



**REHABILITATION OF
PAPs @ KALBADEVI
& GIRGAON
STATIONS ON
METRO III**

OVERVIEW

- Rehabilitation of PAPs is proposed by integrated development of affected properties, i.e. by treating them as one scheme ensuring in-situ rehabilitation/ in the vicinity of current location.
- The Affected buildings are grouped in 5 blocks:
 - ❑ **K1:** 7 buildings from Kapadia Chmbers to Khan House
 - ❑ **K2:** 5 buildings near Chira Bazaar/Fish Market including Fish Market building
 - ❑ **K3:** Kamani Wadi Plot
 - ❑ **G1:** Buildings of Vitthalniwas and VIP luggage
 - ❑ **G2:** Swami Niwas and Shri Ram Bhuwan
 - ❑ **G3:** Plot (C.S. 1 of Girgaon) of buildings having Surya Mahal and Chandra Mahal buildings
- All the PAPs are rehabilitated within these blocks of affected buildings by suitably rehabilitating them based on their category.
- Residential PAPs are divided in 4 categories as per their current carpet area & commercial PAPs are in 3 categories as per current situation of the commercial unit.

THE CLASSIFICATION OF RESIDENTIAL PAPs

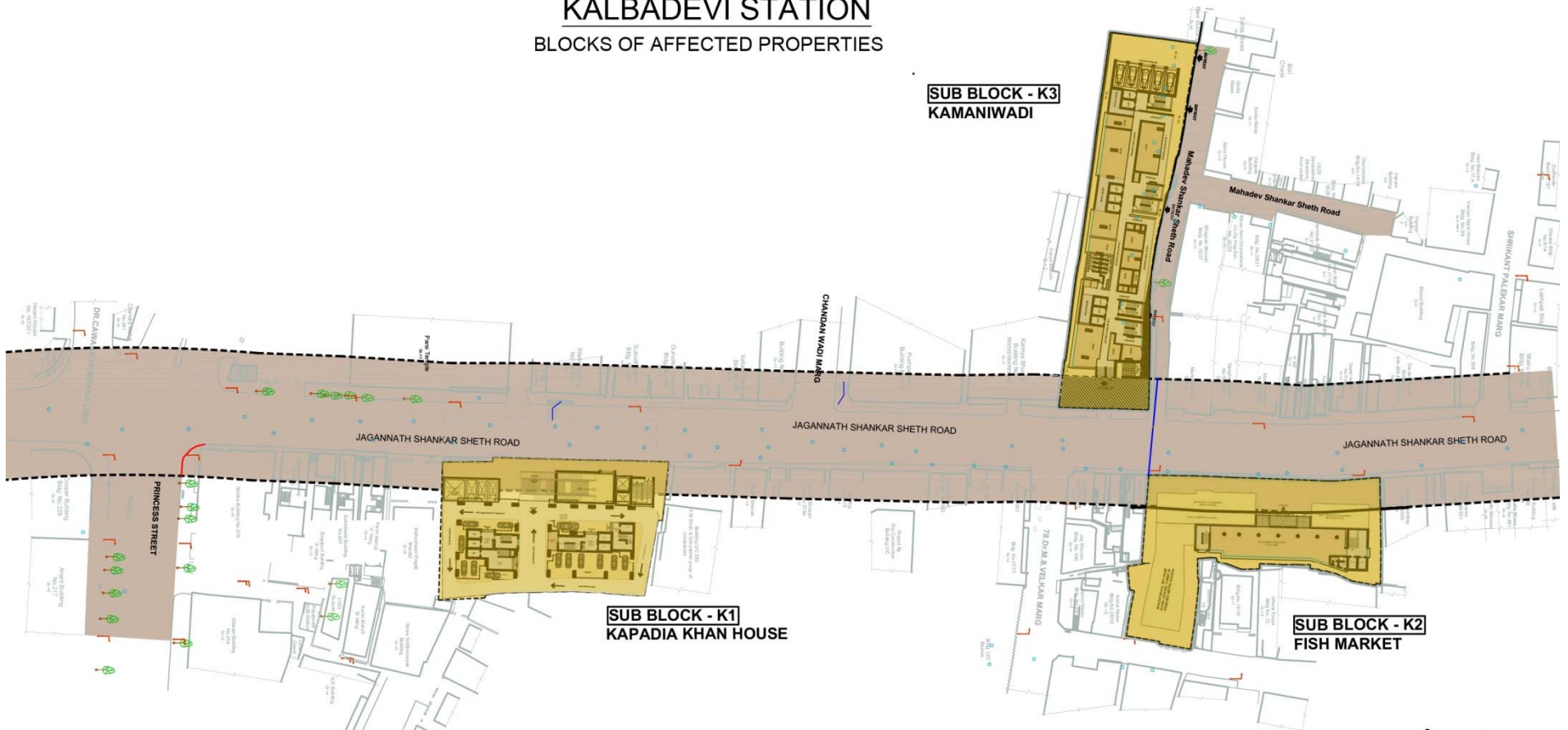
SR. NO.	CATEGORY	EXISTING CARPT AREA	PROPOSED CARPET AREA OF ALTERNATE ACCOMODATION INCLUDING FUNGIBLE AREA
1	Category 1	Up to 18.81 sq.mt (202.50 sq.ft)	37.63 sq.mt (405 sq.ft)
2	Category 2	Above 18.81 sq.mt & up to 27.88 sq.mt (i.e. above 202.5 sq.ft & up to 300 sq.ft)	Double the existing area (i.e. range of 405 sq.ft to 600 sq.ft)
3	Category 3	Above 27.88 sq.mt & up to 41.29 sq. mt (i.e. above 300 sq.ft & up to 444.44 sq.ft)	600 sq.ft. irrespective of existing area
4	Category 4	Above 41.29 sq. mt (444.44 sq.ft)	Existing area + 35% over and above existing area

