

Project Report

Preparation of Model for the structures in funnel of vision in
Eastern & Southern view of Backbay area, Marine Drive area from
Kamala Nehru Park on Malbar Hill



For

Municipal Corporation of Greater Mumbai

By



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DISCLAIMER

This report presents a technical study and the aim of it is to examine maximum height of construction that can be permitted in various properties (listed in the report) falling under the Malbar Hill and Girgaum Division with respect to the funnel of vision from view galleries of Kamala Nehru Park according to DCPR 45 (A)(B). It is not within the scope of this study to consider or comment on any changes in the landscape of the area due to the constructions.



1. Introduction

The Centre of Studies in Resources Engineering (CSRE), Indian Institute of Technology (IIT) Bombay was requested to undertake a consultancy task by Municipal Corporation of Greater Mumbai to prepare the model and assess the properties falling in current funnel of vision of the Malbar Hill area with respect to Development Control Regulation Development Control Regulation 45 (A) (b) (Annexure –A). The project is “**Preparation of Model for the structures in funnel of vision in Eastern & Southern view of Backbay area, Marine Drive area from Kamala Nehru Park on Malbar Hill.**” The main task here is to verify whether the properties falling in the funnel of vision will violate DCPR 45 (A) (b) after increasing the height more the 21.35 meters.

As a part of this project, using elevation data surveyed, a Digital elevation model (DEM) was generated for this area. The satellite image seen in Google earth was superimposed over DEM to give a realistic view of the area. Further as a part of the project, the Line of sight analysis in south and east directions was performed for selected target locations from different viewing gallery spots in Kamala Nehru Park at Malbar Hill. Each plot was checked whether it was falling within the view lines from the view galleries. In case of those plots falling within the view lines from the galleries, the height of any construction will be governed by the present DCPR 45 (A) (b).

2. Methodology

2.1 Field data collection

In this step, spot heights using DGPS and Total Station were collected within the area of Funnel of vision from Malbar Hill up to Girgaum Chowpaty and surrounding area at Kamala Nehru Park, Malbar Hill using high precision dual frequency GPS (Annexure – C). The area in South and East direction in the funnel of vision along with each plot falling in that was considered during the DGPS and Total Station data collection where the visibility of the Backbay and the Marine Drive area (Queen’s Necklace) was to be assessed. The surveyed spot heights were in EGM96 datum, which were converted to Town Hall Datum (THD).

2.2 Generation of Digital Elevation Model

From the spot heights, a digital elevation model was generated using spatial interpolation for the entire area comprising Kamala Nehru Park and extending up to Girgaum Chowpaty.

2.3 Visualizing the DEM with building height on each C.S. No. of Funnel of Vision

Each plot falling in the Funnel of vision has been analyzed taking into account its position with respect to locations of the viewing galleries. Each plot is assessed to fall under one of three possible categories based on this analysis:

- 1) Plots on the western side of the Kamala Nehru Park and within the funnel of vision but NOT obstructing the view of Backbay area and Marine Drive area (including Chowpatty) from any of the viewing galleries.
- 2) Plots within the funnel of vision and obstructing the view of Backbay area and Marine Drive area (including Chowpatty) from any one of the four viewing galleries
- 3) Plots within the funnel of vision and on the eastern side of the Kamala Nehru Park but NOT obstructing the view of Backbay area and Marine Drive area (including Chowpatty) from any of the viewing galleries

3-D Spatial Analysis

1. Each plot in category 1 was visualized with the height of 80 meters (the maximum height of Kamala Nehru park was found to be 79 meters including bench however the road level of Bal Gangadhar Kher Marg is 78 meters and height more than that will help in checking for the obstruction). The height of 80 meters from the base road level was added into the generated DEM to get the elevation model for the purpose of visualization of the impact of building height seen from the viewing galleries.
2. Plots falling in category 2 are bound by the guidelines of DCPR 45 (A) (b). These are visualized with the maximum permissible height of 21.35 meters from the road level.
3. Each plot in category 3 was considered and the proposed height of the building was calculated considering the difference between the road level adjacent to the plot and 79m height of Kamala Nehru Park including the bench (viewing gallery 3).

2.4 Extraction of Google Earth data

In order to give a realistic view of the area under consideration, satellite based image of “Google Earth” was captured and geo-registered using precise control points.

2.5 Geo-Registration of DP Sheet and Extraction of Plot Boundary Layer

The plot boundaries within the area up to Girgaum Chowpaty and surrounding area at Kamala Nehru Park, Malbar Hill were provided by Municipal Corporation of Greater Mumbai. The details of each plot boundary and locations of viewing galleries at Kamala Nehru Park were extracted from the given information and geo-registered using precise co-ordinates.

The DP sheet Part-II and DP sheet Part-III of D-ward (Annexure – B) as provided by Municipal Corporation of Greater Mumbai was also geo-registered using precise co-ordinates to bring all of them to a common co-ordinate system

2.6 Selecting the observer and target locations

From the different viewing gallery spots available at Kamala Nehru Park, four observer locations were selected as “Viewing Gallery 1” (at the beginning of the park), “Viewing Gallery 2” (Main Viewing Gallery, “Viewing Gallery 3” (Bench- Last View Gallery) and “Viewing Gallery 4” (near to Gate no 1 of the park).

Similarly considering DCPR 45 (A) (b) to view from the observer locations, three target locations were selected such that the view of Marine Drive area (Queen’s Necklace), Backbay Area and Girgaum Chowpaty beach can be viewed (Annexure – D). The target locations are “Target location1”, “Target Location 2” and “Target Location 3”.

The selected Observer and Target locations are marked on the map.

2.7 Construction of Line of Sight

The line of sight analysis was performed at observer point for all target locations and line of sight was generated keeping DEM as the source. Considering the location of each plot according to the three categories described above in section 2.3, the outputs are shown along the line from observer to target, the area that is visible, the area that is not visible and also whether the building would obstruct the observer to target location or not. It is to be noted that the analysis carried out by us is without taking into consideration the tree canopy of the Kamala Nehru Park and purely on the basis of actual ground elevations.

2.8 Maps of Study Area

Maps 2.1 to 2.9 below are showing views of field survey locations, digital elevation model generated from surveyed data, view lines generated in 2D and 3D from three viewing galleries to the target locations, viewing gallery and target locations on DP sheet and Google based satellite data.

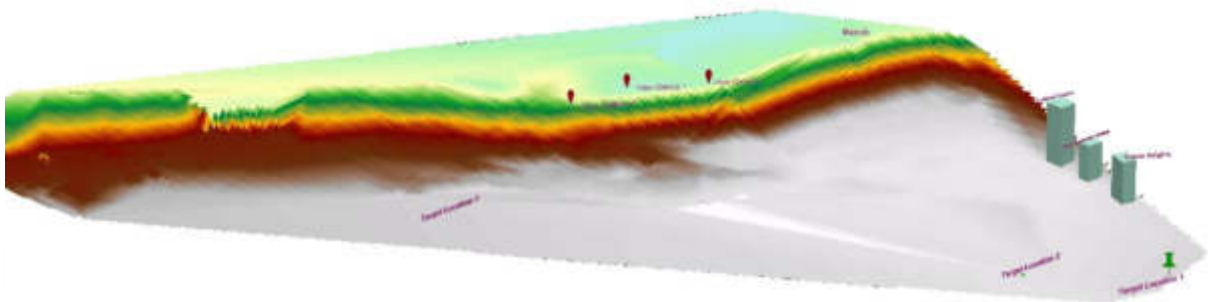


2.1 Observer and Target Location on DP Sheet D-Ward Part II & III





2.2 Observer and Target Location on Google Map



2.3 Digital Elevation Model with Features



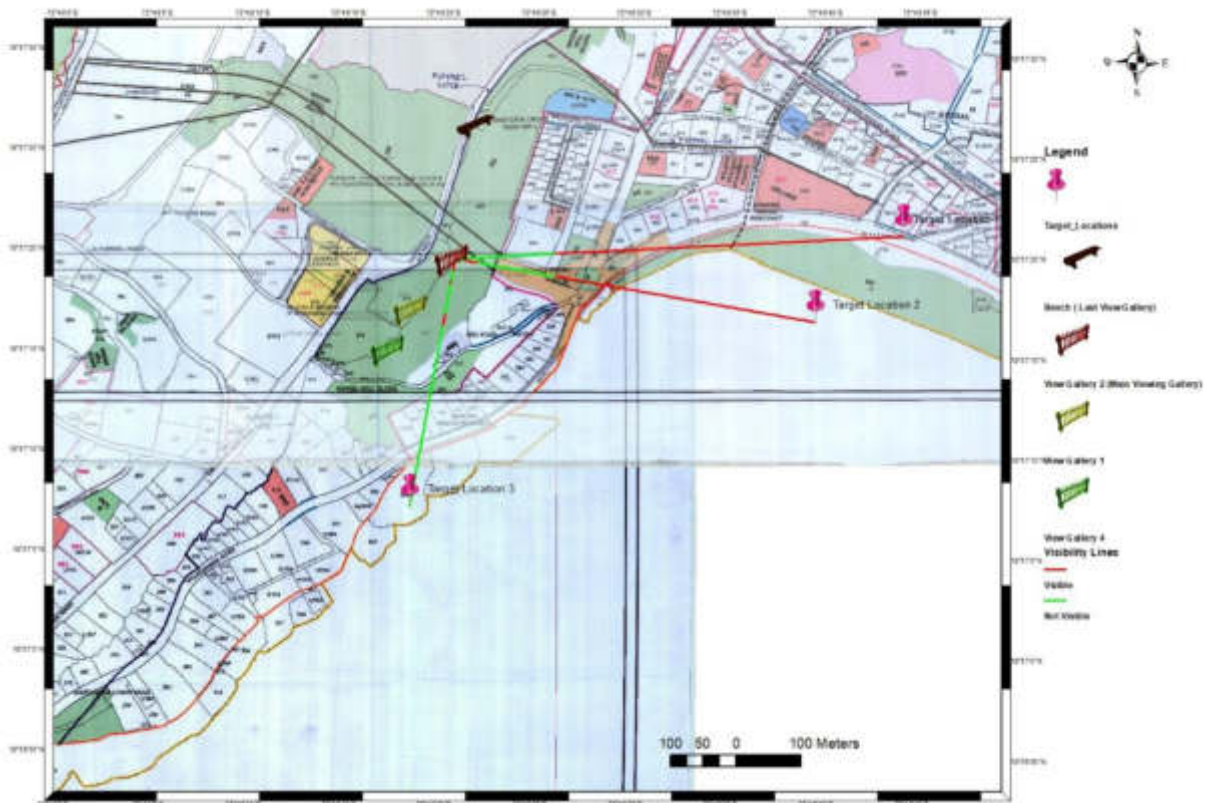
2.4 Field survey elevation points on Google Earth



2.5 Field Survey Elevation Points on DP Sheet



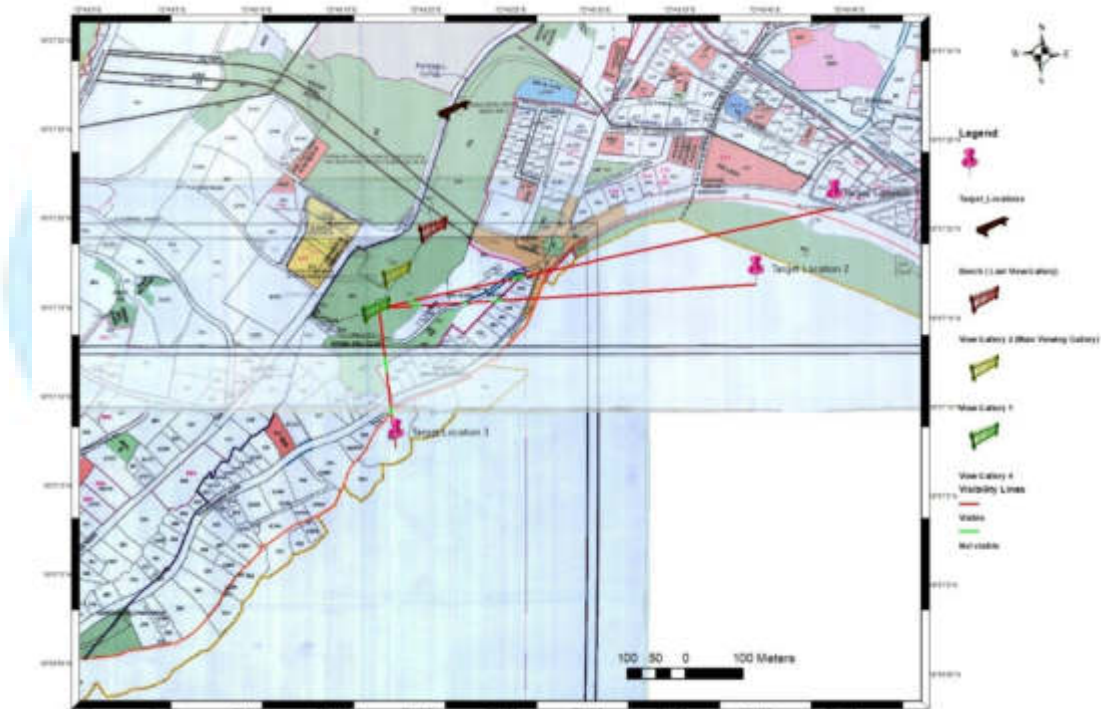
2.6 View lines from “View Gallery 1” to Target Locations on DP Sheet



