

May 13, 2004

ANNEXURE-B

DRAFT REGULATIONS FOR CONSERVATION OF SITES / FEATURES / PRECINCTS /  
AREAS / PROPERTIES / BUILDINGS IN MATHERAN ECO SENSITIVE ZONE

Regulation No.

The Regulation shall be known as Regulation for Conservation of Heritage and shall apply to the Matheran Eco Sensitive Zone including the area of the Matheran Hill Station Municipal Council

**1. APPLICABILITY**

1.1 This regulation will apply to heritage sites which means those buildings, structures, artefacts, areas, precincts, conservation areas, forest or wooded areas, of historic and/or aesthetic and/or architectural and/or cultural and/or environmental significance and, those natural and man-made features of environmental significance and/or of scenic beauty including but not restricted to sacred groves, headlands, hills, sub-hills, hillocks, plateaus, sub-plateaus, springs, caves, water bodies (and areas adjoining the same), archaeological sites and remains (including cemeteries), open areas, wooded areas, points, walks, rides, paths and bridle paths, parks, playgrounds (open spaces/areas), clubs and gymkhana with open grounds, Matheran Light Railway (including the railway lands with buildings and all appurtenant equipment) hereinafter referred to as 'listed sites / features / precincts / areas / properties / buildings' which are listed in a notification to be issued by State Government, situated in the Matheran Eco Sensitive Zone. The list as notified shall be hereinafter referred to as 'the said heritage list'.

**2. RESTRICTION ON DEVELOPMENT / RE-DEVELOPMENT / REPAIRS / etc.**

2.1 No development or re-development or engineering operation including but not limited to demolition, additions, alterations, repairs, restoration, renovation, painting of buildings, change of name, replacement of special features and plastering, in whole or part, of any listed sites / features / precincts / areas / properties / buildings shall be allowed except with the prior written permission of the Collector, Raigad District, (hereinafter referred to as 'the Collector'). Before granting any such permission, the Collector shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as 'the said Heritage Conservation Committee') and shall act on the advice of the said Heritage Conservation Committee.

2.2 Provided that before granting any permission for demolition / alterations / additions / modifications / repairs to listed buildings, buildings within listed precincts / areas, construction at any listed features or alteration of boundaries of any listed natural features objections and suggestions from the public shall be invited by and duly considered by the Heritage Conservation Committee.

2.3 Provided that in exceptional cases, and for reasons to be recorded in writing, the Collector may overrule the advice of the Heritage Conservation Committee. Provided further that the power to overrule the advice of the Heritage Conservation Committee shall not be delegated

by the Collector to any other officer. Provided further that the Collector shall take the prior approval of the State Government before overriding the advice of the said Heritage Conservation Committee.

- 2.4 The Heritage Conservation Committee shall have the power to direct the Planning Authority / Appropriate Authority to issue stop work notice for any development if in the opinion of the Committee such development detracts from the character of the area and the Authority shall immediately comply with the directive.
- 2.5 In relation to the protection of the wider environment and ecological settings of the Matheran hill, all proposals affecting forest lands (wooded areas within and outside the revenue plot boundary), natural topography of the hill, landscape ecology of the hill, the pedestrian status of the hill, natural water springs and water bodies, sanitation and drainage systems, collection and disposal of refuse, electrical and other infrastructural systems of the hill, and such other proposals, shall be referred by the Collector to the said Heritage Conservation Committee.
- 2.6 Pending the preparation and approval of the various special regulations / guidelines to be formulated under these regulations, the guidelines as prescribed in the report commissioned by the Heritage Conservation Society of the Mumbai Metropolitan Region shall be followed by the said Heritage Conservation Committee.

### 3. PREPARATION OF THE SAID HERITAGE LIST

- 3.1 The Government/MMRDA/Collector in consultation with the said Heritage Conservation Committee shall approve with additions, if any, the heritage list prepared on behalf of the Heritage Conservation Society of the Mumbai Metropolitan Region, to include, but not be limited to, buildings, structures, artefacts, areas, precincts, conservation areas, forest or wooded areas, of historic and/or aesthetic and/or architectural and/or cultural and/or environmental significance and, those natural and man-made features of environmental significance and/or of scenic beauty including but not restricted to sacred groves, headlands, hills, sub-hills, plateaus, sub-plateaus, springs, caves, water bodies (and areas adjoining the same), archaeological sites and remains (including cemeteries), open areas, wooded areas, points, walks, rides and bridle paths parks, playgrounds (open spaces/areas), clubs and gymkhana with open grounds, Matheran Light Railway (including the railway lands with buildings and all appurtenant equipment). The said heritage list to which this regulation applies shall not form part of this Regulation for the purpose of Section 37 of the Maharashtra Regional Town and Planning Act, 1966.
- 3.2 The said heritage list may be supplemented from time to time by Government and/or the Collector on the advice of the Heritage Conservation Committee, or by Government suo moto or by the Collector suo moto, or by the Heritage Conservation Committee suo moto. Provided that before the list is supplemented objections and suggestions from the public shall be invited within a period of sixty days from the date of such notice and the same shall be duly considered by Government and/or Collector and/or Heritage Conservation Committee respectively. The items so included shall be deemed to form part of the said heritage list until their publication in the official gazette.

- 3.3 Provided that any list which is in draft form and pending for approval will, in the interim period, also be deemed to be part of the said heritage list for purposes of development permission.
- 3.4 When a building or group of buildings is or are listed it would automatically include the entire property of which such building/group of buildings are a part, including without limitation the entire plot along with all the subsidiary/ancillary structures and artefacts, gardens, trees and other features within and inclusive of the plot wall and boundary, and shall also be deemed to form part of list.
- 3.5 When a Conservation Area or precinct is listed it includes without limitation all buildings, roads, paths, trees and all other features comprising the streetscape, urbanscape, landscape, etc. within the boundary of such listed area.
- 3.6 When a natural or man-made feature is listed it includes without limitation the entire area with all its other features within the designated boundary of that feature.