CLASSIFICATION OF COMMERCIAL PAPs FOR REHABILITATION IN SHOPPING CUM OFFICE BUILDINGS

SR. NO.	CLASSIFICATION OF	PROPOSED CARPET AREA OF ALTERNATE ACCOMODATION INCLUDING FUNGIBLE AREA
1	Shops facing main road at ground floor	At lower ground floor & upper ground floor- directly accessible & visible from road
2	Shops on internal sides of buildings at ground floor or on above floors	At the upper floors from 1 st to 3 rd .
3	Offices & warehouses	At higher floors

KALBADEVI STATION

BLOCKS OF AFFECTED PROPERTIES



SUB BLOCK - K3
KAMANIWADI

SUB BLOCK - K1
KAPADIA KHAN HOUSE

SUB BLOCK - K2
FISH MARKET

- EXISTING TENANTS
- REHABILITATED ON SAME SITE
- SHIFTED TO OTHER SITE/BUILDING

SUMMARY OF REHABILITATION OF PAPs



SCALE- NTS

K1		BALANCE
RESI.- 39	RESI.- 39	RESI- 0
COM.- 112	COM.- 98	COM.- 14 in K3

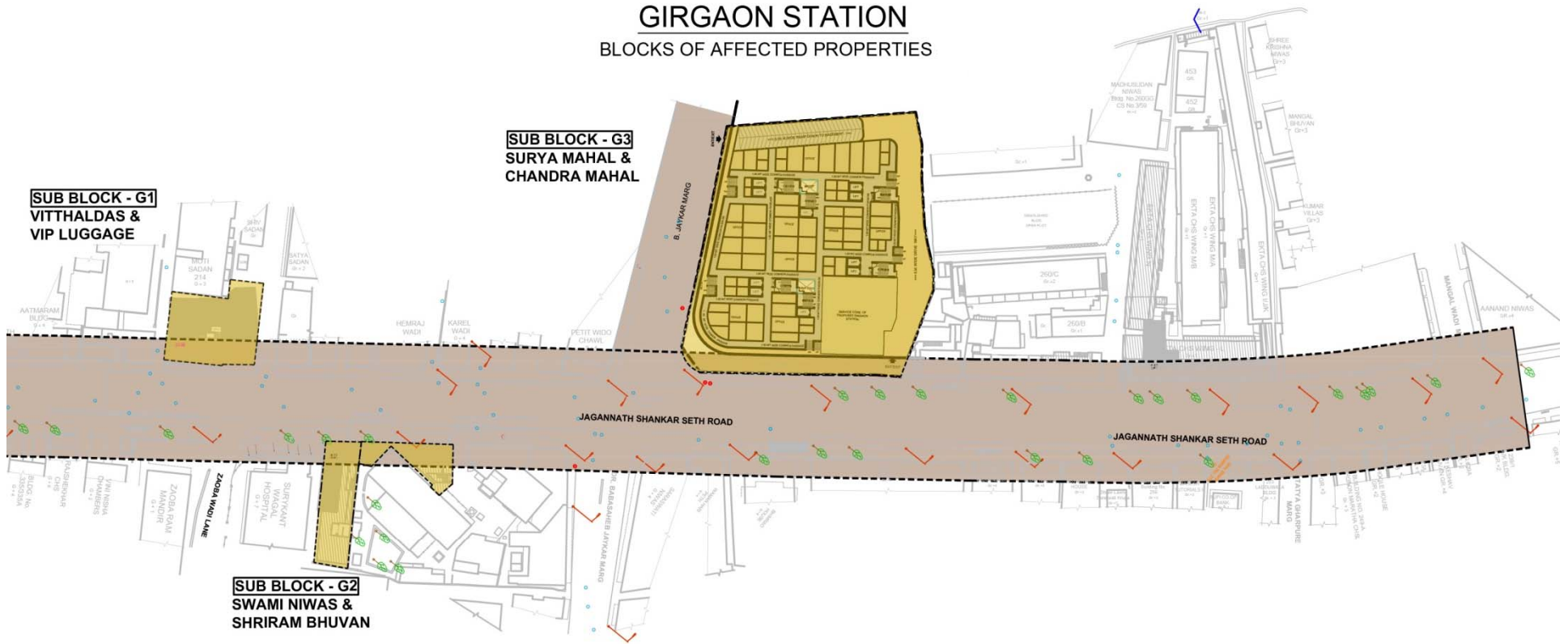
K2		BALANCE
RESI.- 18	RESI.- 0	RESI- 18 in K1
COM.- 109+ FISH MARKET	COM.- 67+ FISH MARKET	COM.- 42 in K3

