



# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

## मुंबई महानगर प्रदेश विकास प्राधिकरण

No-MRTS/Monorail/NOC/30/445

06/04/2010

To.

✓ **M/s. Sai Sagar Arch**

208/9, Paul building,  
1<sup>st</sup> Floor, Dr. Ambedkar Road,  
Near Chitra Cinema,  
Dadar (E),  
Mumbai - 400 014  
Tel: 24147579

**Sub:** Regulation of Development activities along Monorail alignment: Issue of remarks for proposed building on plot bearing C.S. No. 59, 60, 1/61, 2/61, 1/B/62, 1 (Part), 2/62, 10/62, 5/62, 3/62, 1B/62, 1A/62 of Lower Parel Division, along with Municipal Garage plot and 144 Tenement plot, under Urban Renewal Scheme at junction of Sane Guruji Marg and N. M. Joshi Marg, G/S Ward Mumbai.

- Ref:**
- 1) Government Order under Tramway Act 1886 with No- MMR/3308/639/CR-72/UD-7, dated 01-11-2008.
  - 2) Your letter dated 18/02/10, 27/02/10, 05/03/10 and 10/03/10.
  - 3) MMRDA's letter No. MRTS/ Monorail/30/159 dated 18/02/2010.
  - 4(i) D. P. Remarks from MCGM for C. S. No. 1 (part) dated 18/12/2009 and 4(ii)D. P. Remarks from MCGM for C. S. No. 59, 60 and 61 dated 21/04/2006.
  - 5(i) R. L. remarks from MCGM for C. S. No. 1 (part) dated 24/12/2009 and 5(ii) R. L. remarks from MCGM for for C. S. No. 59, 60 and 61 dated 20/04/2006.
  - 6) Survey remarks from MCGM for C. S. No. 59, 60 and 61 dated 30/9/09.

Sir,

1. Vide order, referred at (1) above Government has authorized MMRDA for construction and maintenance of Tramway/Monorail System from Jacob circle to Wadala and Wadala to Chembur. With regard to the safety of the Monorail System, the Monorail System Administration is authorized to approve the proposed development along the corridor by imposing necessary conditions thereof.

2. The property under reference is affected by the proposed tentative regular line of 42.70 m. (140'0") wide Sane Guruji Marg and by 100'0" wide N. M. Joshi Marg as per the R. L. Remarks referred at 5(i) & 5(ii) above. The property u/r is also affected by the Monorail alignment at the junction of Sane Guruji Marg and N. M. Joshi Marg.

3. In view of the above and as per the attached plan no development is permitted in the plot area affected by the proposed tentative regular line of 42.70 m. **Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.**

(140'0") wide Sane Guruji Marg and by 100'0" wide N. M. Joshi Marg as indicated by polygon NOBDLFGHMIN (which includes the alignment influence zone indicated by polygon LFGHML) total admeasuring about 1407.00 sq. m. approximately.

However, development may be permitted in the plot area indicated in hatched purple color polygon XBONZYX, which is affected by the Influence Zone of Monorail (i.e. 50 m. from center line of Monorail) and in the plot area indicated in hatched yellow color polygon AXYZJKA, which is outside the 50 m. influence zone of monorail.

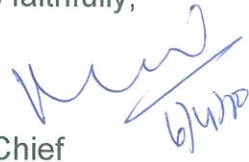
5. It is suggested to develop and make provision for public parking lot in accordance with DCR 33(24) for Mumbai, if feasible.

6. All set back open spaces shall be free of projections like balcony, podium etc.

7. These remarks are given from Monorail influence zone point of view only and based on the documents submitted by you. You shall also obtain all necessary permissions from other statutory institutions as required before commencing the work. These remarks are based on location plan submitted by you with D. P. remarks referred at 4(i) and 4(ii) above.

8. These remarks shall be deemed as cancelled immediately once the documents submitted by you are found to be false.

Yours faithfully,

  
Chief

Transport and Communications Division

Enc: Drawing.