**4. SPECIAL REGULATIONS / GUIDELINES FOR LISTED SITES / FEATURES / PRECINCTS / AREAS OF THE SAID HERITAGE LIST IN CONSULTATION WITH THE SAID HERITAGE CONSERVATION COMMITTEE**

- 4.1 In cases of precincts, Conservation Areas and natural and man-made features in the said heritage list development permissions shall be granted in accordance with the special separate regulations/guidelines prescribed for the respective precinct / Conservation Area / natural or man-made features which shall be framed by the Collector on the advice of and in consultation with the said Heritage Conservation Committee.
- 4.2 Before finalising the above mentioned special separate regulations/guidelines for precincts, conservation areas and natural or man-made features, the draft of the same shall be published in the official gazette and/or in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 60 days from the date of publication in the official gazette and/or newspapers shall be considered by the Collector in consultation with the said Heritage Conservation Committee.
- 4.3 After consideration of the above suggestions and objections, the Collector, in consultation with and on the advice of the said Heritage Conservation Committee, shall modify, if necessary, the aforesaid draft separate regulations for precincts, Conservation Areas and natural and man-made features and forward the same to Government for sanction.

Provided that pending invitation and/or consideration of suggestions and objections and pending final sanction from Government to the above draft special regulations / guidelines for precincts / Conservation Areas / natural and man-made features, the Collector and the said Heritage Conservation Committee shall have due regard to the above draft special regulations / guidelines while considering applications for their development / re-development, etc.

## 5. ROAD WIDENING

- 5.1 The Planning Authority while framing the Development Control Regulations and/or Byelaws shall take into consideration the 'pedestrian status' of Matheran and 'thickly wooded road edges' and detract from prescribing new roads / road widening lines within the Matheran Hill Station Municipal Council area.
- 5.2 The Planning Authority while framing the Development Control Regulations and/or Byelaws shall prescribe Road Widening line so as to protect and not detract from those listed sites / features / precincts / areas / properties / buildings of the said heritage list.
- 5.3 If there are any new roads or road widening lines proposed in the draft or sanctioned Regional Plan / draft or sanctioned Development Plan / draft or sanctioned Master Plan of Matheran Eco Sensitive Zone (including the Matheran Hill Station Municipal Council area), the Collector shall consider the heritage provisions and environmental aspects while considering applications for development permissions. Necessary steps may be taken to modify the Master Plan / Regional Plan / Development Plan accordingly. Pending this action, the road widening / development of new roads shall not be carried out.
- Note : Wherever Master Plan is referred to, it shall include all components of the Master Plan unless stated otherwise.
- 5.4 No widening of the existing roads under the Maharashtra Municipalities Act or in the Development Plan of Matheran or in the Regional Plan or Master Plan of the Matheran Eco Sensitive Zone shall be carried out in a manner which may affect the existing listed sites / features / precincts / areas / properties / buildings of the said heritage list.

## 6. MASTER PLAN / REGIONAL PLAN / DEVELOPMENT PLAN RESERVATIONS

- 6.1 If there are any Master Plan / Regional Plan / Development Plan reservations shown on listed sites / features / precincts / areas / properties / buildings of the said heritage list the same shall not be implemented. If required, the Collector, on the advice of the Heritage Conservation Committee, shall move Government to get these reservations deleted / modified.

## 7. POWER TO ALTER MODIFY OR RELAX OTHER DEVELOPMENT CONTROL REGULATIONS / BUILDING BYELAWS

- 7.1 On the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing, the Collector may alter, modify or relax the provisions of all other Regulations if it is needed for the conservation, preservation, protection, restoration or retention of listed sites / features / precincts / areas / properties / buildings of the said heritage list and/or natural environment and/or for preserving the skyline.

## 8. RESTRICTION ON DEVELOPMENT OF LISTED SITES / FEATURES / PRECINCTS / AREAS / PROPERTIES / BUILDINGS OF THE SAID HERITAGE LIST

- 8.1 Notwithstanding anything contained in any other law, rule or regulation no plot on the heritage list shall be permitted to be sub-divided or amalgamated with any other plot.

- 8.2 The Collector in consultation with the said Heritage Conservation Committee may grant permission for development, including addition, alteration, modification, renovation, restoration, etc (but not demolition) subject to provisions made under Special Regulations framed under these Regulations (Regulation 4 above).
- 8.3 If the application for development is rejected under this Regulation or under the Special Regulations or while granting such permission any conditions are imposed on the owner which deprives him of his development rights, the Collector in consultation with the said Heritage Conservation Committee shall provide suitable advice to the applicant in this behalf.
- 8.4 No permission for development at any natural feature shall be permitted except for in-situ conservation work and any temporary structure(s) required for the same. Construction / development only in the form of parapets, railings, drinking water fountains and toilets may be permitted at the inner periphery of the natural feature by the Collector and the said Heritage Conservation Committee. Provided that the temporary structure(s) do not stand for more than a year and leaves no foot print when removed. Provided further that no temporary structure(s) shall be permitted to be constructed during the monsoon period, i.e. 1<sup>st</sup> June to 30<sup>th</sup> September.
- 8.5 Additional ground storey structure(s) in a property shall not be closer than 30 m. from the existing structure, which may be relaxed by the Collector on the advice of the said Heritage Conservation Committee.

## 9. INCENTIVE USES FOR HERITAGE BUILDINGS

- 9.1 After the commencement of this Regulation, adaptive reuse of listed buildings shall be permitted as per special guidelines prescribed by the Collector on the advice of the said Heritage Conservation Committee. In all cases of such change of use the owner shall maintain the historic integrity of the building without alteration or loss of original character, with the advice of the said Heritage Conservation Committee.

Provided that if the listed building is not maintained suitably or if the heritage value of the building is allowed to be spoilt in any manner, the Collector shall withdraw the permission forthwith.

- 9.2 Restriction of one main building per plot may be relaxed to two main buildings for residential purposes only (other than hotels, lodging and boarding houses, etc.) with not more than a total of 2 outhouses / ancillary structures.
- 9.3 For commercial developments like hotels, lodging and boarding houses, etc., cottages may be permitted without any outhouse / ancillary structure.