K3		BALANCE
RESI.- 06	RESI.- 0	RESI- 06 IN K1
COM.- 05+ BHOJANALAYA + BANQUET HALL	COM.- 05+ BHOJANALAYA + BANQUET HALL	COM.- 0



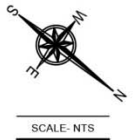
GIRGAON STATION

BLOCKS OF AFFECTED PROPERTIES



SUMMARY OF REHABILITATION OF PAPs

- EXISTING TENANTS
- REHABILITATED ON SAME SITE
- SHIFTED TO OTHER SITE/BUILDING



G1		<u>BALANCE</u>
RESI.- 30	RESI.- 0	RESI- 30 in K1
COM.- 09	COM.- 03	COM.- 3 in K3 & 3 in G3

G2		<u>BALANCE</u>
RESI.- 19	RESI.- 0	RESI- 19 in G3
COM.- 18	COM.- 0	COM.- 13 in G3, 1 in G1, 4 in K3

G3		<u>BALANCE</u>
RESI.- 197	RESI.- 197	RESI- 0
COM.- 68	COM.- 68	COM.- 0



KAPADIA - KHAN HOUSE
BLOCK (K1), KALABADEVI

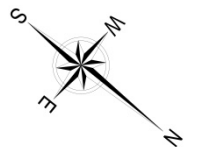
<<< JAGANNATH SHANKAR SHETH ROAD >>>
29.26 Mt. (96') WIDE ROAD



STILT FLOOR PLAN



KAPADIA CHAMBERS - KHAN HOUSE BLOCK (K1)

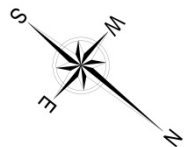




1ST & 2ND FLOOR PLAN (REHAB COMMERCIAL)



KAPADIA CHAMBERS - KHAN HOUSE BLOCK (K1)