2.7 View lines from “View Gallery 2” to Target Locations on DP Sheet



2.8 View lines from “View Gallery 3” to Target Locations on DP Sheet



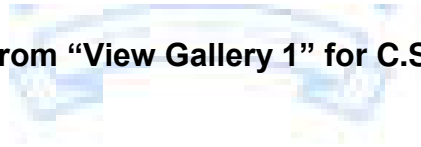
2.9 View lines from “View Gallery 4” to Target Locations on DP Sheet

3. Results of Analysis

3.1 Viewline Results for C.S. No. 1/293



3.1.1 View 1 from "View Gallery 1" for C.S. No. 1/293



3.1.2 View 2 from "View Gallery 1" for C.S. No. 1/293



3.1.3 View 1 from “View Gallery 2” for C.S. No. 1/293



3.1.4 View 2 from “View Gallery 2” for C.S. No. 1/293



3.1.5 View 1 from "View Gallery 3" for C.S. No. 1/293



3.1.6 View 2 from "View Gallery 3" for C.S. No. 1/293



3.1.7 View1 from “View Gallery 4” for C.S. No. 1/293



3.1.8 View2 from “View Gallery 4” for C.S. No. 1/293

Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/293 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.2 Viewline Results for C.S. No. 1/394



3.2.1 View 1 from “View Gallery 1” for C.S. No. 1/394



3.2.2 View 1 from “View Gallery 2” for C.S. No. 1/394



3.2.3 View 2 from “View Gallery 2” for C.S. No. 1/394



3.2.4 View 1 from “View Gallery 3” for C.S. No. 1/394



3.2.7 View1 from “View Gallery 4” for C.S. No. 1/394



3.2.8 View2 from “View Gallery 4” for C.S. No. 1/394

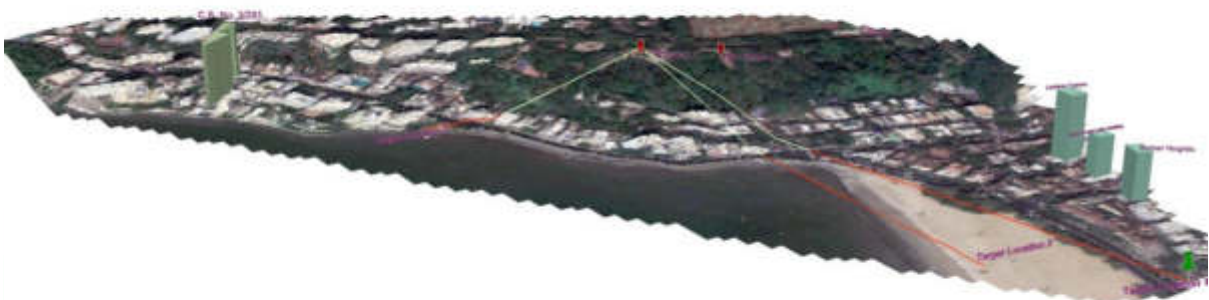
Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/394 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth First Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.3 Viewline Results for C.S. No. 3/293



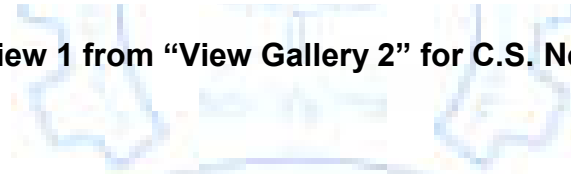
3.3.1 View 1 from "View Gallery 1" for C.S. No. 3/293



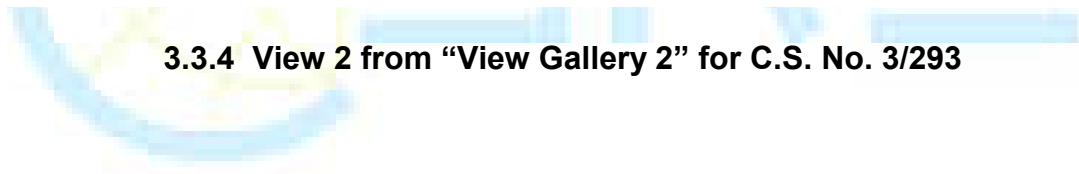
3.3.2 View 2 from "View Gallery 1" for C.S. No. 3/293



3.3.3 View 1 from "View Gallery 2" for C.S. No. 3/293



3.3.4 View 2 from "View Gallery 2" for C.S. No. 3/293





3.3.5 View 1 from “View Gallery 3” for C.S. No. 3/293



3.3.6 View 1 from “View Gallery 4” for C.S. No. 3/293



3.3.7 View2 from “View Gallery 4” for C.S. No. 3/293

Conclusion

From our analysis and observation, the property bearing C.S. No. 3/293 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).



3.4 Viewline Results for C.S. No. 5/380



3.4.1 View 1 from “View Gallery 2” for C.S. No. 5/380



3.4.2 View 2 from “View Gallery 2” for C.S. No. 5/380



3.4.3 View 1 from “View Gallery 3” for C.S. No. 5/380



3.4.5 View 2 from “View Gallery 3” for C.S. No. 5/380



3.4.6 View 3 from “View Gallery 3” for C.S. No. 5/380



3.4.7 View1 from “View Gallery 4” for C.S. No. 5/380



3.4.7 View2 from “View Gallery 4” for C.S. No. 5/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 5/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth First Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.5 Viewline Results for C.S. No. 5A/380



3.5.1 View 1 from “View Gallery 2” for C.S. No. 5A/380



3.5.2 View 2 from “View Gallery 2” for C.S. No. 5A/380



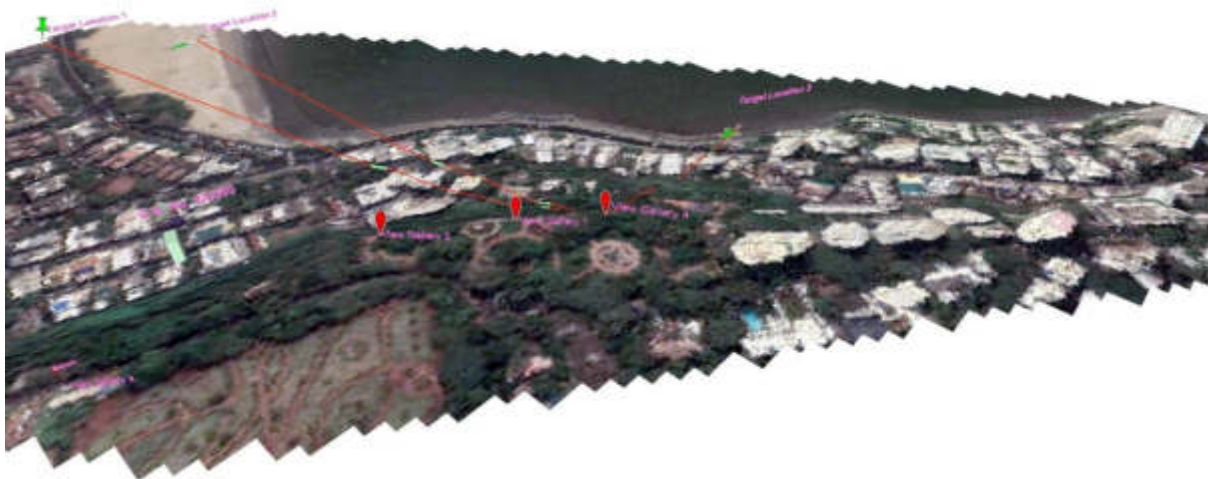
3.5.3 View 1 from “View Gallery 3” for C.S. No. 5A/380



3.5.4 View 2 from “View Gallery 3” for C.S. No. 5A/380



3.5.5 View 3 from “View Gallery 3” for C.S. No. 5A/380



3.5.6 View 1 from “View Gallery 4” for C.S. No. 5A/380



3.5.7 View 2 from “View Gallery 4” for C.S. No. 5A/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 5A/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WILL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.6 Viewline Results for C.S. No. 6/380



3.6.1 View 1 from "View Gallery 1" for C.S. No. 6/380



3.6.2 View 1 from "View Gallery 2" for C.S. No. 6/380



3.6.3 View 2 from “View Gallery 2” for C.S. No. 6/380



3.6.4 View 1 from “View Gallery 3” for C.S. No. 6/380



3.6.5 View 2 from “View Gallery 3” for C.S. No. 6/380



3.6.6 View 3 from “View Gallery 3” for C.S. No. 6/380



3.6.7 View 1 from “View Gallery 4” for C.S. No. 6/380



3.6.9 View 2 from “View Gallery 4” for C.S. No. 6/380



3.6.10 View 3 from “View Gallery 4” for C.S. No. 6/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 6/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.7 Viewline Results for C.S. No. 6A/380



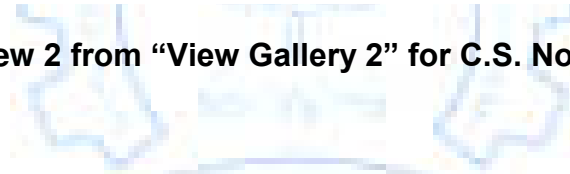
3.7.1 View 1 from “View Gallery 1” for C.S. No. 6A/380



3.7.2 View 1 from “View Gallery 2” for C.S. No. 6A/380



3.7.3 View 2 from “View Gallery 2” for C.S. No. 6A/380



3.7.4 View 1 from “View Gallery 3” for C.S. No. 6A/380



3.7.5 View 2 from “View Gallery 3” for C.S. No. 6A/380



3.7.6 View 3 from “View Gallery 3” for C.S. No. 6A/380



3.7.7 View1 from “View Gallery 4” for C.S. No. 6A/380



3.7.8 View2 from “View Gallery 4” for C.S. No. 6A/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 6A/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.8 Viewline Results for C.S. No. 7/380



3.8.1 View 1 from “View Gallery 1” for C.S. No. 7/380



3.8.2 View 1 from “View Gallery 2” for C.S. No. 7/380



3.8.3 View 2 from “View Gallery 2” for C.S. No. 7/380



3.8.4 View 1 from “View Gallery 3” for C.S. No. 7/380



3.8.5 View 2 from “View Gallery 3” for C.S. No. 7/380



3.8.6 View 3 from “View Gallery 3” for C.S. No. 7/380



3.8.7 View1 from “View Gallery 4” for C.S. No. 7/380



3.8.8 View 2 from “View Gallery 4” for C.S. No. 7/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 7/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.9 Viewline Results for C.S. No. 7A/380



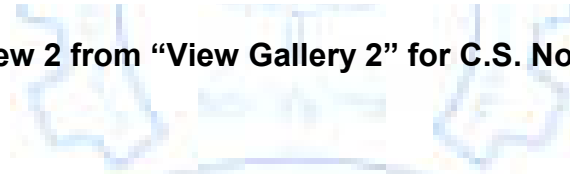
3.9.1 View 1 from “View Gallery 1” for C.S. No. 7A/380



3.9.2 View 1 from “View Gallery 2” for C.S. No. 7A/380



3.9.3 View 2 from “View Gallery 2” for C.S. No. 7A/380



3.9.4 View 1 from “View Gallery 3” for C.S. No. 7A/380



3.9.5 View 2 from “View Gallery 3” for C.S. No. 7A/380



3.9.6 View 3 from “View Gallery 3” for C.S. No. 7A/380



3.9.7 View1 from “View Gallery 4” for C.S. No. 7A/380



3.9.8 View2 from “View Gallery 4” for C.S. No. 7A/380

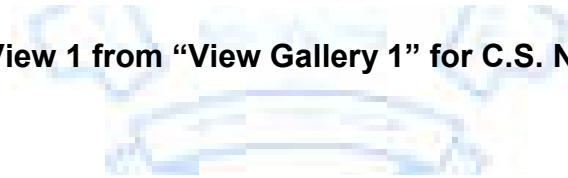
Conclusion:

From our analysis and observation, the property bearing C.S. No. 7A/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.10 Viewline Results for C.S. No. 8/380



3.10.1 View 1 from “View Gallery 1” for C.S. No. 8/380



3.10.2 View 1 from “View Gallery 2” for C.S. No. 8/380



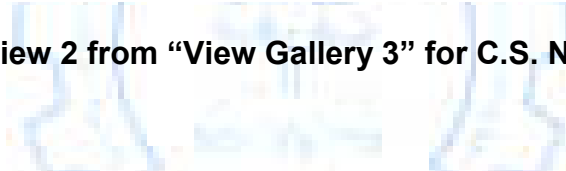
3.10.3 View 2 from “View Gallery 2” for C.S. No. 8/380