## 10. MAINTAINING SKYLINE, BEAUTY AND ARCHITECTURAL HARMONY

- 10.1 Development of any item in the said heritage list and in the vicinity of the listed sites / features / precincts / areas / properties / buildings shall maintain the skyline and follow the architectural style (without any high-rise development) as may be existing in the surrounding area, so as not to diminish or destroy the value or beauty of or the view of or

from any item in the said heritage list. The developments of and within any item in the said heritage list and in its vicinity shall be in accordance with the guidelines framed by the Collector on the advice of the Heritage Conservation Committee

## 11. RESTRICTIVE COVENANTS

11.1 Restrictions existing as on date of this Regulations imposed under covenants, terms and conditions on the leasehold plots either by State Government or by the Collector or by Municipal Council shall continue to be imposed in addition to the Development Control Regulations. However, in case of any conflict with the heritage preservation interest / environmental conservation, this Regulation shall prevail.

## 12. REPAIR FUND

12.1 With a view to give monetary help for repairs of structures in the said heritage list a separate fund may be created which would be kept at the disposal of the Collector, who will make disbursement from the funds on the advice of the said Heritage Conservation Committee. Provisions for such a fund may be made through District Planning and Development Council Budget or any other suitable and appropriate means.

## 13. GRADING OF THE LISTED SITES / FEATURES / PRECINCTS / AREAS / PROPERTIES / BUILDINGS

In the last column of the said heritage list "Grades" such as I, II, III shall be indicated, except for precincts. The meaning of these grades and basic guidelines for development permissions are as follows.

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed site / feature / precinct / area / property. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

<u>GRADE I</u>	<u>GRADE II</u>	<u>GRADE III</u>
<p><b>A) <u>DEFINITION</u></b></p> <p>Heritage Grade I comprises sites / features / precincts / areas / properties / buildings of national, historic or ecological value, embodying excellence in architectural style, design, technology, material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region.</p> <p>All natural and man-made</p>	<p>Heritage Grade II (A &amp; B) comprises sites / features / precincts / areas / properties / buildings of regional or local importance possessing exceptional local interest possessing architectural or aesthetic merit or cultural or historic significance though of a lower scale than Heritage Grade I. They are local landmarks, which contribute to the image and identity of the townscape. They may be the work of master craftsmen or</p>	<p>Heritage Grade III comprises sites / features / precincts / areas / properties / buildings of importance for townscape; they evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and, may also be distinguished by setting on a street line, or</p>

<u>GRADE I</u>	<u>GRADE II</u>	<u>GRADE III</u>
<p>features, paths, rides, the forest lands (within and outside plot boundaries) and the Matheran Light Railway shall fall within Grade-I.</p>	<p>may be models of proportion and ornamentation, or designed to suit a particular climate. They possess unique building typologies in a good state of preservation and reminiscent formal garden layouts.</p>	<p>special character of the facade and uniformity of height, width and scale.</p>
<p><b>B) <u>OBJECTIVE</u></b></p> <p>Heritage Grade I deserves careful preservation.</p>	<p>Heritage Grade II deserves intelligent conservation.</p>	<p>Heritage Grade III deserves intelligent conservation (though on a lesser scale than Grade II) and special protection to unique features and attributes.</p>
<p><b>C) <u>SCOPE FOR CHANGES</u></b></p> <p>All natural and man-made features listed in this category shall be protected as per the special guidelines prescribed by the Collector in consultation with the said Heritage Conservation Committee. All trees within plot boundaries and outside shall be preserved and all features within the curtilage of the natural and man-made features shall be stringently controlled. No disruptive development causing damage to the ecology of the place will be allowed.</p> <p>No attached extensions to the main building will be permitted</p> <p>Any changes to the Matheran Light Railway, its appurtenant features and lands shall have stringent control.</p>	<p><b><u>Grade II (A)</u></b></p> <p>In recognition of the significant setting of buildings amidst formal garden layouts, no attached extensions to the main building will be permitted.</p> <p>Adaptive reuse will be generally allowed with no external changes and minimum internal changes essential for the new use and/or structural strengthening will be allowed.</p> <p>New additions will be in harmony with the identified architectural character (form, scale, treatment, etc.) and layout setting.</p> <p><b><u>GRADE II (B)</u></b></p> <p>In addition to the above, attached extensions to the main building will generally be allowed while maintaining the identified associational</p>	<p>Adaptive re-use with minimum external and internal changes will generally be allowed. Changes can include extensions, and additional buildings in the same plot or compound with a special effort at reinstating the historic integrity of the building. However, any changes should be such that they are in harmony (form, scale, treatment, etc.) with and should be such that they do not detract from the heritage value.</p>

<u>GRADE I</u>	<u>GRADE II</u>	<u>GRADE III</u>
	value of the front façade with the foreground. Adaptive reuse will generally be allowed with minimum internal and external changes.	
<p><b>D) <u>PROCEDURE</u></b></p> <p>Development permission for the changes would be given by the Collector on the advice of the said Heritage Conservation Committee to be appointed by the State Government.</p>	<p>Development permission for the changes would be given by the Collector on the advice of the said Heritage Conservation Committee to be appointed by the State Government.</p>	<p>Development permission for the changes would be given by the Collector on the advice of the said Heritage Conservation Committee to be appointed by the State Government.</p>
<p><b>E) <u>VISTAS / SURROUNDING DEVELOPMENT</u></b></p> <p>All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view of or from Heritage Grade I.</p>	<p>All developments in areas surrounding Heritage Grade II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view of or from Heritage Grade II.</p>	<p>All developments in areas surrounding Heritage Grade III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view of or from Heritage Grade III.</p>

14. Nothing mentioned above should be deemed to confer a right on the owner/occupier of the plot to develop including to demolish and/or reconstruct and/or make addition(s) to and/or make alteration(s) to and/or repair(s) and/or renovation(s) and/or restoration and/or rename the structure of the listed site / feature / precinct / area / property / building if in the opinion of the said Heritage Conservation Committee, such demolition / reconstruction / addition / alteration / repair / renovation / restoration / renaming is undesirable.
15. So as to preserve the beauty of the region, the said Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their prior approval.
16. **SPECIAL REGULATIONS FOR ENSURING HIGH STANDARDS OF TOWNSCAPE DETAIL AND PLANTING**
- 16.1 For listed sites, features, precincts and areas special separate regulations/guidelines shall be framed by the Collector in consultation with the said Heritage Conservation Committee pertaining to ensuring high standards of Townscape Detail and Planting including trees and shrubs (in revenue and forest lands), Signs and Advertisements, Street Furniture, Boundary (compound) Walls, Floorscape, Railings and Public Art.