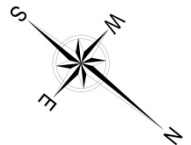


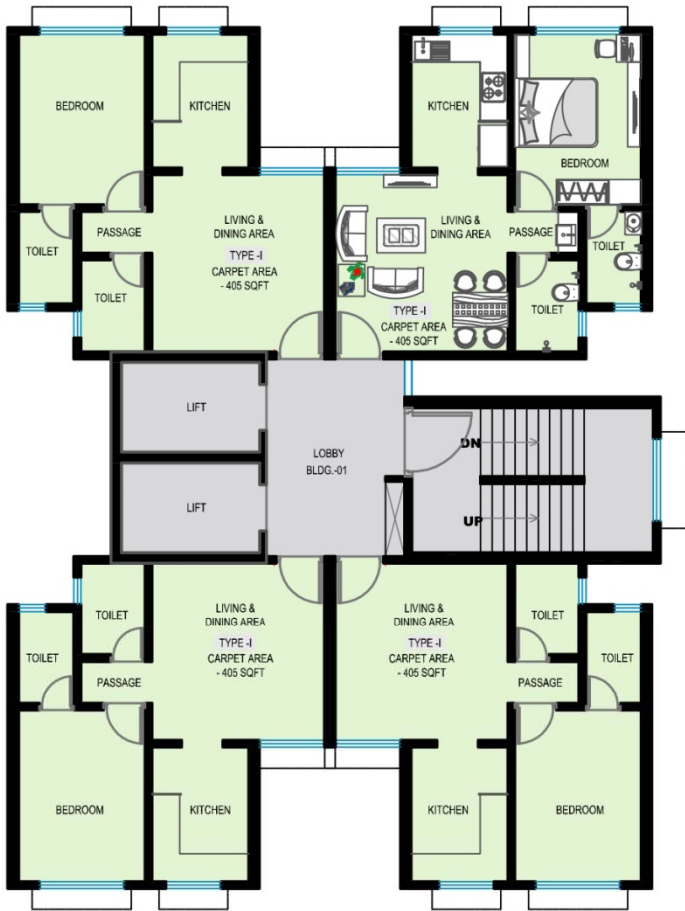


3RD TO 7TH FLOOR PLAN (REHAB COMMERCIAL)



KAPADIA CHAMBERS - KHAN HOUSE BLOCK (K1)





