



Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202509111621598 D.P. Rev. dt. Refer Inward Number: M/E/2025/111621603 Payment Dated 17/09/2025

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

DP 2034 Remarks

To,

Mr./Mrs. Pratiksha anil Mestry
ground floor, new Bhushan, surevadi, teen hath naka, road no. 9 thane west

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 2B3/4 of MANKHURD Village situated in M/E Ward, Mumbai.

Ref : Application u/no. M/E/2025/111621603 Payment Challan No. DP34202509111621598 Dated 17/09/2025 certifying payment of charges made under Receipt no. 18200029536 Dated 17/09/2025

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
CTS No.	2B3/4	
Village	MANKHURD	
Development Plan 2034 referred to Ward	M/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	18.3 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	ROS1.4(Play Ground)	
Existing amenities affecting the Land [as shown on plan]	ER2.1(Rehabilitation & Resettlement)(Part of larger existing amenities)(2B3/4: 13743.29 sqm)	
Existing amenities abutting the Land [as shown on plan]	NO	
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	

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.

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 N/A mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 24191003, 10.31 meters far) has invert level 25.60 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 27.00 meters and maximum 29.80 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 C.T.S. No.(s) 2B3/4 of Village MANKHURD in M/E ward of B.M.C. 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 C.T.S. No.(s) 2B3/4 of Village MANKHURD in M/E 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.

Validity of this Report is for One Year starting from the report generation date: 17/09/2025