## 17. SIGNS AND OUTDOOR DISPLAY STRUCTURES / INCLUDING STREET FURNITURE

17.1 Collector on the advice of the said Heritage Conservation Committee shall frame regulations and/or guidelines to regulate signs, outdoor display structures and street furniture. Till such regulations and guidelines are framed, the following guidelines may be followed :

17.1.1 National Building Code to apply - The display or advertising signs and outdoor display structures on buildings and land shall be in accordance with Part X - Signs and Outdoor Display Structures, National Building Code of India. Code 3.2 shall not be applicable.

17.1.2 Notwithstanding anything contained in sub-regulation 17.1.1 above, the following provisions shall apply to advertising signs :

i) Matheran Plots : The following non-flashing neon signs with illumination not exceeding 40 watt light.

(a) one name plate with an area not exceeding 0.1 sq. m. for each dwelling unit;

(b) for other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 2 sq. m.

(c) "For sale" or "For rent" signs for real estate, not exceeding 0.5 sq. m. in area provided they are located on the premises offered for sale or rent.

ii) Bazaar Plots : Only non-flashing business signs placed parallel to the wall and not exceeding 1 m in height per establishment provided such signs do not face residential buildings.

iii) No part of any sign or outdoor display structure shall exceed 9 m. from the lowest ground position beneath it.

iv) No part of any sign or outdoor display structure shall be over the eaves line of the sloping roof.

17.2 Prohibition of advertising signs and outdoor display structures in certain cases : Notwithstanding anything contained in sub-regulations 17.1 -

17.2.1 no advertisement, advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Collector, on the advice of the Heritage Conservation Committee, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings own purposes or related programmes.

- 17.2.2 no advertisement, advertising sign or outdoor display structures shall be permitted on or at any listed natural features save and except those relating to nature interpretation or environmental education signs, the placement and design of which shall be approved by the Collector on the advice of the said Heritage Conservation Committee.
- 17.2.3 no advertisement, advertising sign or outdoor display structure shall be permitted on any rock formations or rock faces nor shall defacement of any rock formations or rock faces be permitted.
- 17.3 No sign or outdoor display structures shall detract from the character of the area.
- 17.4 No sign or outdoor display structures shall be permitted outside a plot boundary.
- 17.5 If the said Heritage Conservation Committee so advises, the Collector shall refuse permission for any sign or outdoor display structure.
- 17.6 The Collector may on the advice of the said Heritage Conservation Committee add to, alter or amend the provisions of sub-regulation 17.1 above.
- 17.7 Signs, outdoor display structures (including street furniture) will require the approval of the said Heritage Conservation Committee, which may prescribe additional guidelines for the same.

**18. COMPOSITION OF THE SAID HERITAGE CONSERVATION COMMITTEE**

18.1 There shall be a Heritage Conservation Committee for the Matheran Eco Sensitive Zone, including for Matheran Hill Station Municipal Council. The Committee shall be constituted by the State Government. The Committee shall comprise of members with the following qualifications :

- 1. Expert Member with relevant experience being a retired Secretary to Government, or retired Municipal Commissioner or retired Divisional Commissioner or other expert having fifteen years experience in the field of heritage conservation ... Chairman
- 2. Structural Engineers having experience of 10 years in the field and membership of the Institute of Engineers ... 2 members
- 3. Architects having 10 years experience and membership of the Council of Architecture ... 2 members
  - (i) Urban Designer
  - (ii) Heritage Conservation Architect

Architects shall be those having experience in conservation architecture

- 4. Environmentalists having in-depth knowledge and

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|    | experience of 10 years on the subject matter  | ... | Member              |
| 5. | Expert in the field of History having 10 years experience                                 | ... | Member              |
| 6. | Deputy Director of Town Planning, Konkan Division   | ... | Member              |
| 7. | Assistant Director of Town Planning, Alibag   | ... | Member              |
| 8. | Collector, Alibag   | ... | Member<br>Secretary |
| 9. | Ecologist conversant with the Region having in-depth knowledge and experience of 10 years | ... | Member              |
- 18.2 The tenure of the Members of category (1), (2), (3), (4), (5) and (9) above shall change after three years, provided however, that the same person shall be eligible for re-appointment as Member.
- 18.3 The said Heritage Conservation Committee shall have the powers to co-opt up to five additional members who may have lesser experience, but who have special knowledge of the subject matter. Provided that additional members (in addition to the three above) may be co-opted for special purposes or on sub-committees of the said Heritage Conservation Committee.
- 18.4 The said Heritage Conservation Committee shall come into existence with effect from the date of its publication in the official Gazette.
- 18.5 The Chairman and in his absence the Chosen Member of the said Heritage Conservation Committee shall preside over the meetings of the Committee.
- 18.6 No act of the said Heritage Conservation Committee done in good faith shall be deemed to be invalid reason only of some defect subsequently discovered in the organisation of the Committee or in the constitution of the Committee or in the appointment of the Member or on the ground that such member was disqualified for being appointed.
- 18.7 The Terms Of Reference of the said Heritage Conservation Committee shall be, *inter alia*,
- (i) to advise the Collector whether development permission should be granted under this Regulation and the conditions of such permission.
  - (ii) to prepare a supplementary list of buildings, structures, artefacts, areas, precincts, conservation areas, forest or wooded areas, of historic and/or aesthetic and/or architectural and/or cultural and/or environmental significance and, those natural and man-made features of environmental significance and/or of scenic beauty including but not restricted to sacred groves, headlands, hills, sub-hills, plateaus, sub-plateaus, springs, caves, water bodies (and areas adjoining the same), archaeological sites and remains (including cemeteries), open areas, wooded areas, points, walks, rides and bridle paths parks, playgrounds (open spaces/areas), clubs and gymkhana with open grounds, etc. to which this Regulation shall apply.