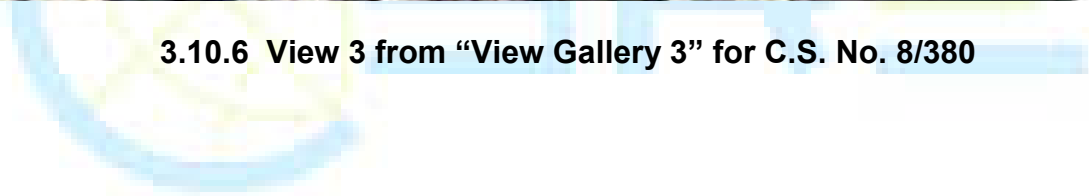
3.10.4 View 1 from “View Gallery 3” for C.S. No. 8/380



3.10.5 View 2 from “View Gallery 3” for C.S. No. 8/380



3.10.6 View 3 from “View Gallery 3” for C.S. No. 8/380





3.10.7 View1 from “View Gallery 4” for C.S. No. 8/380



3.10.8 View 2 from “View Gallery 4” for C.S. No. 8/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 8/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.11 Viewline Results for C.S. No. 8A/380



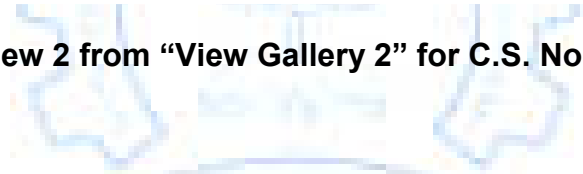
3.11.1 View 1 from “View Gallery 1” for C.S. No. 8A/380



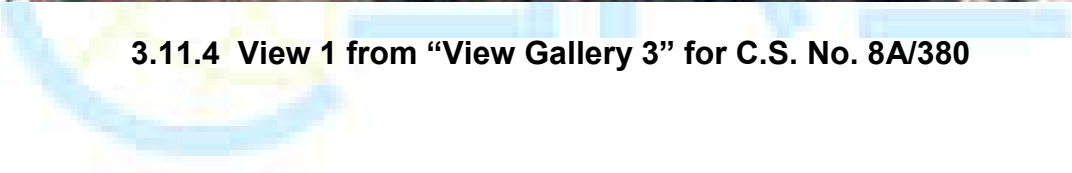
3.11.2 View 1 from “View Gallery 2” for C.S. No. 8A/380



3.11.3 View 2 from “View Gallery 2” for C.S. No. 8A/380



3.11.4 View 1 from “View Gallery 3” for C.S. No. 8A/380

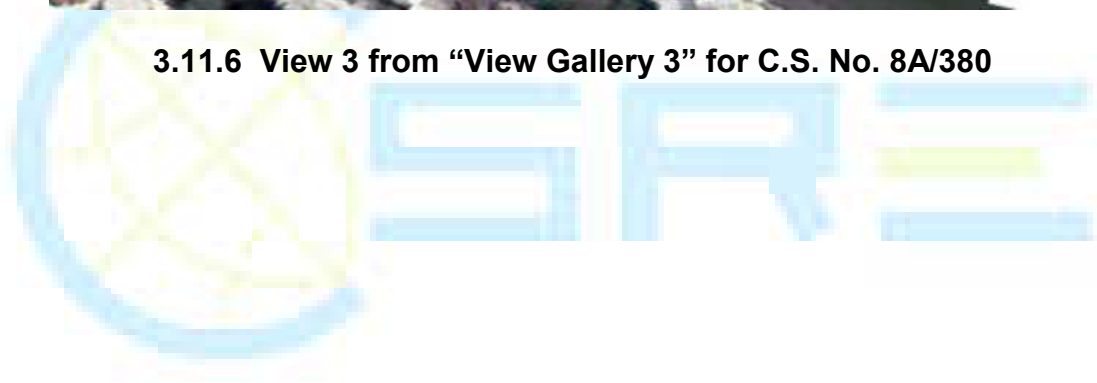




3.11.5 View 2 from “View Gallery 3” for C.S. No. 8A/380



3.11.6 View 3 from “View Gallery 3” for C.S. No. 8A/380





3.11.7 View 1 from “View Gallery 4” for C.S. No. 8A/380



3.11.8 View 2 from “View Gallery 4” for C.S. No. 8A/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 8A/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.12 Viewline Results for C.S. No. 9A/380



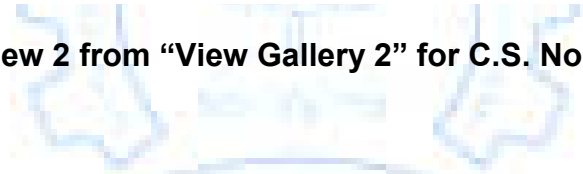
3.12.1 View 1 from “View Gallery 1” for C.S. No. 9A/380



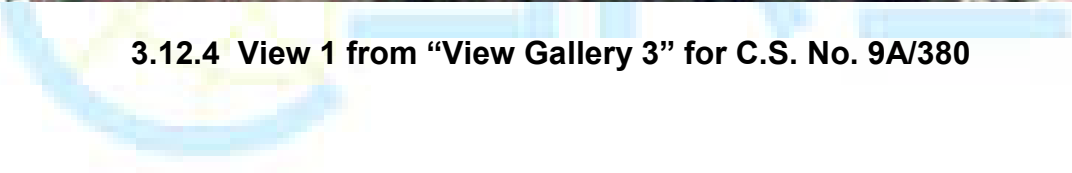
3.12.2 View 1 from “View Gallery 2” for C.S. No. 9A/380



3.12.3 View 2 from “View Gallery 2” for C.S. No. 9A/380



3.12.4 View 1 from “View Gallery 3” for C.S. No. 9A/380





3.12.5 View 2 from “View Gallery 3” for C.S. No. 9A/380



3.12.6 View 3 from “View Gallery 3” for C.S. No. 9A/380



3.12.7 View 1 from “View Gallery 4” for C.S. No. 9A/380



3.12.8 View 2 from “View Gallery 4” for C.S. No. 9A/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 9A/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.13 Viewline Results for C.S. No. 9B/380



3.13.1 View 1 from “View Gallery 1” for C.S. No. 9B/380



3.13.2 View 1 from “View Gallery 2” for C.S. No. 9B/380



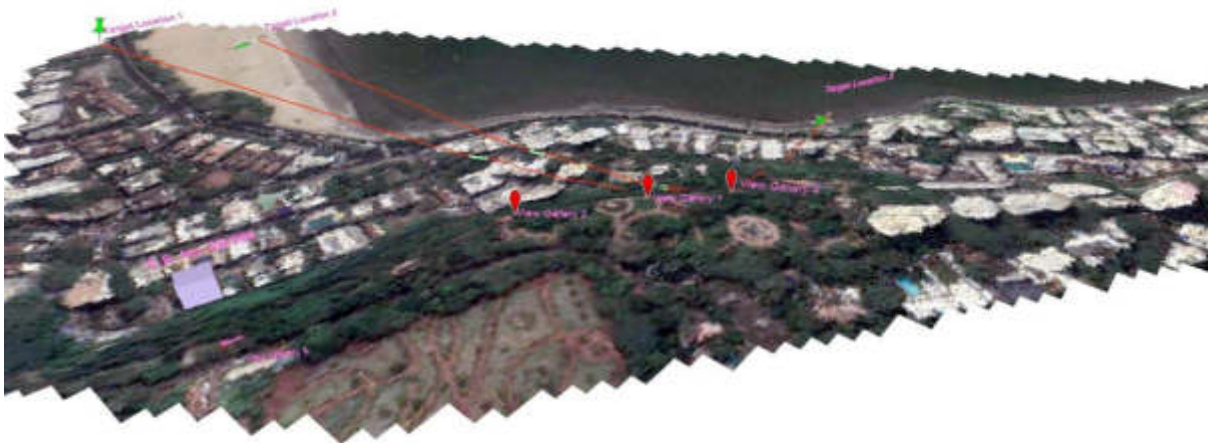
3.13.3 View 1 from “View Gallery 3” for C.S. No. 9B/380



3.13.4 View 2 from “View Gallery 3” for C.S. No. 9B/380



3.13.5 View 3 from “View Gallery 3” for C.S. No. 9B/380



3.13.6 View 1 from “View Gallery 4” for C.S. No. 9B/380



3.13.7 View 2 from “View Gallery 4” for C.S. No. 9B/380

Conclusion:

From our analysis and observation, the property bearing C.S. No. 9B/380 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.14 Viewline Results for C.S. No. 280



3.14.1 View 1 from "View Gallery 1" for C.S. No. 280



3.14.2 View 2 from "View Gallery 1" for C.S. No. 280



3.14.3 View 1 from “View Gallery 2” for C.S. No. 280



3.14.4 View 2 from “View Gallery 2” for C.S. No. 280



3.14.5 View 1 from "View Gallery 3" for C.S. No. 280



3.14.6 View 2 from "View Gallery 3" for C.S. No. 280



3.14.7 View1 from “View Gallery 4” for C.S. No. 280



3.14.8 View 2 from “View Gallery 4” for C.S. No. 280

Conclusion:

From our analysis and observation, the property bearing C.S. No. 280 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.15 Viewline Results for C.S. No. 281



3.15.1 View 1 from "View Gallery 1" for C.S. No. 281



3.15.2 View 2 from "View Gallery 1" for C.S. No. 281



3.15.3 View 1 from “View Gallery 2” for C.S. No. 281



3.15.4 View 2 from “View Gallery 2” for C.S. No. 281



3.15.5 View 1 from “View Gallery 3” for C.S. No. 281



3.15.6 View 2 from “View Gallery 3” for C.S. No. 281





3.15.7 View 3 from “View Gallery 3” for C.S. No. 281



3.15.8 View1 from “View Gallery 4” for C.S. No. 281



3.15.9 View2 from “View Gallery 4” for C.S. No. 281

Conclusion:

From our analysis and observation, the property bearing C.S. No. 281 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).



3.16 Viewline Results for C.S. No. 394



3.16.1 View 1 from “View Gallery 1” for C.S. No. 394



3.16.2 View 1 from “View Gallery 2” for C.S. No. 394



3.16.3 View 2 from “View Gallery 2” for C.S. No. 394



3.16.4 View 1 from “View Gallery 3” for C.S. No. 394



3.16.5 View 2 from “View Gallery 3” for C.S. No. 394

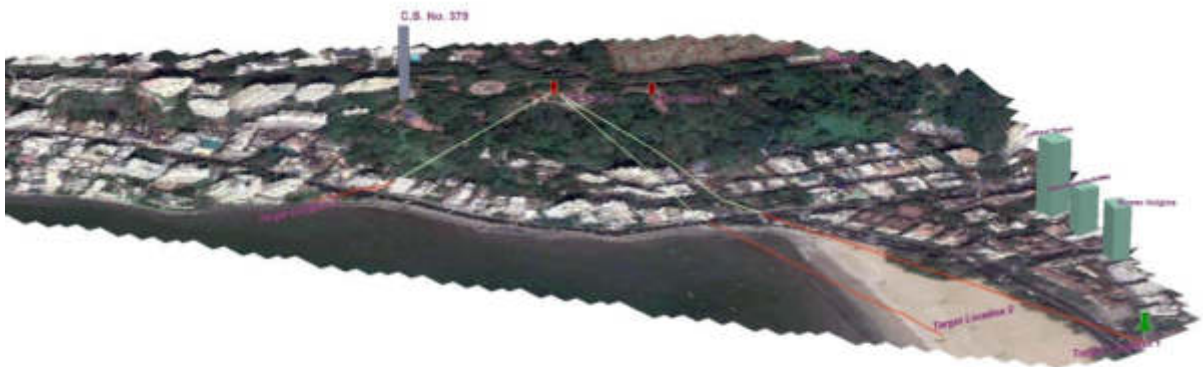


3.16.6 View 3 from “View Gallery 3” for C.S. No. 394

Conclusion:

From our analysis and observation, the property bearing C.S. No. 394 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WILL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.17 Viewline Results for C.S. No. 379