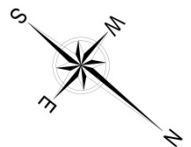
BUILDING NO. 1- 8TH TO 22ND FLOOR PLAN

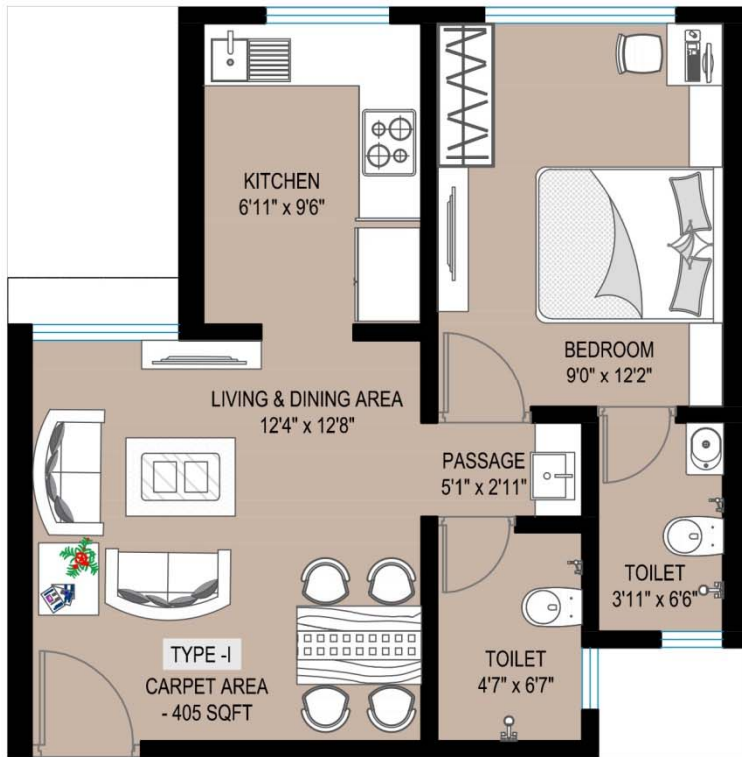


BUILDING NO. 2- 8TH TO 20TH FLOOR PLAN

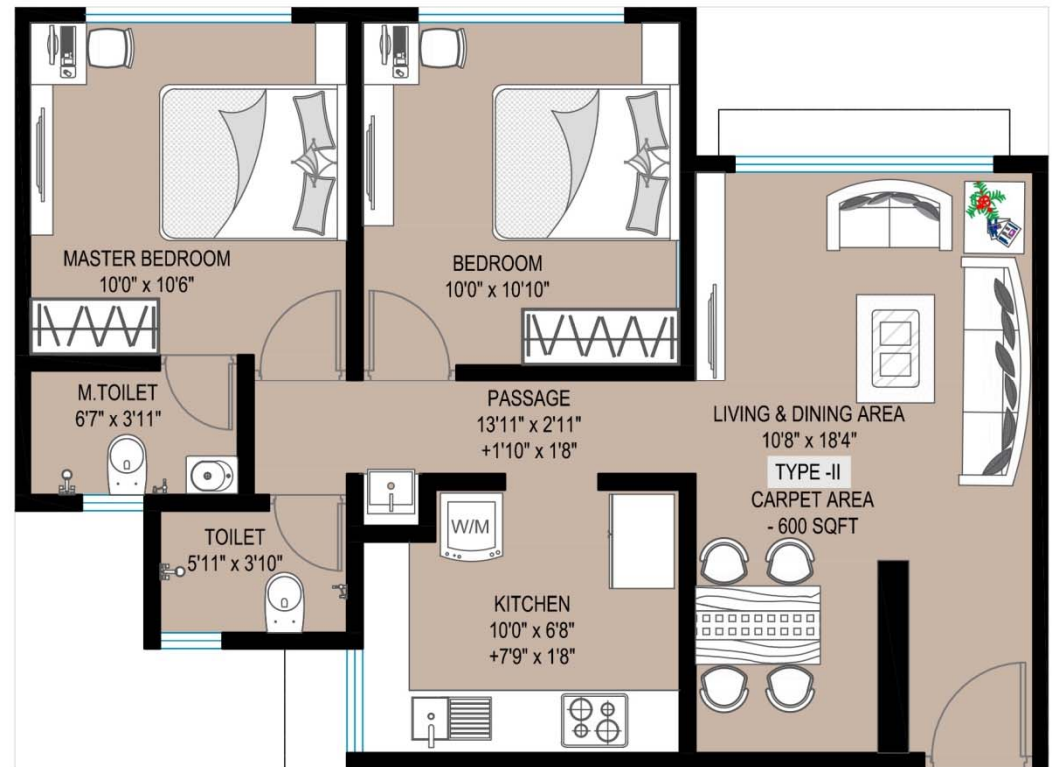


KAPADIA - KHAN HOUSE BLOCK (K1)