- (iii) to advise whether any relaxation, modification, alteration or variance of any of the Regulations / Byelaws is called for.
- (iv) to suggest amendments, changes or special regulations or modifications to special regulations under these Regulations and to advise the Collector regarding the same.
- (v) to advise whether to allow adaptive re-use of any listed structure or precinct and when to terminate the same.
- (vi) to frame special regulations for precincts and if necessary for natural features and to advise the Collector regarding the same.
- (vii) to demarcate the boundaries of natural and man-made features.
- (viii) to prepare special regulations for ensuring a high standard of Townscape Detail and Planning affecting the said heritage list.
- (ix) to frame special regulations and guidelines to regulate the display / erection and siting of outdoor signs, advertisements, bill boards, street furniture, and, nature interpretation and environmental education materials on buildings, roads, streets and natural sites
- (x) to recommend to the Collector guidelines to be adopted by those private parties or public / Government agencies who sponsor beautification schemes at public intersections and elsewhere.
- (xi) to advise the Collector to evaluate the cost of repairs to be given to owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the Collector to raise funds through private sources.
- (xii) to prepare special designs and guidelines / publications for listed structures, control of height and essential facade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacements keeping the old form in tact to the extent possible.
- (xiii) to prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines, including technical guidance for conservation, for the purposes of this Regulation.
- (xiv) to prepare and recommend to the Collector guidelines on an ideal format/contents in which development proposal applications are to be received (from prospective owners/developers) for the listed site / feature / precinct / area / property / building and Townscape/Landscape detail.
- (xv) to advise the Collector on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/ environmental conservation.
- (xvi) to prepare special regulations for heritage precincts and to advise the Collector regarding the same.

(xvii) to prepare special guidelines and advice the Collector in relation to the protection of the Wider Environment (Ecological Setting) of the Matheran hill affecting forests (in revenue and forest lands), natural topography of the hill, landscape ecology of the hill, the pedestrian status of the hill, natural water springs and water bodies, sanitation and drainage systems, collection and disposal of refuse, electrical and other infrastructural systems of the hill.

18.8 For the above "Terms Of Reference", the said Heritage Conservation Committee shall, inter alia, be guided by the study dated September 2000 and titled, "Matheran: A Comprehensive Listing Proposal" prepared by INTACH (Greater Mumbai Chapter) for the Heritage Conservation Society of Mumbai Metropolitan Region.

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## DIRECTORY OF GRADED BUILDINGS (PLOTS)

C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
4	118	MTDC HOLIDAY HOME	II - B	A-02/(0)
5	155	MTDC LODGING & BOARDING	II - A	A-01/(0)
6	97	AMAN LODGE	II - B	B-02/(0)
7	22	CHALET	II - A	B-01/(0)
8	70	GARBUT HALL	II - B	B-03/(0)
10	203	EMERALD BANKS	II - B	C-04/(0)
11	202	HEMANTINI KUNJ	II - B	C-03/(0)
12	201	KASTURI VILLA	II - B	C-02/(0)
13	42.43	RAJASTAN	II - B	C-01/(0)
17	104	MARITIME HOUSE	II - B	D-04/(0)
18	116	BELL VUE	II - B	D-01/(0)
19	49	CRAIGIE BURN	II - A	C-05/(0)
20	41	ELPHINSTONE LODGE	II - A	D-08/(0)
21	11A	REDLANDS	II - B	D-02/(0)
22	11B	RUTLANDS	II - B	D-03/(0)
23	194	R. B. CURUMSEY DAMJI AROGYA BHAVAN	II - B	D-05/(0)
24	193	R. B. CURUMSEY DAMJI AROGYA BHAVAN	II - B	D-06/(0)
25	192	KHATIJA LODGE	II - B	D-07/(0)
26	40	CECIL HOTEL	II - B	D-09/(0)
27	195	TOPIWALA BUNGALOW	III	D-11/(0)
28	103	SPENCER VILLA	II - B	D-10/(0)
29	114	MATHERAN CLUB	II - B	D-12/(0)
30	47	SETT VILLA	II - A	E-06/(0)
32	83	FERNWOOD	III	E-05/(0)
33	218	WOODLANDS HOTEL	III	E-04/(0)
37	188	SHALIMAR HOTEL	III	E-02/(0)
39	160	RANCHHODAS AROGYA BHAVAN	II - B	E-01/(0)
42	235	VETERINARY HOSPITAL	III	E-07/(0)
43	211	CUTCH COTTAGE	II - B	E-08/(0)
44	212	TAYYAB COTTAGE	III	E-09/(0)
45	213	NETER VILLA	III	E-10/(0)
46	214	WOODSIDE HOTEL	III	E-11/(0)
48	161	DAYANAND KUTI	II - B	E-03/(0)
49	158	NEHRU BHAVAN	II - B	E-17/(0)
51	186	KACHWALA COTTAGE	II - B	E-12/(0)
52	185	NOOR COTTAGE	II - B	E-13/(0)
53	184	LUCKY COTTAGE	II - B	E-14/(0)
54	163	SUKAN VILLA	II - B	E-15/(0)
55	162	VELKAR VILLA	II - B	E-16/(0)
55	198	HONEY COMB	III	E-18/(0)
57	EP 218	GOVERNMENT GODOWN	III	H-01/(0)
58	46	SPRING WOOD	II - B	G-05/(0)
59	138	EDEN HALL	II - B	G-06/(0)
60	183	PREETI HOTEL	II - B	G-07/(0)
61	182			
63	181	VINAYAK ASHRAM	III	G-08/(0)
64	21	STERN'S COTTAGE	II - B	G-04/(0)
65	21A	ACC LODGE	II - B	G-03/(0)
66	220	RUGBY (ANNEXE)	II - A	K-07/(0)
66	37	CAMBRIDGE LODGE	II - B	G-02/(0)
66	28	ASHOK HOTEL	II - B	G-09/(0)
71	106	SETH MANSUKHLAL AROGYA BHAVAN	II - B	G-01/(0)
71	113	KHOJA SANATORIUM	II - B	D-12/(0)
75	210	JAIN MANDIR	III	F-08/(0)
75	216	DULCI DOMUM	II - B	F-07/(0)
75	33	MT. ERIC	III	F-06/(0)
75	208	BATLIBOI HOUSE	II - B	F-05/(0)
75	34	WOODLANDS	II - A	F-01/(0)