3.17.1 View 1 from "View Gallery 1" for C.S. No. 379



3.17.2 View 1 from "View Gallery 2" for C.S. No. 379



3.17.3 View 1 from “View Gallery 3” for C.S. No. 379

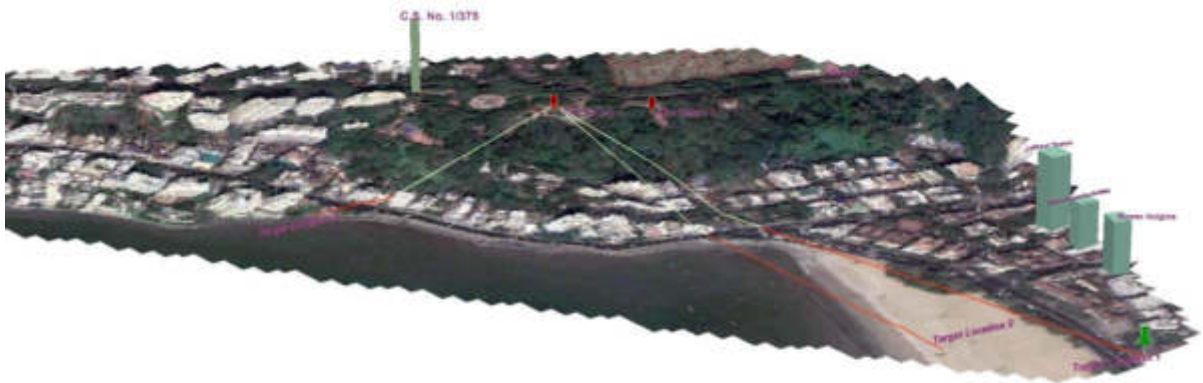


3.17.4 View 1 from “View Gallery 4” for C.S. No. 379

Conclusion:

From our analysis and observation, the property bearing C.S. No. 379 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Bal Gangadhar Kher Marg, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.18 Viewline Results for C.S. No. 1/375



3.18.1 View 1 from "View Gallery 1" for C.S. No. 1/375



3.18.2 View 1 from "View Gallery 2" for C.S. No. 1/375



3.18.3 View 1 from “View Gallery 3” for C.S. No. 1/375

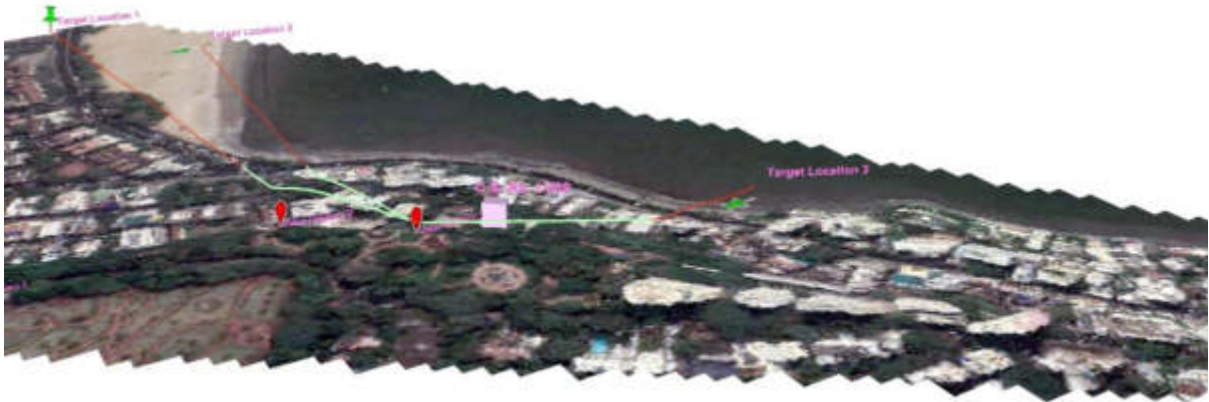


3.18.4 View 1 from “View Gallery 4” for C.S. No. 1/375

Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/375 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Bal Gangadhar Kher Marg, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.19 Viewline Results for C.S. No. 1/382



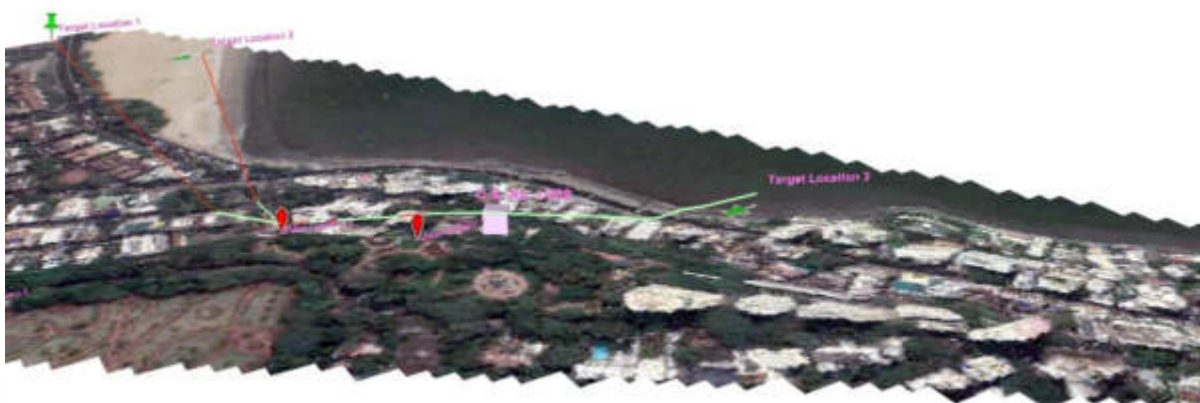
3.19.1 View 1 from “View Gallery 1” for C.S. No. 1/382



3.19.2 View 2 from “View Gallery 1” for C.S. No. 1/382



3.19.3 View 3 from “View Gallery 1” for C.S. No. 1/382



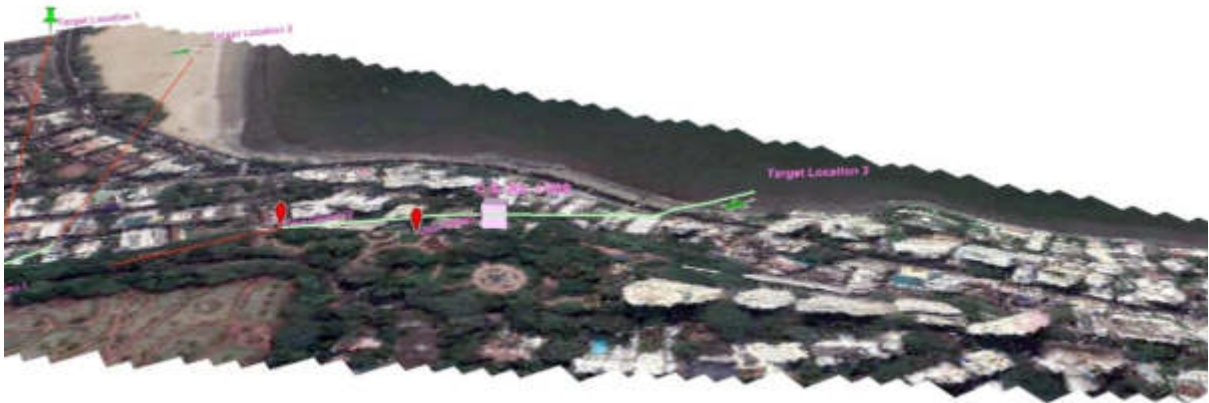
3.19.4 View 1 from “View Gallery 2” for C.S. No. 1/382



3.19.5 View 2 from “View Gallery 2” for C.S. No. 1/382



3.19.6 View 3 from “View Gallery 2” for C.S. No. 1/382



3.19.7 View 1 from “View Gallery 3” for C.S. No. 1/382



3.19.8 View 2 from “View Gallery 3” for C.S. No. 1/382



3.19.9 View1 from “View Gallery 4” for C.S. No. 1/382



3.19.10 View2 from “View Gallery 4” for C.S. No. 1/382

Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/382 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Siri Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area.Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.20 Viewline Results for C.S. No. 2/377



3.20.1 View 1 from “View Gallery 1” for C.S. No. 2/377



3.20.2 View 1 from “View Gallery 2” for C.S. No. 2/377



3.20.3 View 1 from “View Gallery 3” for C.S. No. 2/377



3.20.4 View 1 from “View Gallery 4” for C.S. No. 2/377

Conclusion:

From our analysis and observation, the property bearing C.S. No. 2/377 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Bal Gangadhar Kher Marg, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.21 Viewline Results for C.S. No. 376



3.21.1 View 1 from "View Gallery 1" for C.S. No. 376



3.21.2 View 1 from "View Gallery 2" for C.S. No. 376



3.21.3 View 1 from “View Gallery 3” for C.S. No. 376



3.21.4 View 1 from “View Gallery 4” for C.S. No. 376

Conclusion:

From our analysis and observation, the property bearing C.S. No. 376 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Bal Gangadhar Kher Marg, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.22 Viewline Results for C.S. No. 305



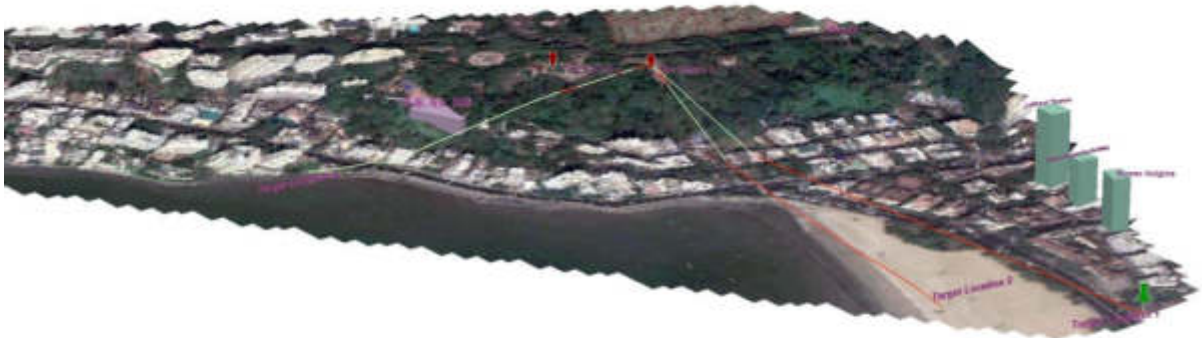
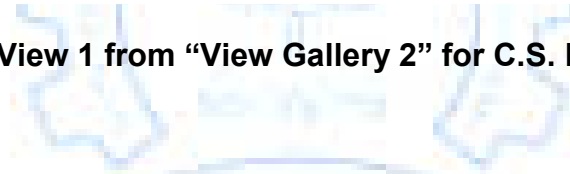
3.22.1 View 1 from “View Gallery 1” for C.S. No. 305



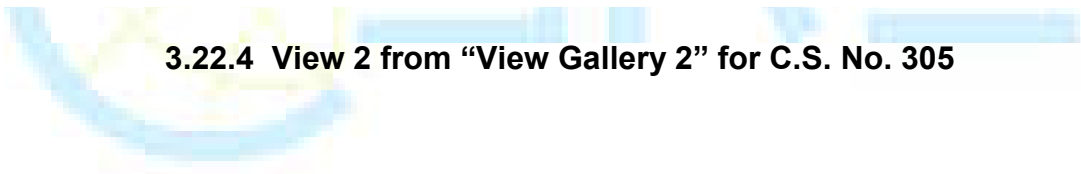
3.22.2 View 2 from “View Gallery 1” for C.S. No. 305

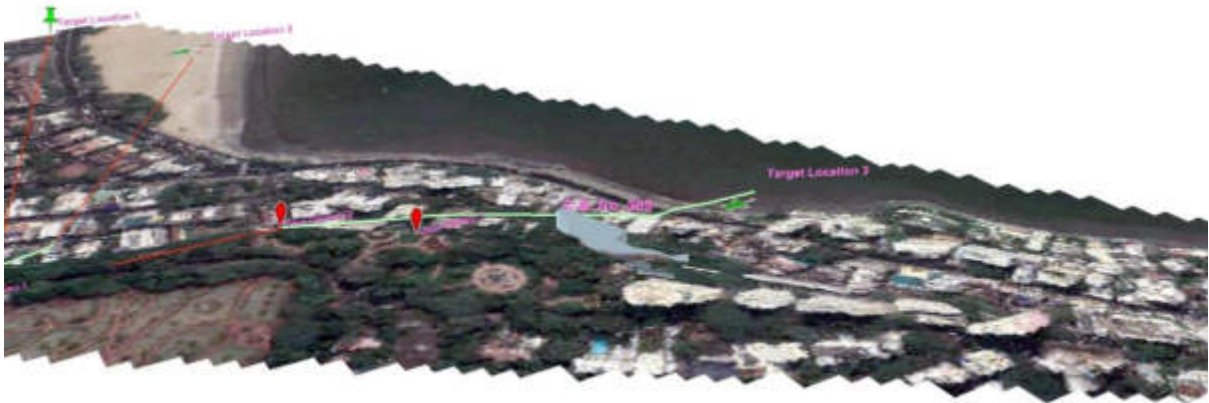


3.22.3 View 1 from “View Gallery 2” for C.S. No. 305

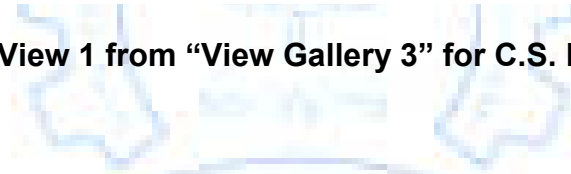


3.22.4 View 2 from “View Gallery 2” for C.S. No. 305

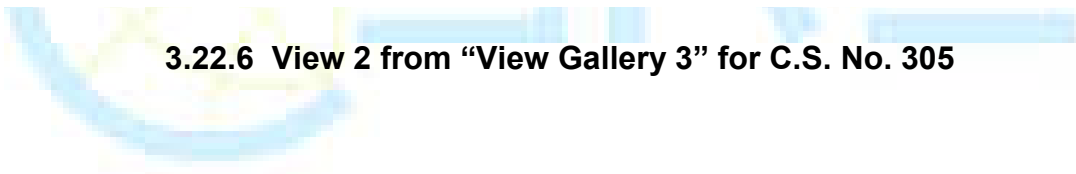




3.22.5 View 1 from “View Gallery 3” for C.S. No. 305



3.22.6 View 2 from “View Gallery 3” for C.S. No. 305





3.22.7 View 1 from “View Gallery 4” for C.S. No. 305



3.22.8 View2 from “View Gallery 4” for C.S. No. 305

Conclusion:

From our analysis and observation, the property bearing C.S. No. 305 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth 2nd Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.23 Viewline Results for C.S. No. 382



3.23.1 View 1 from “View Gallery 1” for C.S. No. 382



3.23.2 View 2 from “View Gallery 1” for C.S. No. 382



3.23.3 View 3 from “View Gallery 1” for C.S. No. 382



3.23.4 View 1 from “View Gallery 2” for C.S. No. 382



3.23.5 View 2 from “View Gallery 2” for C.S. No. 382



3.23.6 View 3 from “View Gallery 2” for C.S. No. 382



3.23.7 View 1 from “View Gallery 3” for C.S. No. 382



3.23.8 View 2 from “View Gallery 3” for C.S. No. 382



3.23.9 View 1 from “View Gallery 4” for C.S. No. 382



3.23.10 View2 from “View Gallery 4” for C.S. No. 382

Conclusion:

From our analysis and observation, the property bearing C.S. No. 382 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Siri Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.24 Viewline Results for C.S. No. 2/294



3.24.1 View 1 from “View Gallery 1” for C.S. No. 2/294



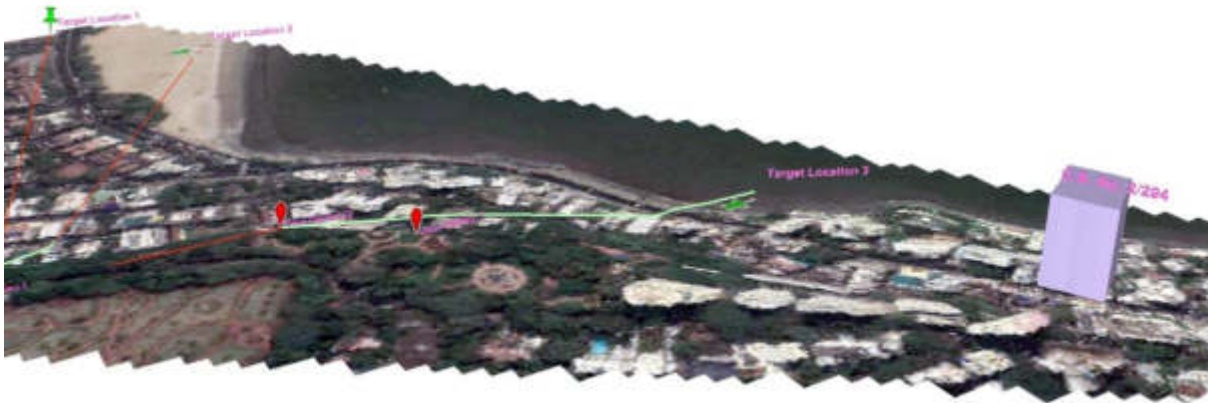
3.24.2 View 2 from “View Gallery 1” for C.S. No. 2/294



3.24.3 View 1 from “View Gallery 2” for C.S. No. 2/294



3.24.4 View 2 from “View Gallery 2” for C.S. No. 2/294



3.24.5 View 1 from “View Gallery 3” for C.S. No. 2/294



3.24.6 View 2 from “View Gallery 3” for C.S. No. 2/294



3.24.7 View1 from “View Gallery 4” for C.S. No. 2/294



3.24.8 View 2 from “View Gallery 4” for C.S. No. 2/294

Conclusion:

From our analysis and observation, the property bearing C.S. No. 2/294 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.25 Viewline Results for C.S. No. 1/377



3.25.1 View 1 from "View Gallery 1" for C.S. No. 1/377



3.25.2 View 1 from "View Gallery 2" for C.S. No. 1/377



3.25.3 View 1 from “View Gallery 3” for C.S. No. 1/377

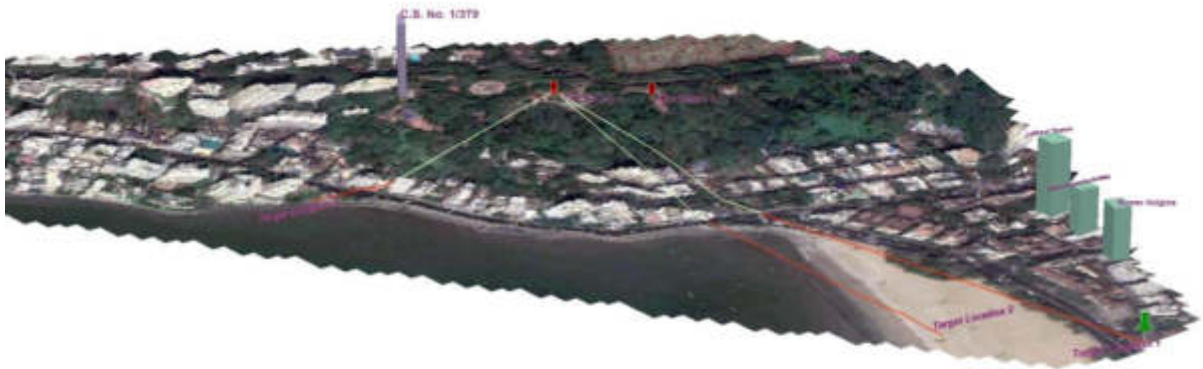


3.25.4 View 1 from “View Gallery 4” for C.S. No. 1/377

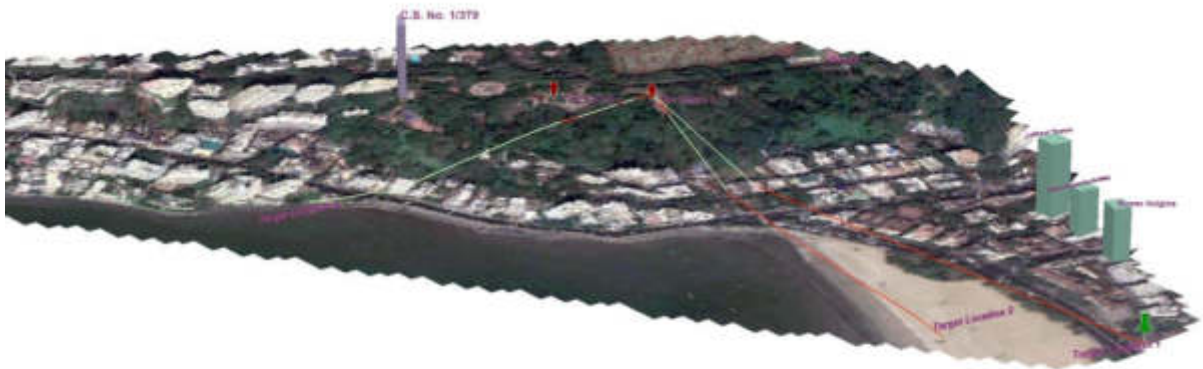
Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/377 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Bal Gangadhar Kher Marg, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.26 Viewline Results for C.S. No. 1/379



3.26.1 View 1 from "View Gallery 1" for C.S. No. 1/379



3.26.2 View 1 from "View Gallery 2" for C.S. No. 1/379



3.26.3 View 1 from “View Gallery 3” for C.S. No. 1/379



3.26.4 View 1 from “View Gallery 4” for C.S. No. 1/379

Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/379 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Bal Gangadhar Kher Marg, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.27 Viewline Results for C.S. No. 293



3.27.1 View 1 from “View Gallery 1” for C.S. No. 293



3.27.2 View 2 from “View Gallery 1” for C.S. No. 293



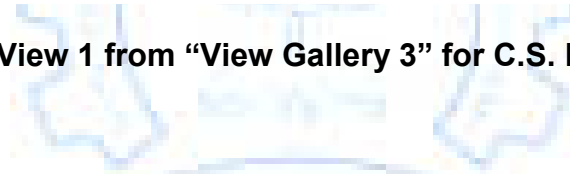
3.27.3 View 1 from "View Gallery 2" for C.S. No. 293



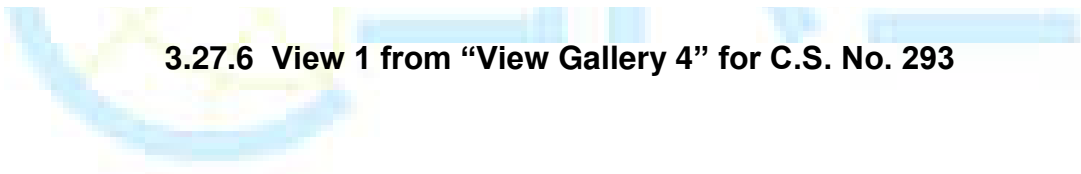
3.27.4 View 2 from "View Gallery 2" for C.S. No. 293



3.27.5 View 1 from “View Gallery 3” for C.S. No. 293



3.27.6 View 1 from “View Gallery 4” for C.S. No. 293





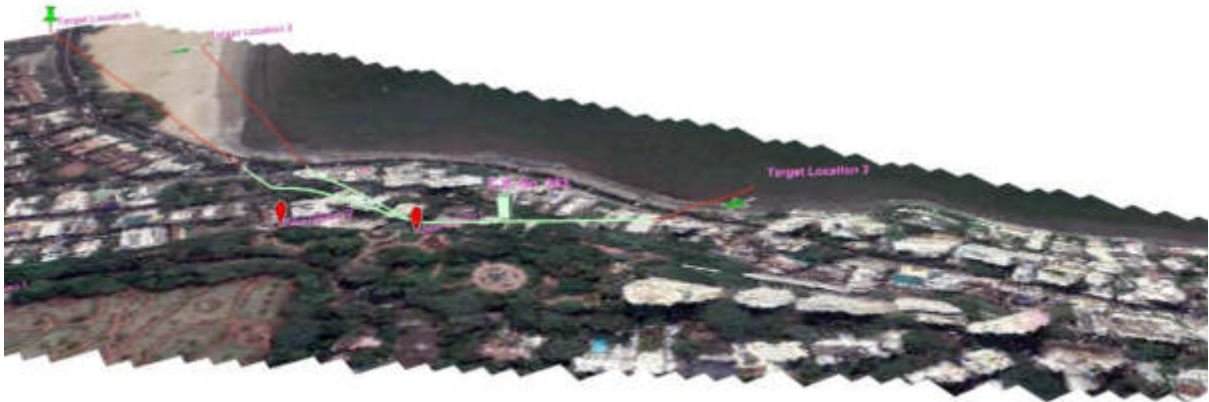
3.27.7 View2 from “View Gallery 4” for C.S. No. 293

Conclusion:

From our analysis and observation, the property bearing C.S. No. 293 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).



