the addition of column 11,13,14	Remarks
				Number	Area in Sq.mts.	Values in Rupees			Number	Area in Sq.mts.	Values in Rupees										
											Undeveloped			Developed							
						*Rate of original value	without reference to value of structures	Inclusive of structure			*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.	
217	1) Shri B.V. Almaulla 2) Shri K.L. Sheth 3) Shri A.B. Almaulla		768/E 1 to 6	212	64201	25		X+					X+			X+					* Contri-bution at 23% of Col. 12. Road area compen-sation at nominal value of Rs.1.
	4) Shri N.C. 5)Shri S.C. Shah 6)Shri A.S. Doshi 7)Shri A.R.		511/E 1 to 81		96978 161179		4029475.00	4029475.00	275 620	25938.30 51707.30	25 25	648457.50 1292682.50	648457.50 X+ 1292682.50	55 55	1426606.50 2843901.50	1426606.50 X+ 2843901.50					
	(All Partners of L. K.Builders)		511/22 & 70 768/35, 49,52 (layout Road)		6377.00 2205.00		1.00	1.00	719	19826.69	30	594800.70	X+ 594800.70	60	1189601.40	X+ 1189601.40			*		
					8582.00		4029476.50	4029476.50				2535940.70	2535940.70		5460109.40	5460109.40	-1493535.30	2924168.70	672558.80	-	-820976.50
								X+					X+			X+					

(Area in words : F. P. No.275 : Twenty Five Thousand Nine Hundred Thirty Eight Point Thirty 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 (1) 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 shape (Clause (f) of sub-section (I) of section 97)

(c) Final Value means the value of the final plot after improvements in the form of development and assumption of boundaries as per the Scheme (section 97)

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FORM I

See Rules 6(v) and 21 (1)

TOWN PLANNING SCHEME BORIVALI NO. III (FINAL)

Redistribution & Valuation Statement

Serial No.	Name of owner	Tenure of land	Survey Number	ORIGINAL PLOT				FINAL PLOT								Contribution (+) Compensation(-) [Column 9(c) minus column 6(c)]	Increment [Column 10(b) minus column 9(b)]	Contribut-ion Percent of column 12	Addition to (+)or deducti-on from (-) Contrib-ution to be made under other sections	Net Demand from (+) or by (-) owner being the addition of column 11,13,14	Remarks
				Number	Area in Sq.mts.	Values in Rupees		Number	Area in Sq.mts.	Values in Rupees											
						Undeveloped				Undeveloped			Developed								
						*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.	
217	1) Shri B.V. Almaulla 2) Shri K.L. Sheth 3) Shri A.B. Almaulla 4) Shri N.C. Sheth		768/E 1 to 6	212	64201	25		x+													Contribu-tion at 23% of Col.12. Road area compensation at nominal value of Rs.1.
			511/E		96978		4029475.00	4029475.00	275	25938.30	25	648457.50	648457.50	55.00	1426606.50	1426606.50						
	5) Shri S.C. Shah 6) Shri A.S. Doshi 7) Shri A.R. Doshi		1 to 81		161179			x+	620	51707.30	25	1292682.50	1292682.50	55.00	2843901.50	2843901.50						
	(All Partners of L. K Builders)		511/22 & 70 768/35, 49. 52 (layout Road)		6377.00 2205.00	1.00	1.00	x+	719	19826.69	30	594800.70	594800.70	60.00	1189601.40	1189601.40						
					8582.00		4029476.50	4029476.50 x+				2535940.70	2535940.70 x+		5460109.40	5460109.40 x+	-1493535.30	2924168.70	672558.80	-	-820976.50	

(Area in words : F. P. No.275 : Twenty Five Thousand Nine Hundred Thirty Eight Point Thirty 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 (1) 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 (1) 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)

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Land Bearing F.P.No(s) 275 of TPS BORIVALI NO.1ST Scheme, in R/C Ward, This Plan is to read with Form-I & TP Remark letter u/no CHE/TPRF20230111441798/DP/WS/R/C. This is an electronically generated document. Hence, No signature required. Assistant Engineer (Town Planning) Dated: 28/01/2023

Scale
Inch = 88.3 Feet

Brihanmumbai Municipal Corporation
(Town Planning Department)

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

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

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202301111441804 D.P. Rev. dt. Refer Inward Number: R/C/2023/111441809 Payment Dated 28/01/2023

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

DP 2034 Remarks

To,

Mr./Mrs. Ganpat Singh Rajput
103 Jai Tirth Daulat Nagar Road No 10 Borivali East Mumbai 400066

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 275 of TPS BORIVALI NO.III situated in R/C Ward, Mumbai.

Ref : Application u/no. R/C/2023/111441809 Payment Challan No. DP34202301111441804 Dated 28/01/2023 certifying payment of charges made under Receipt no. 1144581741 Dated 28/01/2023

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.

Description	Nomenclature	Remarks
FP No.	275	
TPS	TPS BORIVALI NO.III	
Development Plan 2034 referred to Ward	R/C	
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	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	ESA1.2(PT)(Retail Market (PT)) and EOS2.6(Recreation Ground)	
ROAD ROAD	SM NO: SM-RC17 SM NO: SM-RC17	Affected Area - 275 :19.285 sqm Affected Area - 275 :19.285 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
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	

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

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CHE/DP34202301111441804/DP/R/C
2023

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 confirmeed 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: Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 15377806, 0.00 meters far) has invert level 31.74 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 33.40 meters and maximum 37.60 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) 275 of Scheme TPS BORIVALI NO.III in R/C 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) 275 of Scheme TPS BORIVALI NO.III in R/C 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, BORIVALI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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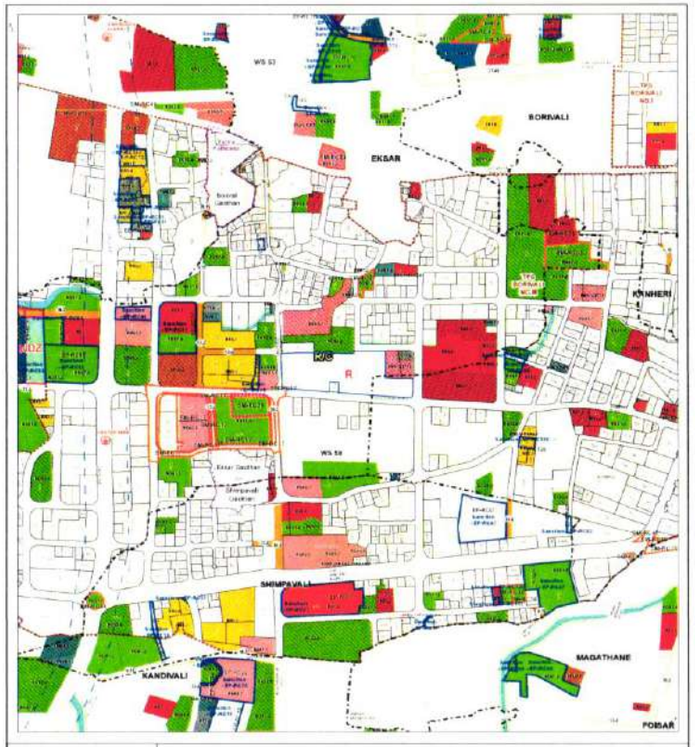

LOCATION PLAN

Scale 1:4000

BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 275 of TPS BORIVALI NO.III TPS Scheme & R/C Ward

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP34202301111441804/DP/WS/R/C

This is an electronically generated document. Hence No signature required. Assistant Engineer (DP), R/C Ward, Dated 28/01/2023

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THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2 DIST. (BANDRA)

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

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

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