C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
80	33	MT. PLEASANT	II - A	F-02/(0)
81	44	MALDUNGA HOUSE	II - A	F-03/(0)
83	50	WEST VIEW	II - B	F-04/(0)
84	29	EWERT LODGE	II - B	J-01/(0)
86	66A	SUNDER VILLA	III	J-02/(0)
37	66B			
88	151	GREEN WOOD	III	J-03/(0)
89	152	KHUSHROO LODGE	II - B	J-04/(0)
92	207	SOMERSET	III	K-04/(0)
93	164	VILLA PORT	II - B	K-03/(0)
94	52	BOMBAY VIEW	II - B	F-12/(0)
95	23A	KRISHNA BHAVAN	III	F-11/(0)
97	27	THE LILY	II - B	F-09/(0)
98	17	NAIMISHARANYA	III	F-10/(0)
99	15B	READYMONEY LODGE	II - A	K-01/(0)
100	15A			
102	13A	SEA VIEW	II - B	K-02/(0)
103	13	TOUR PETIT	II - A	K-05/(0)
104	166	GIRI KUNJ	II - B	L-12/(0)
105	167	SAIFEE LODGE	II - B	L-10/(0)
106	20	CHURCH OF ENGLAND	II - A	K-06/(0)
108	12	RUGBY HOTEL	II - A	K-07/(0)
109	16	RUGBY HOTEL		K-07/(0)
110	190	LAXMI VILLA	III	K-11/(0)
111	179	KRISHNA VILAS	III	K-12/(0)
112	244	STATE BANK OF INDIA HOLIDAY HOME	II - B	H-02/(0)
113	BP 243	DIWADKAR LODGING AND BOARDING	III	H-03/(0)
114	BP 242			
118	BP 9	HOTEL PRASANNA	II - B	H-04/(0)
119	178	PANORAMA HOTEL	III	K-13/(0)
120	177	GULSHAN HOTEL	II - B	F-14/(0)
122	175	MEGHDOOT HOTEL	II - B	K-15/(0)
125	19	GOVT. REST HOUSE	II - B	K-08/(0)
126	62	GULNAR COTTAGE	II - B	K-09/(0)
127	135	MATRU SMRITI	III	K-10/(0)
128	165	YAHYA VILLA	II - B	L-11/(0)
129	38	MARIA COTTAGE	II - B	L-07/(0)
130	18	ROBERTSON'S BUNGALOW	II - A	J-05/(0)
131	61	BELLA VISTA	II - B	J-06/(0)
132	45	RUBY HALL	II - B	J-07/(0)
133	205	EVERGREEN	II - B	L-04/(0)
134	284	SUMATI VILLA	III	L-05/(0)
135	10	THE HERMITAGE	II - B	L-06/(0)
136	54-A/3	HOTEL BRIGHTLANDS	II - B	L-08/(0)
137	54-A/1			
138	54-A/2			
139	36	GULMOHOR HOTEL	II - B	L-15/(0)
140	75	GUJRAT BHAVAN	II - B	L-14/(0)
141	9	REGAL HOTEL	II - B	L-17/(0)
142	39	PRABAL HOUSE	II - B	L-13/(0)
143	53A	RIVIERA HOTEL	II - B	K-23/(0)
144	53B	PREMDEEP RESORTS	III	K-22/(0)
145	58	HOTEL KARACHI	III	K-21/(0)
146	59	HYDRI COTTAGE	II - B	K-20/(0)
147	70	LUCKY LODGE	II - B	K-19/(0)
148	71	SAHEBAN HOUSE	III	K-20/(0)
150	74	SONAM HOTEL	III	K-16/(0)
151	73	MACKY LODGE	III	K-17/(0)
153	BP 139	SAI HIT GUEST HOUSE	II - B	H-08/(0)
155	BP 138	YASHODA BHUVAN (VAIDYA PHOTO STUDIO)	III	H-07/(0)