TYPICAL UNIT PLAN- 1 BHK



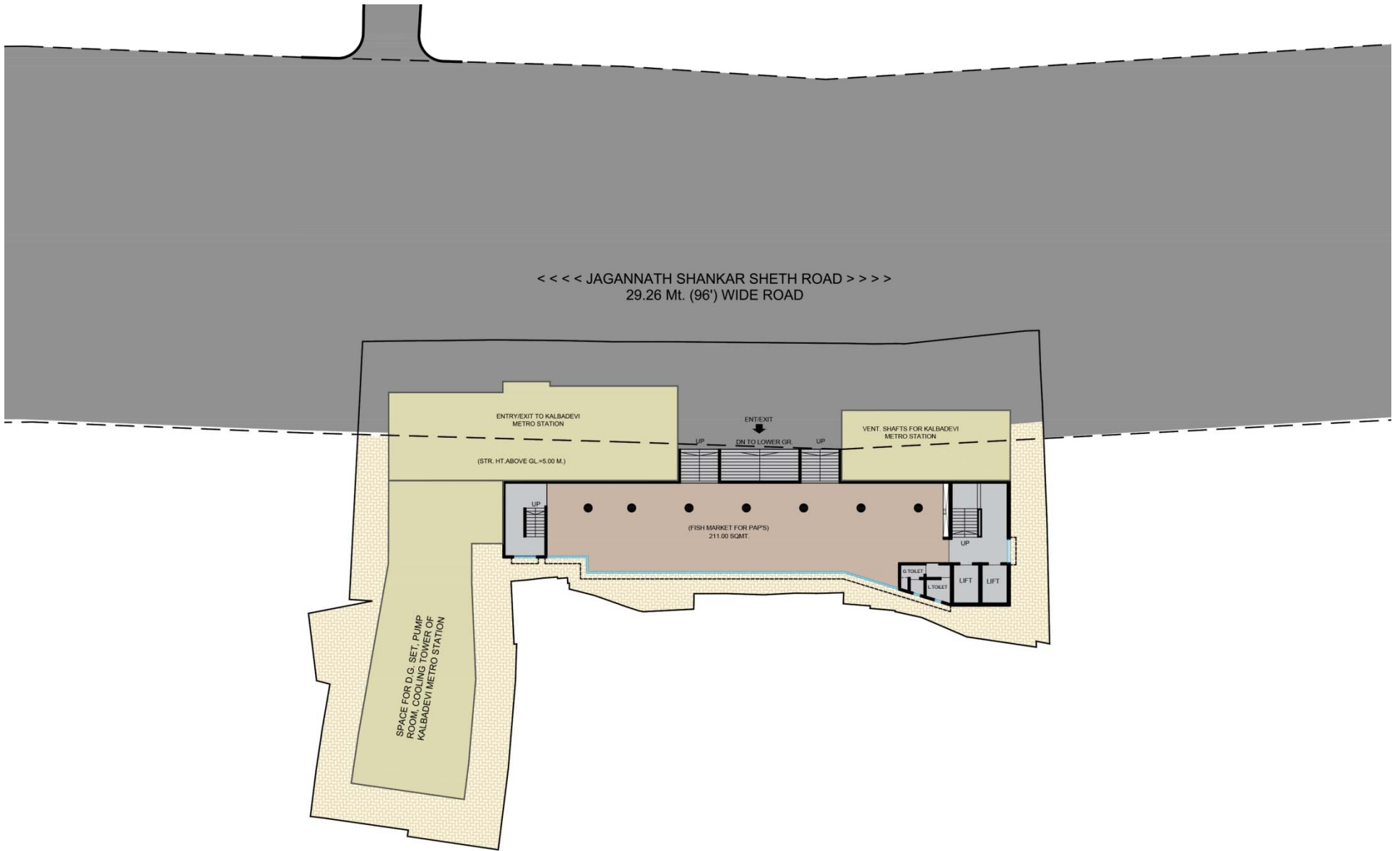
TYPICAL UNIT PLAN- 2 BHK



KAPADIA - KHAN HOUSE BLOCK (K1)



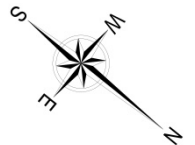
CHIRA BAZAAR BLOCK (K2), KALBADEVI

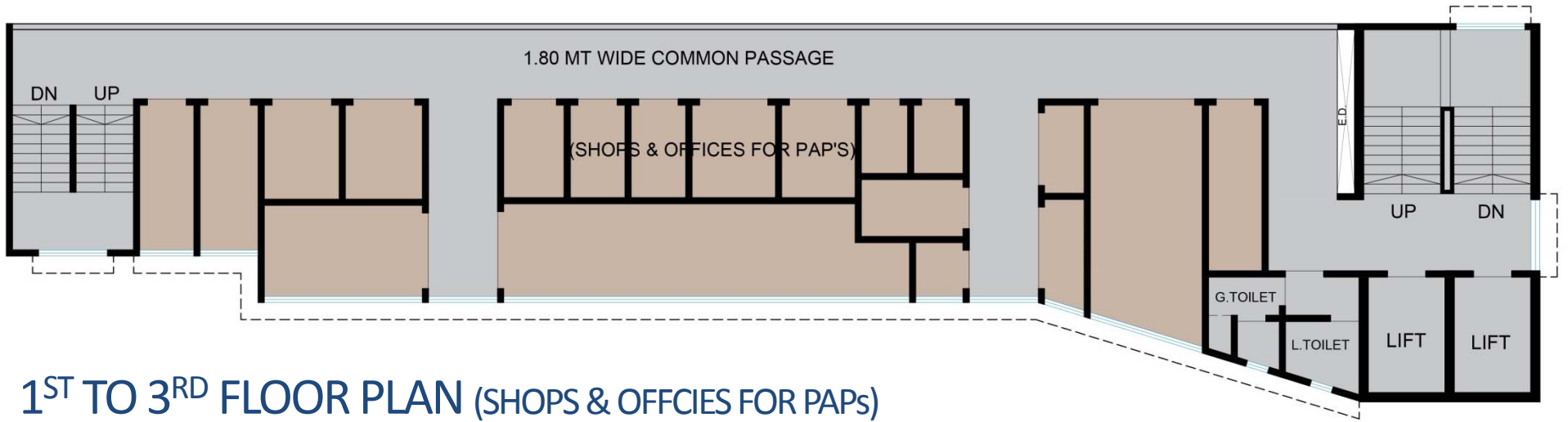


LOWER & UPPER GROUND FLOOR (FISH MARKET FOR PAPs)