3.28 Viewline Results for C.S. No. 383



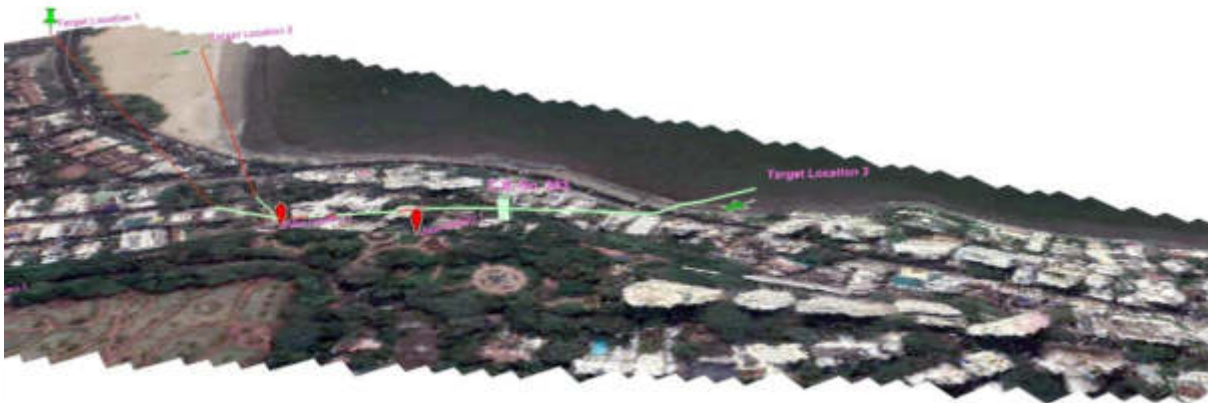
3.28.1 View 1 from “View Gallery 1” for C.S. No. 383



3.28.2 View 2 from “View Gallery 1” for C.S. No. 383



3.28.3 View 3 from “View Gallery 1” for C.S. No. 383



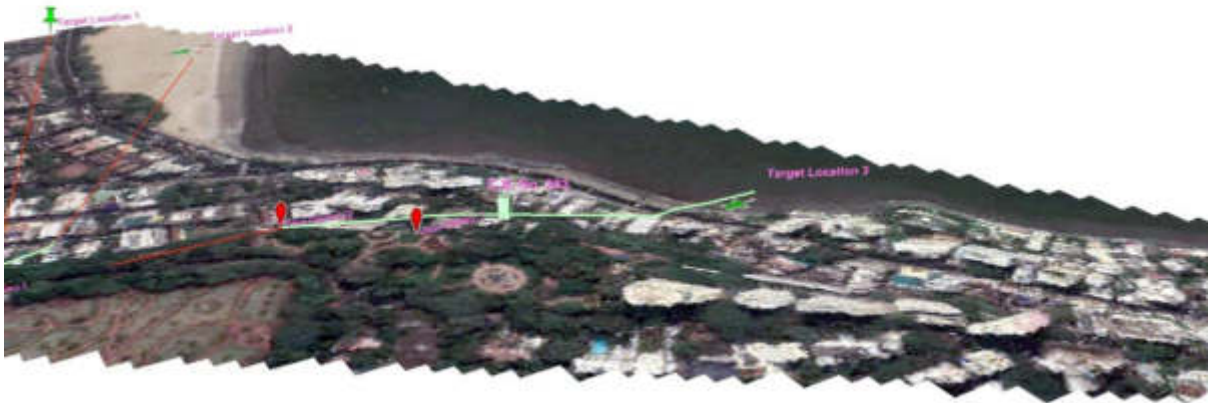
3.28.4 View 1 from “View Gallery 2” for C.S. No. 383



3.28.5 View 2 from “View Gallery 2” for C.S. No. 383



3.28.6 View 3 from “View Gallery 2” for C.S. No. 383



3.28.7 View 1 from “View Gallery 3” for C.S. No. 383



3.28.8 View 2 from “View Gallery 3” for C.S. No. 383



3.28.9 View1 from “View Gallery 4” for C.S. No. 383



3.28.10 View 2 from “View Gallery 4” for C.S. No. 383

Conclusion:

From our analysis and observation, the property bearing C.S. No. 383 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Siri Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

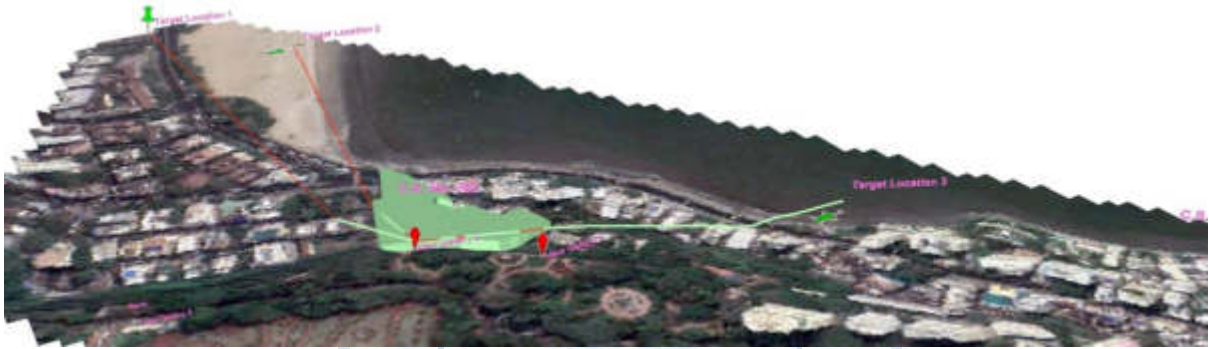
3.29 Viewline Results for C.S. No. 392



3.29.1 View 1 from "View Gallery 1" for C.S. No. 392



3.29.2 View 2 from "View Gallery 1" for C.S. No. 392



3.29.3 View 1 from “View Gallery 2” for C.S. No. 392



3.29.4 View 2 from “View Gallery 2” for C.S. No. 392



3.29.5 View 3 from “View Gallery 2” for C.S. No. 392



3.29.6 View 1 from “View Gallery 3” for C.S. No. 392



3.29.7 View 2 from “View Gallery 3” for C.S. No. 392



3.29.8 View1 from “View Gallery 4” for C.S. No. 392



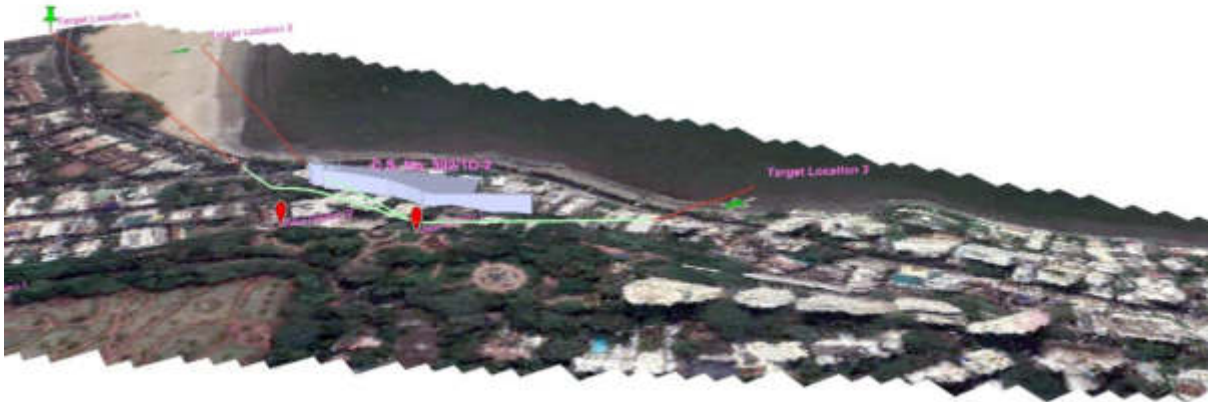
3.29.9 View 2 from “View Gallery 4” for C.S. No. 392

Conclusion:

From our analysis and observation, the property bearing C.S. No. 392 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Siri Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



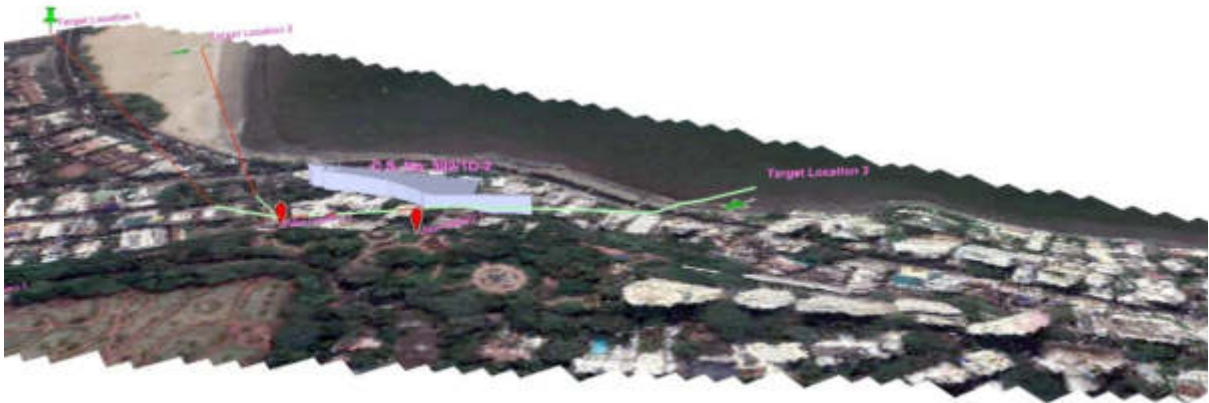
3.30 Viewline Results for C.S. No. 392/1D-2



3.30.1 View 1 from “View Gallery 1” for C.S. No. 392/1D-2



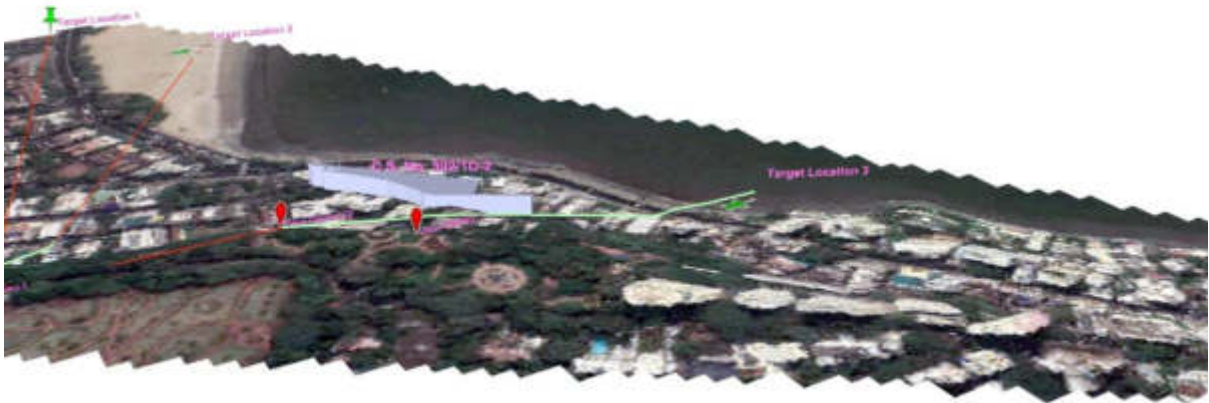
3.30.2 View 2 from “View Gallery 1” for C.S. No. 392/1D-2



3.30.3 View 1 from “View Gallery 2” for C.S. No. 392/1D-2



3.30.4 View 2 from “View Gallery 2” for C.S. No. 392/1D-2



3.30.5 View 1 from “View Gallery 3” for C.S. No. 392/1D-2



3.30.6 View 2 from “View Gallery 3” for C.S. No. 392/1D-2



3.30.7 View1 from “View Gallery 4” for C.S. No. 392/1D-2



3.30.8 View 2 from “View Gallery 4” for C.S. No. 392/1D-2

Conclusion:

From our analysis and observation, the property bearing C.S. No. 392/1D-2 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Siri Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.31 Viewline Results for C.S. No. 393



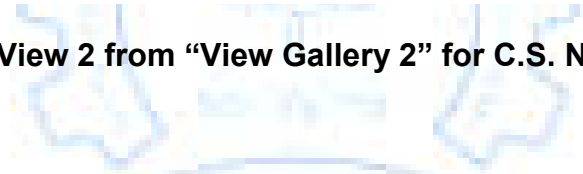
3.31.1 View 1 from “View Gallery 1” for C.S. No. 393



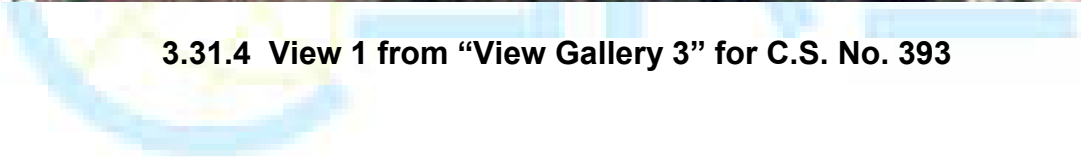
3.31.2 View 1 from “View Gallery 2” for C.S. No. 393



3.31.3 View 2 from “View Gallery 2” for C.S. No. 393



3.31.4 View 1 from “View Gallery 3” for C.S. No. 393





3.31.5 View 2 from “View Gallery 3” for C.S. No. 393



3.31.6 View 3 from “View Gallery 3” for C.S. No. 393



3.30.7 View1 from “View Gallery 4” for C.S. No. 393



3.30.8 View 2 from “View Gallery 4” for C.S. No. 393

Conclusion:

From our analysis and observation, the property bearing C.S. No. 393 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dadi Seth First Cross Lane, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.32 Viewline Results for C.S. No. 398



3.32.1 View 1 from “View Gallery 1” for C.S. No. 398



3.32.2 View 2 from “View Gallery 1” for C.S. No. 398



3.32.3 View 1 from "View Gallery 2" for C.S. No. 398



3.32.4 View 2 from "View Gallery 2" for C.S. No. 398



3.32.5 View 3 from “View Gallery 2” for C.S. No. 398



3.32.6 View 1 from “View Gallery 3” for C.S. No. 398



3.32.7 View 2 from “View Gallery 3” for C.S. No. 398



3.30.8 View1 from “View Gallery 4” for C.S. No. 398



3.30.8 View2 from “View Gallery 4” for C.S. No. 398

Conclusion:

From our analysis and observation, the property bearing C.S. No. 398 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Babulnath Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.33 Viewline Results for C.S. No. 399



3.33.1 View 1 from “View Gallery 1” for C.S. No. 399



3.33.2 View 2 from “View Gallery 1” for C.S. No. 399



3.33.3 View 1 from “View Gallery 2” for C.S. No. 399



3.33.4 View 2 from “View Gallery 2” for C.S. No. 399



3.33.5 View 3 from “View Gallery 2” for C.S. No. 399



3.33.6 View 1 from “View Gallery 3” for C.S. No. 399



3.33.7 View 1 from “View Gallery 4” for C.S. No. 399



3.33.8 View2 from “View Gallery 4” for C.S. No. 399

Conclusion:

From our analysis and observation, the property bearing C.S. No. 399 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dr. N. A. Purandare Road, Marine Drive Precinct, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area.Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.34 Viewline Results for C.S. No. 400



3.34.1 View 1 from “View Gallery 1” for C.S. No. 400



3.34.2 View 2 from “View Gallery 1” for C.S. No. 400



3.34.3 View 1 from “View Gallery 2” for C.S. No. 400



3.34.4 View 2 from “View Gallery 2” for C.S. No. 400



3.34.5 View 3 from “View Gallery 2” for C.S. No. 400



3.34.6 View 1 from “View Gallery 3” for C.S. No. 400



3.34.7 View 2 from “View Gallery 3” for C.S. No. 400



3.34.8 View1 from “View Gallery 4” for C.S. No. 400



3.34.9 View 2 from “View Gallery 4” for C.S. No. 400

Conclusion:

From our analysis and observation, the property bearing C.S. No. 400 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dr. N. A. Purandare Road, Marine Drive Precinct, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.35 Viewline Results for C.S. No. 401



3.35.1 View 1 from “View Gallery 1” for C.S. No. 401



3.35.2 View 2 from “View Gallery 1” for C.S. No. 401



3.35.3 View 1 from “View Gallery 2” for C.S. No. 401



3.35.4 View 2 from “View Gallery 2” for C.S. No. 401



3.35.5 View 3 from “View Gallery 2” for C.S. No. 401



3.35.6 View 1 from “View Gallery 3” for C.S. No. 401



3.35.7 View 2 from “View Gallery 3” for C.S. No. 401



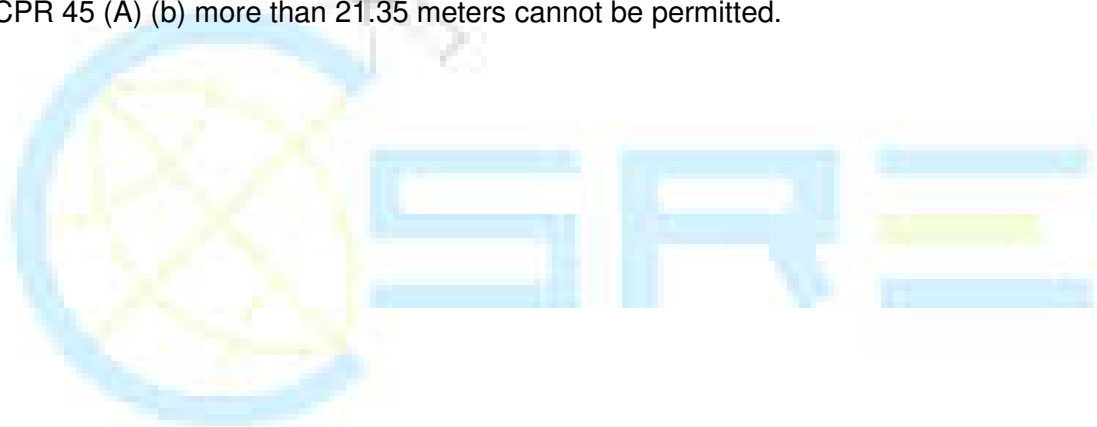
3.35.8 View1 from “View Gallery 4” for C.S. No. 401



3.35.9 View 2 from “View Gallery 4” for C.S. No. 401

Conclusion:

From our analysis and observation, the property bearing C.S. No. 401 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dr. N. A. Purandare Road, Marine Drive Precinct, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.36 Viewline Results for C.S. No. 402



3.36.1 View 1 from “View Gallery 1” for C.S. No. 402



3.36.2 View 2 from “View Gallery 1” for C.S. No. 402



3.36.3 View 1 from “View Gallery 2” for C.S. No. 402



3.36.4 View 2 from “View Gallery 2” for C.S. No. 402



3.36.5 View 3 from “View Gallery 2” for C.S. No. 402



3.36.6 View 1 from “View Gallery 3” for C.S. No. 402



3.36.7 View 2 from “View Gallery 3” for C.S. No. 402



3.36.8 View1 from “View Gallery 4” for C.S. No. 402



3.36.9 View 2 from “View Gallery 4” for C.S. No. 402

Conclusion:

From our analysis and observation, the property bearing C.S. No. 402 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dr. N. A. Purandare Road, Marine Drive Precinct, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.37 Viewline Results for C.S. No. 403



3.37.1 View 1 from “View Gallery 1” for C.S. No. 403



3.37.2 View 2 from “View Gallery 1” for C.S. No. 403



3.37.3 View 1 from “View Gallery 2” for C.S. No. 403



3.37.4 View 2 from “View Gallery 2” for C.S. No. 403



3.37.5 View 3 from “View Gallery 2” for C.S. No. 403



3.37.6 View 1 from “View Gallery 3” for C.S. No. 403



3.37.7 View 2 from “View Gallery 3” for C.S. No. 403



3.37.8 View1 from “View Gallery 4” for C.S. No. 403



3.37.9 View 2 from “View Gallery 4” for C.S. No. 403

Conclusion:

From our analysis and observation, the property bearing C.S. No. 403 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Dr. N. A. Purandare Road, Marine Drive Precinct, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.38 Viewline Results for C.S. No. 404



3.38.1 View 1 from “View Gallery 1” for C.S. No. 404



3.38.2 View 2 from “View Gallery 1” for C.S. No. 404



3.38.3 View 1 from “View Gallery 2” for C.S. No. 404



3.38.4 View 2 from “View Gallery 2” for C.S. No. 404



3.38.5 View 3 from “View Gallery 2” for C.S. No. 404



3.38.6 View 1 from “View Gallery 3” for C.S. No. 404



3.38.7 View 2 from “View Gallery 3” for C.S. No. 404



3.38.8 View1 from “View Gallery 4” for C.S. No. 404

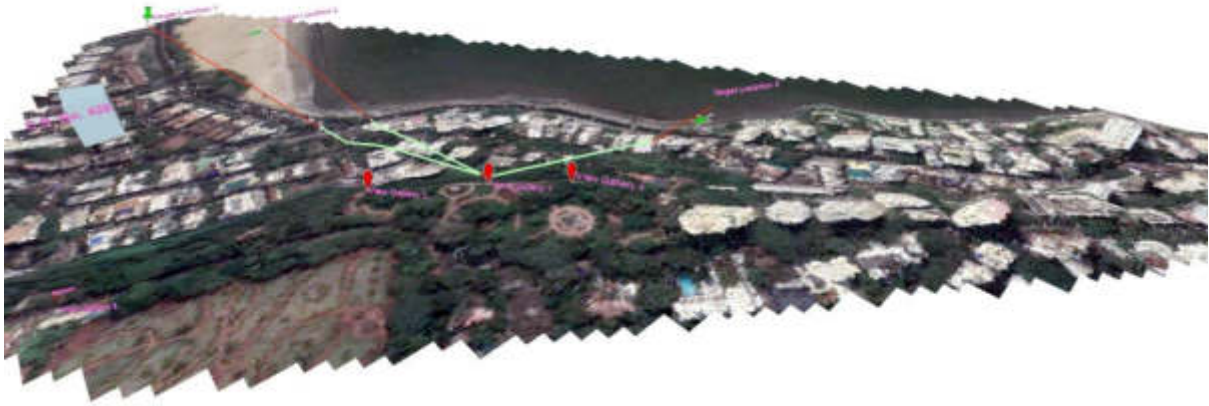


3.38.9 View 2 from “View Gallery 4” for C.S. No. 404

Conclusion

From our analysis and observation, the property bearing C.S. No. 404 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Babulnath 1st Cross Road, Mumbai is falling in the eastern side of the funnel. The C.S. No. 404 is identified in the context of funnel of vision. The height restriction for this property is proposed to avoid narrowing of the vision and considering that, there should not be any disturbance as regards to maintaining the prominent vision of target locations. Hence, the height of the structure developed in the property has to be restricted to 50.5meters.

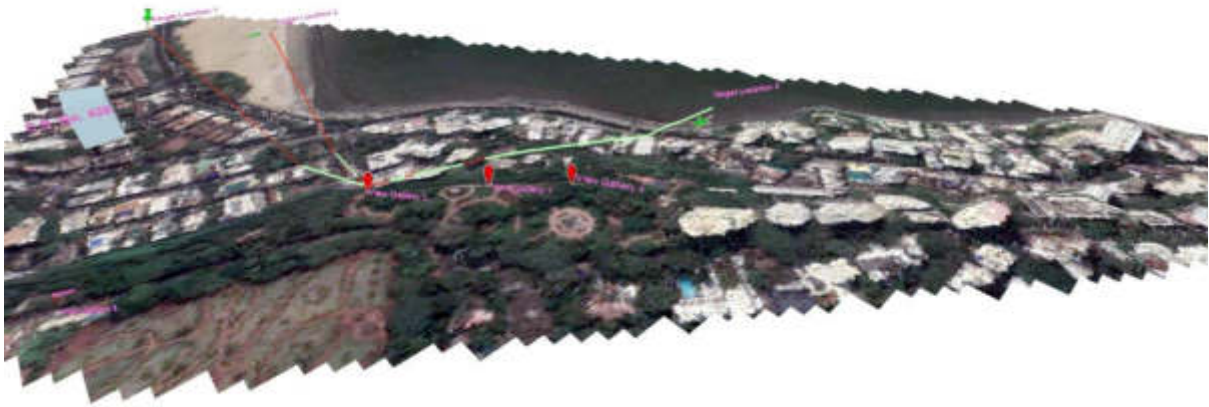
3.39 Viewline Results for C.S. No. 426



3.39.1 View 1 from “View Gallery 1” for C.S. No. 426



3.39.2 View 2 from “View Gallery 1” for C.S. No. 426



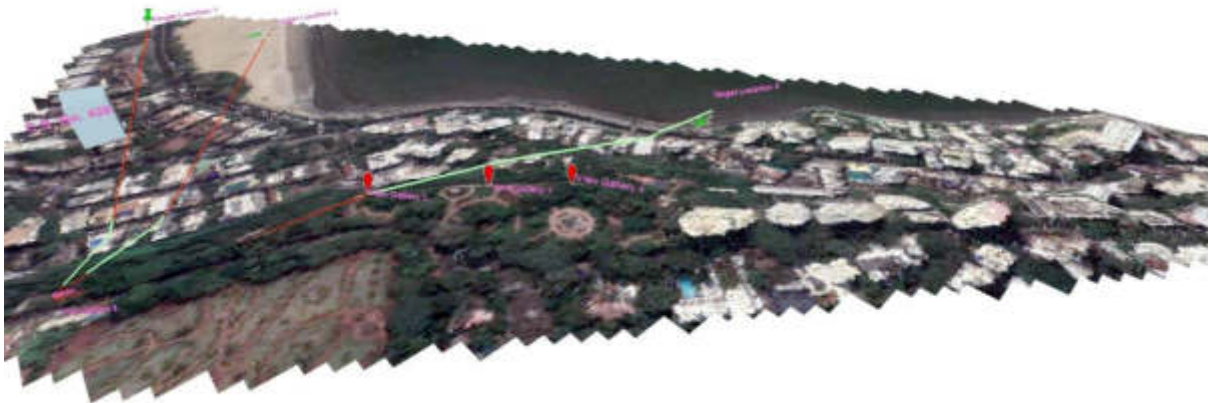
3.39.3 View 1 from “View Gallery 2” for C.S. No. 426



3.39.4 View 2 from “View Gallery 2” for C.S. No. 426



3.39.5 View 3 from “View Gallery 2” for C.S. No. 426



3.39.6 View 1 from “View Gallery 3” for C.S. No. 426



3.39.7 View 2 from “View Gallery 3” for C.S. No. 426



3.39.8 View 3 from “View Gallery 3” for C.S. No. 426



3.39.9 View 1 from “View Gallery 4” for C.S. No. 426



3.39.10 View 2 from “View Gallery 4” for C.S. No. 426

Conclusion:

From our analysis and observation, the property bearing C.S. No. 426 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Babulnath Road, Mumbai is falling in the eastern side of the funnel. The C.S. No. 426 is identified in the context of funnel of vision. The height restriction for this property is proposed to avoid narrowing of the vision and considering that, there should not be any disturbance as regards to maintaining the prominent vision of target locations. Hence, the height of the structure developed in the property has to be restricted to 50.5 meters.