C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
157	BP 8	UNION BANK	III	H-09/(0)
160	BP 166	RAM MANDIR	II - B	H-10/(0)
161	BP 167	RAM MANDIR	II - B	H-10/(0)
164B	BP 12B	SNOW WHITE LAUNDRY	III	H-11/(0)
165	143	PHILLIPS CLUB HOLIDAY HOME	II - B	H-13/(0)
166	143A	HOTEL ALANKAR	III	H-12/(0)
168	BP 168	MOSQUE	II - B	H-16/(0)
169	BP 7	KHAN'S HOTEL	II - B	H-17/(0)
171	BP 18	RUCHA HOTEL	III	H-18/(0)
172	BP 231	HUTATMA KOTWAL VYAYAM MANDIR	III	H-19/(0)
173	BP 232	BEJONJEE. S. CHENOY MUNICIPAL ASSEMBY HALL	III	H-20/(0)
174	BP 179	GOOLRAJ SINGHANEER MARATHI VERNACULAR SCHOOL	II - B	H-21/(0)
175	150	PUSHP KUNJ	II - B	H-22/(0)
178	BP 176	LIBRARY	II - A	H-23/(0)
180	77	HOPE HALL	II - B	L-18/(0)
180	224	POLICE STATION	III	L-19/(0)
181	78	HOTEL ANAND RITZ	II - B	L-16/(0)
182	54B	ROSHAN VILLA AND HOTEL PRASHANT	II - B	L-09/(0)
183	26	MADHU'S FOREST LODGE	II - B	L-03/(0)
184	217	SETHNA COTTAGE	III	L-02/(0)
185	32B	KEEPSAKE	II - B	L-01/(0)
186	32A			
191	236	PISARNATH SHRINE	II - B	P-01/(0)
192	82	WEST GRANGE	II - B	P-02/(0)
193	6	FOUNTAIN LODGE	II - B	P-03/(0)
194	5	CUTCH CASTLE	II - B	P-04/(0)
195	7	BYRAMJI HOUSE	II - B	P-05/(0)
196	8	GULESTAN	II - A	P-06/(0)
197	136A	SHARDA VILLA	III	P-07/(0)
198	135B	INDU KUTIR	III	P-07/(0)
199	57	THE HOMESTEAD	II - B	P-09/(0)
200	59	BELVEDERE	II - B	P-11/(0)
201	58	SHERA COTTAGE	III	P-10/(0)
203	101	SALMONA BUNGALOW	II - B	R-01/(0)
204	246	FAR COTTAGE	III	R-02/(0)
210	126	RAMAN VILLA	III	R-03/(0)
211	127	VALLABH VILLA	III	Q-14/(0)
212	154	BHEDWAR BUNGALOW	II - B	Q-15/(0)
215	133	GOLDCROFT	II - B	Q-13/(0)
217	60	RUSTOM VILLA	II - B	Q-12/(0)
218	89A	DASWOOD	II - 3	Q-11/(0)
219	89B			
221	71	ST. XAVIER'S HIGH SCHOOL	III	Q-10/(0)
222	95	SHANTI KUNJ	II - B	Q-08/(0)
223	88A	KASTUR KUNJ	II - B	Q-06/(0)
224	88	UNDERWOOD LODGE	II - B	Q-07/(0)
225	107	PASTA HOUSE	II - A	Q-09/(0)
226	81	MT. PABNEY	II - B	Q-05/(0)
230	73	FLORENCE LODGE	III	Q-04/(0)
231	87	WADIA LODGE	II - B	Q-02/(0)
232	91	ANNIE VILLA	II - B	Q-01/(0)
234	80A	HOTEL LAKE VIEW	III	M-10/(0)
236	67	GIRIVIHAR HOTEL	II - B	N-10/(0)
237	69	HOTEL SHIRIN	II - B	N-13/(0)
238	2A	PARADISE LODGE	II - A	N-11/(0)
239	25A	ROSE COTTAGE	III	N-14/(0)
240	25	MANECKLAL TERRACE	II - B	N-15/(0)
241	1	SARASWATI MANDIR SCHOOL	II - B	Q-03/(0)



C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
244	2B	PARADISE LODGE	II - A	N-11/(0)
245	24	BOMBAY DYEING HOLIDAY HOME	II - B	N-12/(0)
246	99	HOTEL ALEXANDER	II - B	N-16/(0)
247	4	WALLACE BUNGALOW	II - B	N-06/(0)
248	219	NERAL VILLA	II - B	N-09/(0)
249	3	THE BYKE BUNGALOW	II - A	N-08/(0)
250	147	KEKI LODGE	II - B	N-07/(0)
251	153B	SUPERINTENDENT'S OFFICE	II - B	N-05/(0)
252	153A	BYRAMJI JEEJEEBHOY HOSPITAL	II - A	N-04/(0)
255	225	PWD STORE	III	M-07/(0)
256	157	SHIV TEMPLE	III	M-08/(0)
257	92	THE BANK OF INDIA HOLIDAY HOMES	II - B	M-09/(0)
258	287	POWER HOUSE AND GUEST HOUSE - CHARLOTTE LAKE	II - B	M-11/(0)
260	84	BARR HOUSE	II - A	M-01/(0)
261	86	PWD REST HOUSE	II - B	M-02/(0)
266	55	SATYA NIVAS	II - B	M-03/(0)
267	79	WEST END HOTEL	II - B	M-04/(0)
268	74	SURUCHI REDWOOD RESORT	III	M-05/(0)
269	137	ROMAN CATHOLIC CHURCH	II - A	M-06/(0)
270	24	BOMBAY HOUSE HOLIDAY HOME	II - B	N-03/(0)
273	145	LORDS CENTRAL HOTEL	II - A	N-02/(0)
274	BP 13			
275	144			
276	BP 1	VIDEO PARLOUR	II - B	N-01/(0)
279	BP 3	BEJON VILLA	III	H-30/(0)
280	BP 4	HOTEL LAXMI	II - B	H-29/(0)
281	BP 5	GARBUT VIEW	II - B	H-28/(0)
282	BP 173	TELEPHONE EXCHANGE	III	H-27/(0)
283	BP 172	POST OFFICE	II - B	H-26/(0)
284	BP 6	ABDUL REHMAN ALI HOUSE	III	H-25/(0)
287	BP 170	KAPADIA MARKET	II - B	H-24/(0)
288	BP 169	KAPADIA MARKET	II - B	H-24/(0)
290	BP 24	SACKWILL / KETKAR RESTAURANT	III	H-15/(0)
295	BP 19	KUSHAL NIKETAN ( PHATAK STUDIO, SHINDE ART SHOP, ETC.)	III	H-14/(0)
		RAILWAY REST HOUSE	II - B	H-05/(0)
		RAILWAY STATION AND ANCILLARY STRUCTURES	II - B	H-06/(0)

Total = 213

LANDSCAPE FEATURES (NATURAL AND MAN-MADE)		Sr. No.	Zone
PANORAMA POINT	1	Zone I Township	
GOVERNOR'S HILL	2		
MOUNT BARRY	3		
CHEDEBA SPRING	4		
CHAT SPRING AND WELL	5		
MADRAS	6		
PATHS AROUND THE PANORAMA SPUR	7		
HERAL VIEW	8		
GARBUS POINT	9		
GARBUS CIRCUS	10		
BEATRICE CLIFF	11		
BANBUCH SPRING	12		
BLACKWATER SPRING	13		
GARBUS PATH	14		
HART POINT	15	Zone II Township	
MONKEY POINT	16		
MARY POINT	17		
SIMPSON'S TANK	18		
FOREST PARK	19		
CHIKAMBA HALLA	20		
JUNGLE SPRING	21		
DHANGARWADA SPRING	22		
MONKEY SPRING	23		
MONKEY POINT - HART POINT - SIMPSON'S TANK PATH	24		
CREATION GROUND (NEAR SIMPSON'S TANK)	25	Zone III Township	
LOW CASTE CREATION GROUND	26		
WALBURGA POINT	27		
PEE POINT	28		
MORNING POINT	29		
HALLA SPRING	30		
FORSYTH SPRING	31		
WALLET SPRING	32		
RIFF SPRING	33		
WELL (SILVERSTONE LOGS)	34		
MATHERAN CLUB (EUROPEAN GYMNASIUM)	35	Zone IV Township	
MARY POINT	36		
SARVANA TUKARAM POINT	37		
HARRISON SPRING	38		
THE TRYST	39		
PAYMASTER WELL	40		
PORCUPINE POINT (SUNSET POINT)	41		
CHERRY POINT	42		
ALSTONIA POINT	43		
OUR POINT	44		
WYNDY STONE	45		
GOOLE PATH	46	Zone V Township	
MADRAS POINT	47		
MADRAS POINT	48		
MADRAS POINT	49		
MADRAS POINT	50		
MADRAS POINT	51		
MADRAS POINT	52		
MADRAS POINT	53		
MADRAS POINT	54		
MADRAS POINT	55		