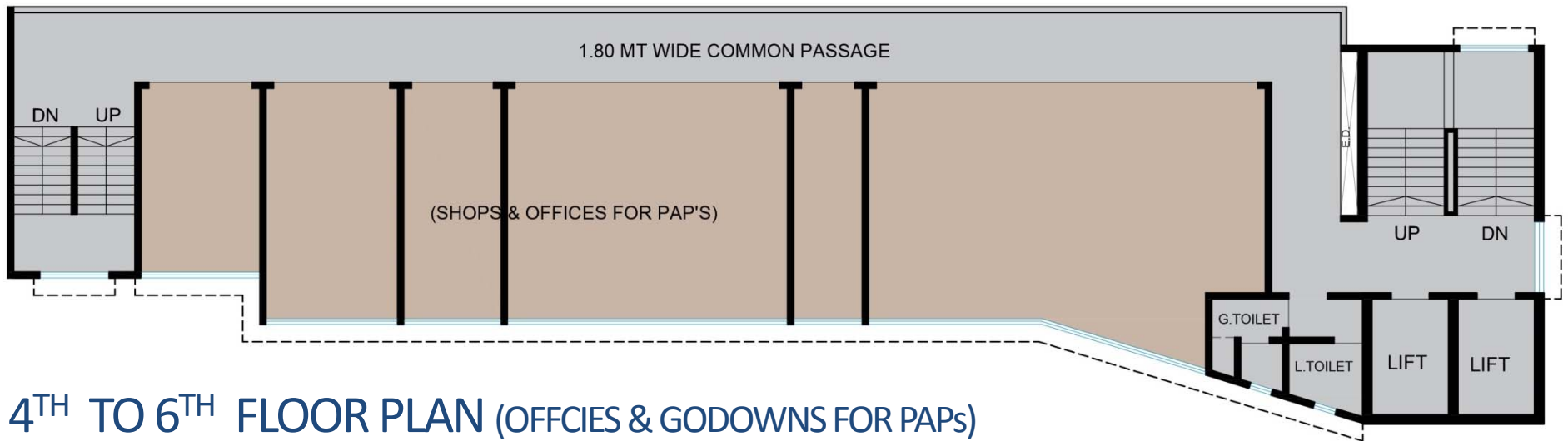


CHIRA BAZAR BLOCK (K2), KALBADEVI





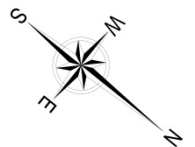
1ST TO 3RD FLOOR PLAN (SHOPS & OFFICES FOR PAP'S)



4TH TO 6TH FLOOR PLAN (OFFICES & GODOWNS FOR PAP'S)

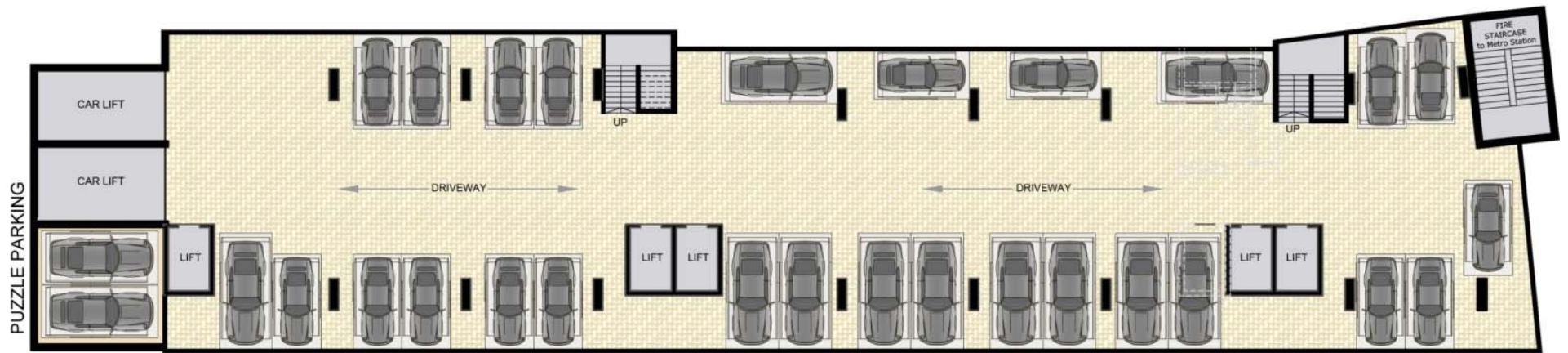


CHIRA BAZAAR BLOCK (K2), KALBADEVI





KAMANIWADI BLOCK (K3), KALBADEVI



BASEMENT FLOOR PLAN



KAMANIWADI BLOCK (K3), KALBADEVI





LOWER GROUND FLOOR PLAN (SHOPS FOR PAPs)