3.40 Viewline Results for C.S. No. 428



3.40.1 View 1 from “View Gallery 1” for C.S. No. 428



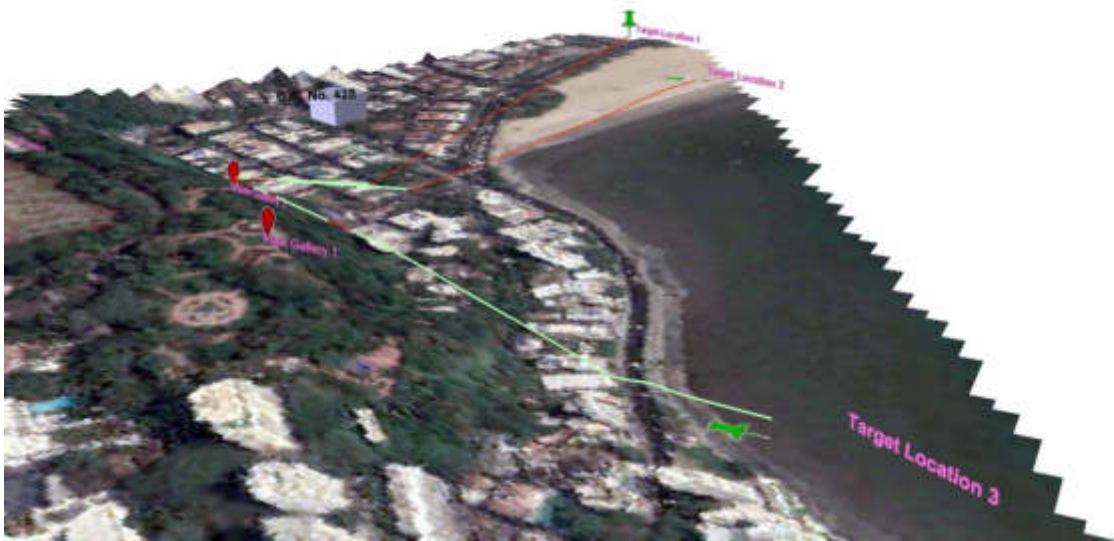
3.40.2 View 2 from “View Gallery 1” for C.S. No. 428



3.40.3 View 1 from “View Gallery 2” for C.S. No. 428



3.40.4 View 2 from “View Gallery 2” for C.S. No. 428



3.40.5 View 3 from “View Gallery 2” for C.S. No. 428



3.40.6 View 1 from “View Gallery 3” for C.S. No. 428



3.40.7 View 2 from “View Gallery 3” for C.S. No. 428



3.40.8 View 3 from “View Gallery 3” for C.S. No. 428



3.40.9 View1 from “View Gallery 4” for C.S. No. 428

Conclusion:

From our analysis and observation, the property bearing C.S. No. 428 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Babulnath 1st Cross Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area.Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.41 Viewline Results for C.S. No. 429



3.41.1 View 1 from “View Gallery 1” for C.S. No. 429



3.41.2 View 2 from “View Gallery 1” for C.S. No. 429



3.41.3 View 1 from “View Gallery 2” for C.S. No. 429



3.41.4 View 2 from “View Gallery 2” for C.S. No. 429



3.41.5 View 3 from “View Gallery 2” for C.S. No. 429



3.41.6 View 1 from “View Gallery 3” for C.S. No. 429



3.41.7 View 2 from “View Gallery 3” for C.S. No. 429



3.41.8 View1 from “View Gallery 4” for C.S. No. 429



3.41.9 View 2 from “View Gallery 4” for C.S. No. 429

Conclusion:

From our analysis and observation, the property bearing C.S. No. 429 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Babulnath Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.



3.42 Viewline Results for C.S. No. 427



3.42.1 View 1 from “View Gallery 1” for C.S. No. 427



3.42.2 View 2 from “View Gallery 1” for C.S. No. 427



3.42.3 View 1 from “View Gallery 2” for C.S. No. 427



3.42.4 View 2 from “View Gallery 2” for C.S. No. 427



3.42.5 View 3 from “View Gallery 2” for C.S. No. 427



3.42.6 View 1 from “View Gallery 3” for C.S. No. 427



3.42.7 View 2 from “View Gallery 3” for C.S. No. 427



3.42.8 View 3 from “View Gallery 3” for C.S. No. 427



3.42.9 View1 from “View Gallery 4” for C.S. No. 427



3.42.10 View2 from “View Gallery 4” for C.S. No. 427

Conclusion:

From our analysis and observation, the property bearing C.S. No. 427 of Malbar Cambala Hill Division, in ‘D’ Ward (Part II) situated at Babulnath 1st Cross Road, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen’s Necklace) and Backbay area. Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.43 Viewline Results for C.S. No. 1527



3.43.1 View 1 from “View Gallery 1” for C.S. No. 1527



3.43.2 View 2 from “View Gallery 1” for C.S. No. 1527



3.43.3 View 1 from “View Gallery 2” for C.S. No. 1527



3.43.4 View 2 from “View Gallery 2” for C.S. No. 1527



3.43.5 View 3 from “View Gallery 2” for C.S. No. 1527



3.43.6 View 1 from “View Gallery 3” for C.S. No. 1527



3.43.7 View 2 from "View Gallery 3" for C.S. No. 1527



3.43.8 View 3 from "View Gallery 3" for C.S. No. 1527



3.43.9 View1 from “View Gallery 4” for C.S. No. 1527



3.43.10 View2 from “View Gallery 4” for C.S. No. 1527

Conclusion:

From our analysis and observation, the property bearing C.S. No. 1527 of Girgaum Division, in 'D' Ward (Part II) situated at Dr. N. A. Purandare Road , Marine Lines Precinct, Mumbai, falls within the view lines from one or more viewing galleries of Kamala Nehru Park and it WLLL OBSTRUCT the Eastern and Southern view of the Marine drive area (including Girgaum Chowpaty, Queen's Necklace) and Backbay area.Hence height as per present DCPR 45 (A) (b) more than 21.35 meters cannot be permitted.

3.44 Viewline Results for C.S. No. 5/294



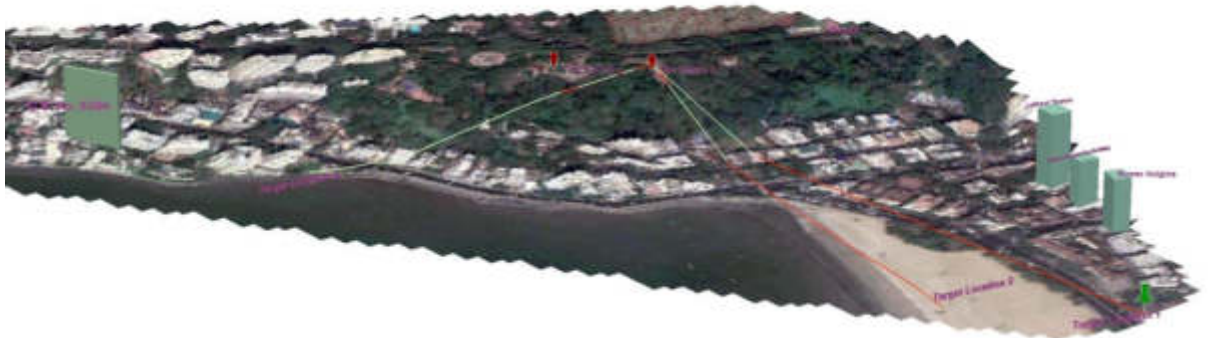
3.44.1 View 1 from “View Gallery 1” for C.S. No. 5/294



3.44.2 View 2 from “View Gallery 1” for C.S. No. 5/294



3.44.3 View 1 from “View Gallery 2” for C.S. No. 5/294



3.44.4 View 2 from “View Gallery 2” for C.S. No. 5/294



3.44.5 View 1 from “View Gallery 3” for C.S. No. 5/294



3.44.6 View 2 from “View Gallery 3” for C.S. No. 5/294



3.44.7 View1 from “View Gallery 4” for C.S. No. 5/294



3.44.8 View 2 from “View Gallery 4” for C.S. No. 5/294

Conclusion:

From our analysis and observation, the property bearing C.S. No. 5/294 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.45 Viewline Results for C.S. No. 1/294



3.45.1 View 1 from “View Gallery 1” for C.S. No. 1/294



3.45.2 View 2 from “View Gallery 1” for C.S. No. 1/294



3.45.3 View 1 from “View Gallery 2” for C.S. No. 1/294



3.45.4 View 2 from “View Gallery 2” for C.S. No. 1/294



3.45.5 View 1 from “View Gallery 3” for C.S. No. 1/294



3.45.6 View 2 from “View Gallery 3” for C.S. No. 1/294



3.45.7 View1 from “View Gallery 4” for C.S. No. 1/294



3.45.8 View 2 from “View Gallery 4” for C.S. No. 1/294

Conclusion:

From our analysis and observation, the property bearing C.S. No. 1/294 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.46 Viewline Results for C.S. No. 294



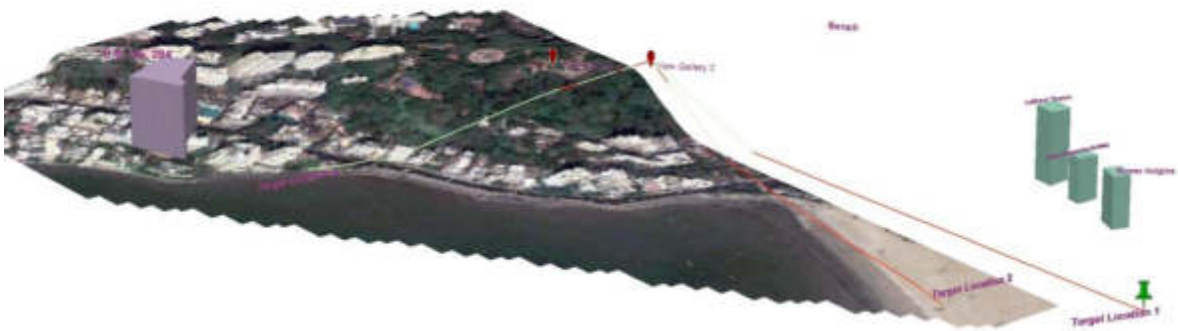
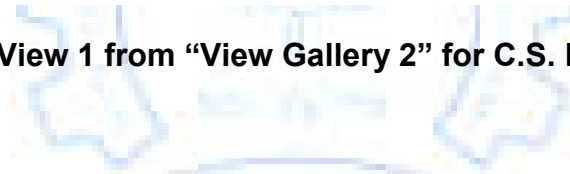
3.46.1 View 1 from “View Gallery 1” for C.S. No. 294



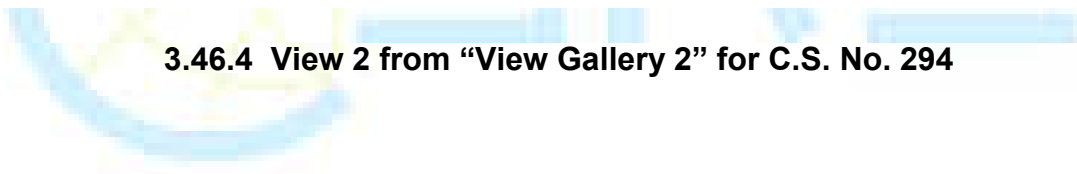
3.46.2 View 2 from “View Gallery 1” for C.S. No. 294



3.46.3 View 1 from “View Gallery 2” for C.S. No. 294



3.46.4 View 2 from “View Gallery 2” for C.S. No. 294





3.46.5 View 1 from “View Gallery 3” for C.S. No. 294



3.46.6 View 2 from “View Gallery 3” for C.S. No. 294



3.46.7 View1 from “View Gallery 4” for C.S. No. 294



3.46.8 View 2 from “View Gallery 4” for C.S. No. 294

Conclusion:

From our analysis and observation, the property bearing C.S. No. 294 of Malbar Cambala Hill Division, in ‘D’ Ward (Part-III), situated at Walkeshwar Road, Mumbai, WILL NOT OBSTRUCT the Eastern and Southern view of the Marine Drive area (including Girgaum Chowpaty, Queen’s Necklace), Backbay area and from any of the three viewing galleries of Kamala Nehru Park at Malbar Hill and hence may not violate DCPR 45 (A) (b).

3.47 Viewline Results for C.S. No. 3/294



3.47.1 View 1 from "View Gallery 1" for C.S. No. 3/294



3.47.2 View 2 from "View Gallery 1" for C.S. No. 3/294