### DIRECTORY OF NATURAL AND MAN-MADE FEATURES

Note:

This List supercedes all the Lists with information on Graded natural Man-made features of Matheran. It truly is at a glance directory of such features. It can be used for reference with the 'List Cards', be incorporated in the Heritage Regulations (when published) for Matheran and can also be referenced with the map, DRG 3 - Heritage Listing Proposal.

DIRECTORY OF NATURAL AND MAN-MADE FEATURES			
ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	GRADE
PANORAMA POINT ZONE	1	PANORAMA POINT	
	2	GOVERNOR'S HILL	
	3	MOUNT BARRY	
	4	CHEDOBA SPRING	
	5	GHAT SPRING AND WELL	
	6	MADRAI	
	7	PATHS AROUND THE PANORAMA SPUR	
GARBUT POINT ZONE	8	NERAL VIEW	
	9	GARBUT POINT	
	10	GARBUT CIRCUS	
	11	BEATRICE CLIFF	
	12	BAMBUCH SPRING	
	13	BLACKWATER SPRING	
	14	GARBUT PATH	
HART POINT ZONE	15	HART POINT	
	16	MONKEY POINT	
	17	MARY POINT	
	18	SIMPSON'S TANK	
	19	FOREST PARK	
	20	DHODAMBA NALLA	
	21	JUNGLE SPRING	
	22	DHANGARWADA SPRING	
	23	MONKEY SPRING	
	24	MONKEY POINT - HART POINT - SIMPSON'S TANK PATH	
	25	CREMATION GROUND (NEAR SIMPSON'S TANK)	
26	LOW CASTE CREMATION GROUND		
MALDUNGA POINT ZONE	27	MALDUNGA POINT	
	28	PEB POINT	
	29	MONNIE POINT	
	30	NALLA SPRING	
	31	PONSONBY SPRING	
	32	MALET SPRING	
	33	RIPP SPRING	
	34	WELL (ELPHINSTONE LODGE)	
	35	MATHERAN CLUB (EUROPEAN GYMKHANA)	
GALTI DARA ZONE	36	MYRA POINT	
	37	SAKHARAM TUKARAM POINT	
	38	HARRISON SPRING	
	39	THE TRYST	
	40	PAYMASTER WELL	
PORCUPINE POINT ZONE	41	PORCUPINE POINT (SUNSET POINT)	
	42	CHENOY POINT	
	43	RUSTOMJI POINT	
	44	OUR POINT	
	45	WISHING STONE	
ARTIST POINT ZONE	46	ARTIST POINT	
	47	PAYMASTER PARK	
	48	COOLIE PATH	
BAZAAR ZONE	49	MADHAVJI POINT	
	50	KHANDALA POINT	
	51	N LORD PARK AND CHHATRAPATI SHIVAJI UDYAN	
	52	COOLIE SPRING	
	53	MOHAMEDIAN BURIAL GROUND	

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	GRADE
LOUISA POINT ZONE	54	LOUISA POINT	I
	55	MALANG POINT	I
	56	CORONATION POINT	I
	57	HONEYMOON POINT	I
	58	LANDSCAPE POINT	I
	59	AMBA SPRING	I
	60	WALKERS TANK	I
RUGBY PLATEAU	61	LOWER LOUISA ROAD	I
	62	RUGBY PLATEAU	I
	63	EUROPEAN CEMETERY	I
BRIGHTLANDS ZONE	64	CATHOLIC CEMETERY	I
	65	ECHO POINT	I
	66	EDWARD POINT	I
CHARLOTTE LAKE ZONE	67	KING GEORGE POINT	I
	68	CELIA POINT	I
	69	CHARLOTTE LAKE	I
	70	PANDAY PLAYGROUND	I
BYKE ZONE	71	WELL (NEAR THE DELL BUNGALOW)	I
	72	ALEXANDER POINT	I
DANGER PATH ZONE	73	BELVEDERE POINT	I
	74	LORD POINT	I
	75	MARJORIE'S NOOK	I
	76	TAKI SPRING	I
	77	AIN SPRING	I
	78	WELL (FOUNTAIN LODGE)	I
	79	DANGER PATH AND BELVEDERE PATH	I
	80	LUMLEY SEAT	I
OLYMPIA ZONE	81	OLYMPIA GROUND	I
	82	WILLINGDON PATHS	I
	83	CAVES (GOLDCROFT)	I
CHOWK ZONE	84	ONE TREE HILL	I
	85	SHIVAJI'S LADDER	I
	86	BIG CHOWK POINT	I
	87	LITTLE CHOWK POINT (SPHINX POINT)	I
	88	BIRDWOOD POINT	I
	89	PHANAS SPRING	I
RAMBAUG ZONE	90	BIRDWOOD PATH	I
	91	RAMBAUG POINT	I
	92	UKHLI SPRING	I
	93	GAYAN SPRING	I
	94	RAMBAUG PATH	I
	95	PARSEE CEMETERY	I
	96	HINDU CEMETERY	I
	97	MAHAR, MOCHIL, BHANGI BURIAL GROUND	I
	98	MARATHA BURIAL GROUND	I
	99	MATHERAN RAILWAY	I