

No. Metro - PIU / T. P. Unit / ML - 5 / NOC / 74 / 1387

10 /11/2023

To

✓ **M/s. Navrachna - Architect & Interior Designer**

Office no. 311, 3rd floor,
Chirag Infotech, Road No. 16,
Ambika Nagar, Wagle Industrial Estate
Thane (West).

Kind attn. – **Mrs. Shraddha Paranjpe** (Architect)

Sub: Regulation of development activities along MRTS Line - 5 Alignment (i.e. Thane – Bhiwandi - Kalyan Metro Corridor): MRTS NOC for proposed development on plot bearing S. No. 164, H. No. 11 at vill – Kamatghar, tal – Bhiwandi, Dist –Thane.

Ref: 1. The architect's (Mrs. Shraddha Paranjpe of M/s. Navrachana) letter dated 30/08/2023 and dwg submitted on 25/09/2023.
2. Letter issued by BNCMC on 28/08/2023.
3. Government Resolution no. MRD-3316/CR-139/UD-7 dated 21/12/2017.

Sir,

1. The Government of Maharashtra (GoM) vide its Resolution referred at (2) above has accorded approval for the implementation of Metro Line – 5 Alignment (i.e. Thane – Bhiwandi – Kalyan Corridor) through MMRDA and declared it as 'Public Project of Urgency' and 'Vital Urban Transportation Project'. The Project is being implemented under the Metro Railways (Amendment) Act, 2009.
2. The architect vide letter dated 30/08/2023 referred at (1) above has requested MMRDA towards issuance of remarks from Metro Rail Line - 5 point of view, as per MRTS NOC condition mentioned in the BNCMC's letter dated 28/08/2023 referred at (2) above. After scrutinizing the documents / dwgs submitted by the architect from MRTS Line - 5 point of view, it is seen that the plot is located on west side abutting the 24 m wide D. P. Road between the proposed **Anjurphata** and **Dhamankar Naka** Metro Stations. The plot is at a distance of **12.00** m from the center of the road and falls partly within the Metro Influence Zone (i.e. 20 m from the edge of MRTS viaduct). The plot is also affected by the widening of 24 m wide D. P. Road.
3. As per the layout plan, the plot is located on west side abutting the 24 m wide DP road (i.e. Bhiwandi - Anjurphata road). The layout comprises of an existing Jain Mandir and 2 proposed buildings (i.e. Bldg. Nos. 1 and 2) and 2 proposed RGs. The Building No. 1 and

मुंबई महानगर प्रदेश विकास प्राधिकरण

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५९.

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<https://mmrda.maharashtra.gov.in>

the RG No. 2 are proposed near 24 m wide road while Building No. 2 is proposed in the interior of the plot from the 24 m wide road.

i. The Building No. 1 comprises of **Stilt + 22 floors** with height of **69.80 m** at distance minimum distance of **13.70 m** from the edge of 24 m wide road and **25.70 m** from the center of the road and

ii. The Building No. 2 comprises of **Stilt + 7 floors** with height of **23.95 m** proposed in the interior the plot behind the existing Jain temple.

4. On detailed scrutiny of MRTS Project from safety and security point of view, it is observed that the proposed **Building No. 1** is the nearest building to the MRTS Alignment at a minimum distance of approx. **25.70 m** from the center of 24 m wide D. P. Road. Therefore, the proposed building will be at a distance of approx. **20.425 m** ($25.70 - 5.275$) from the edge of MRTS viaduct which slightly falls outside the 20 m Metro Influence Zone by **0.425 m** ($20.425 - 20$) and the safety distance of MRTS Alignment (i.e. 6.00 m from the edge of MRTS Alignment).

5. Also, as per the site visit conducted by MMRDA Officials, it is seen that the existing plot boundary is at approx. **14.07 m** and proposed building at a distance of approx. **25.70 m** from center line of MRTS Alignment (as shown on the plan at 5/5). As the proposed development falls outside the safety distance of MRTS Alignment (i.e. **6.00 m** from the edge of MRTS viaduct), the MRTS Project will not be affected by the proposed development on the plot. Hence, MMRDA has **no objection** to the said development on the plot falling slightly outside the Metro Influence Zone indicated as hatched purple colour on the enclosed drawing from MRTS point of view, subject to the following conditions:-

- i. **BNMC being the Planning Authority shall examine the ownership documents, FSI calculations, floor plans, marginal open spaces, R. G., height of the structure / building etc. before granting the development permission.**
- ii. **The applicant shall comply the conditions (if any) towards road widening of 24.00 m wide D. P. Road.**
- iii. **The architect shall also obtain all necessary permissions / NOCs / clearances etc. as required from other statutory institutions (if any) before commencing the development work on the plot.**
- iv. **If any development other than the proposed submitted by the architect vide his letters dated 30/08/2023 and 25/09/2023 falling within the Metro Influence Zone (i.e. 20 m from the edge of MRTS viaduct) indicated in hatched purple colour on**

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the enclosed dwg. then for that proposed development revised NOC shall be obtained from MMRDA.

- v. If the applicant wants to use tower crane for the proposed development on the plot than the working arm of the tower crane should not come within the 6.00 m safety line of MRTS Alignment indicated as dash pink colour line on the enclosed plan.
- vi. This NOC is valid for a period of one year from the date of issue of this letter and will be renewed till the completion of construction of MRTS Project or on the request of Planning / Approving Authority.
- vii. This NOC shall be deemed as cancelled immediately if the documents submitted by the architect are found to be false or it is found that the architect has resorted to non – disclosure of facts.

Yours faithfully,


10/Nov/2023
(Uttama Fulzele)

Senior Planner

Metro Project Implementation Unit

Enclosed drawings to be read with letter no. Metro - PIU / T. P. Unit / ML - 5 / NOC / 74/1387 dated 10/11/2023.

1. Drawing showing the plot and MRTS Alignment / viaduct (1/5).
2. Section of the proposed building thru MRTS viaduct (2/5).
3. Proposed building plan and section submitted by license engineer (3/5 to 4/5) and
4. Proposed building shown on MRTS Alignment plan (5/5).

Copy to:

The Assistant Director, Town Planning

Bhiwandi Nizampur City Municipal Corporation,

Bhiwandi (District Thane), Maharashtra.

Old S. T. Stand, Kap - Ali,

Bhiwandi – 421 302, District – Thane.

Tel – 02522 – 55314 / 553 15.