C.C.:-

Chief Engineer,

Development Plan, MCGM,

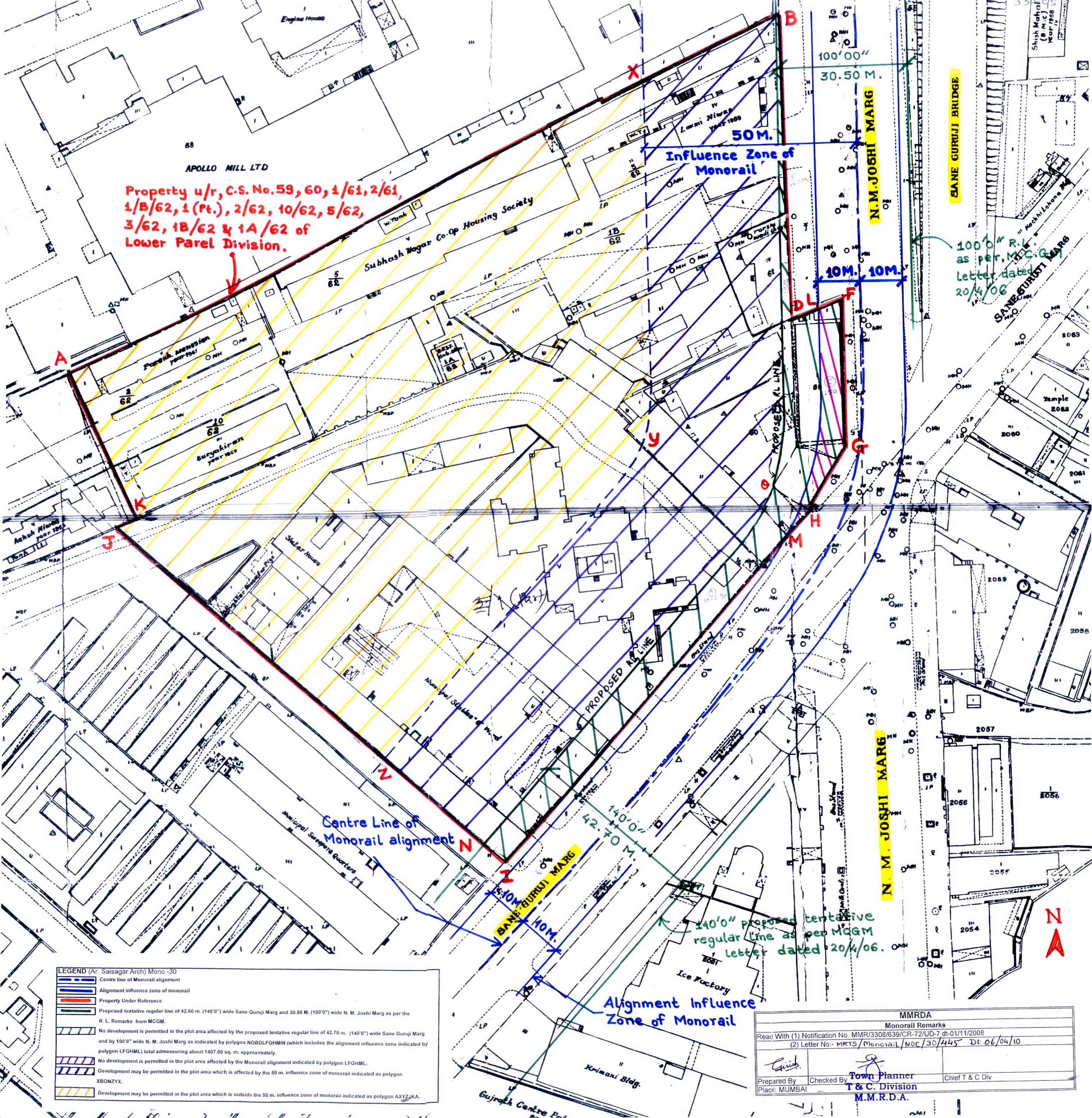
4<sup>th</sup> Floor, Annexe building,

Municipal Head Office, Mahapalika Marg,

Fort, Mumbai - 400 001





Property u/r, C.S. No.59, 60, 1/61, 2/61, 1/B/62, 1 (Pt.), 2/62, 10/62, 5/62, 3/62, 1B/62 & 1A/62 of Lower Parel Division.



**LEGEND (Ar. Saisagar Arch) Mono -30**

- Centre line of Monorail alignment
- Alignment influence zone of monorail
- Property Under Reference
- Proposed tentative regular line of 42.60 m. (140'0") wide Sane Guruji Marg and 30.50 M. (100'0") wide N. M. Joshi Marg as per the R. L. Remarks from MCGM.
- No development is permitted in the plot area affected by the proposed tentative regular line of 42.70 m. (140'0") wide Sane Guruji Marg and by 100'0" wide N. M. Joshi Marg as indicated by polygon NOBDLFGHMIN (which includes the alignment influence zone indicated by polygon LFGHML) total admeasuring about 1407.00 sq. m. approximately.
- No development is permitted in the plot area affected by the Monorail alignment indicated by polygon LFGHML.
- Development may be permitted in the plot area which is affected by the 50 m. influence zone of monorail indicated as polygon XBONZYX.
- Development may be permitted in the plot area which is outside the 50 m. influence zone of monorail indicated as polygon XYZJKA.

MMRDA		
Monorail Remarks		
Read With (1) Notification No. MMR/3308/639/CR-72/UD-7 dt-01/11/2008		
(2) Letter No.- MRTS/Monorail/NOC/30/445 Dt. 06/04/10		
 Prepared By	 Checked By	Chief T & C Div
T & C. Division M.M.R.D.A.		

100'0" R.L. as per M.C.G.M. Letter dated 20/4/06

140'0" proposed tentative regular line as per MCGM Letter dated 20/4/06.