

Maharashtra State Road Development Corporation Limited



Outward. No. SPA/MSRDC/ZCS/2025/DP-71/IN1706/ 1763

Date: 13 / 05 / 2025

To,
Shri. Kashinath Baliram Chavan,
At/Post-550, Bhokarpada, Poyanje,
Tal-Panvel, Dist-Raigad-410221.

Sub: Zone Confirmation Statement (ZCS) for the land bearing Survey No./Gut No.: 3, 4, 7, 8, 13, 15, 119, 122. Village:-Bhokarpada, Tal: Panvel, Dist:- Raigad.

Ref: Your application received in this office dated-02/05/2025.

Sir/Madam,

This has reference to your application cited above for issue of ZCS in respect of the land bearing Survey No./Gut No:- 3, 4, 7, 8, 13, 15, 119, 122. Village: Bhokarpada, Tal:- Panvel, Dist:-Raigad. In this regard, it is to inform you that:

1. It is observed that, **the applicant is not the owner of land under reference** & therefore MSRDC shall not be held liable in case of conflicts arising out of ownership.
2. The said land is Part of Special Planning Authority (SPA), MSRDC and it falls within the **Development plan of MSRDC Published as per Section 31 (1) of MRTP Act, 1966** vide notification no. TPS-1221/455/C.R.81/22/UD-12, dated 15/10/2024, and as per the excluded part proposed by the Government vide notification no. TPS-1221/455/C.R.81/22/E.P./ UD-12 dated 15/10/2024. & No. TPS-1221/455/CR 81/22/ Corrigendum/UD-12 dated 12/12/2024. The signed plans are still awaited from the Government.
3. The zone details of subject land as per **Sanctioned Development Plan of MSRDC, 2016-2041** on **15/10/2024** are as under:

Village	Survey No./Gut No.	Zone as per the Sanctioned Development plan 2016-2041 of MSRDC
Bhokarpada	--- 3---	--- Residential Zone & (With proposed 30 m. wide DP road) ---
	--- 4---	--- Majorly in Commercial Zone, Partly in Residential Zone & (With proposed 30 m. wide DP road) ---
	--- 7---	--- Majorly in Commercial Zone---
	--- 8---	--- Majorly in Residential Zone, Partly in Commercial Zone & (With proposed 30 m. wide DP road) ---
	--- 13---	--- Majorly in Commercial Zone, Partly in Existing Warehouse zone, (With proposed 30 m. wide DP road), Existing VR-145 Passing through S.N. & River / Nala / Lake / Pond---
	--- 15---	--- Majorly in Commercial Zone, Partly in Residential Zone, (With proposed 30 m. wide DP road) & Existing VR-145 Passing through S.N. ---

Continued...

Project Office : Project Office: Special Planning Authority Expressway Smart City Project-1. 11th Floor, A-Wing, Shelton Sapphire. Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai-400614 Tel: (022) 2757 5777 / 4500 2077

Registered Office: Nepean Sea Road Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586 GST: 27AAACM6833C1ZP www.msrdc.in

Village	Survey No./Gut No.	Zone as per the Sanctioned Development plan 2016-2041 of MSRDC
Bhokarapada	---- 119----	---- Residential Zone, (With proposed 30 m. wide DP road & proposed widening to existing road) ---
	---- 122----	---- Majorly in Residential Zone, Partly in Commercial Zone, Partly in Industrial Zone, (Existing NH-4 passing through S.No. upto 60 m. Row, With proposed 12 & 30 m. wide DP road & proposed widening to existing road) (Existing Amenities Crematorium / Burial Grounds, School & Collage) Minorly Falling in Proposed Metro 500m. Buffer TOD FSI Limit----

4. In case of reservation of Existing/proposed road, channel, existing railway etc. the alignment is subject to actual demarcation on site.
5. The Survey number and its boundary are subject to the revenue records.
6. The certificate should not be considered as NOC for allotment of any Government land.
7. When affected/ falls within Coastal Regulation Zone (CRZ), Survey number may attract the provisions of Coastal Regulation Zone Notification dated 07/11/2024, by the Ministry of Environment and Forest, Government of India and Amendments thereto.
8. This Statement shall not be considered as a proof of ownership for any disputes, in any Court of Law.
9. The ZCS is issued for entire area of Survey/ Gut Number: 3, 4, 7, 8, 13, 15, 119, 122,, Village: Bhokarapada, Tal- Panvel, Dist-Raigad and is issued based on the documents submitted by the applicant and the maps available in this office.
10. The authority of the details and documents submitted by the applicant (7/12 extract, Gut Book map, authorization letter etc.) shall be the sole responsibility of the applicant.
11. The ZCS shall not be construed as NOC for Transfer of property and to undertake any development on land. In case, if any unauthorized development is found then Special Planning Authority (SPA), MSRDC is empowered to deal in accordance with the provisions laid down under MRTTP Act 1966.
12. If any part of the Survey No. is identified for any acquisition /Project/Buffer Zone etc., the NOC from the Authority concerned is required.

(Uday Chander D)
Joint Director