KAMANIWADI BLOCK (K3), KALBADEVI



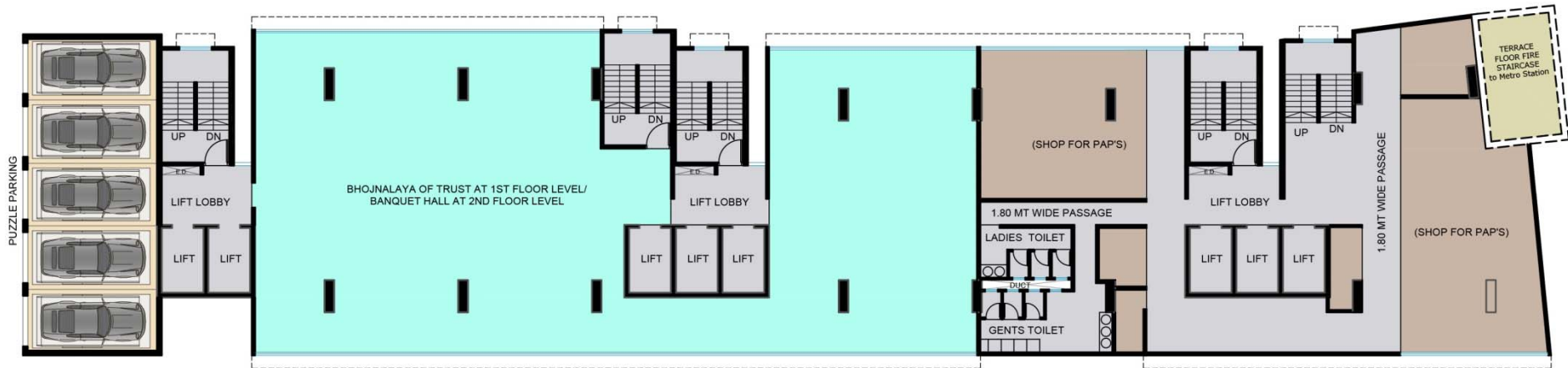


UPPER GROUND FLOOR PLAN (SHOPS FOR PAPs)



KAMANIWADI BLOCK (K3), KALBADEVI





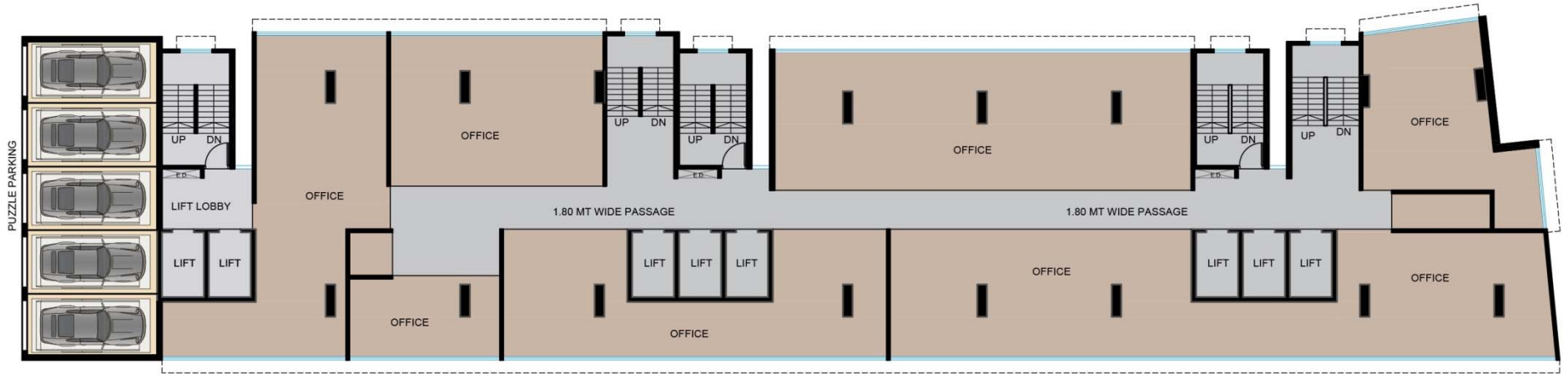
1ST & 2ND FLOOR PLAN



3RD TO 6TH FLOOR PLAN (OFFICES FOR PAPs)

KAMANIWADI BLOCK (K3), KALBADEVI





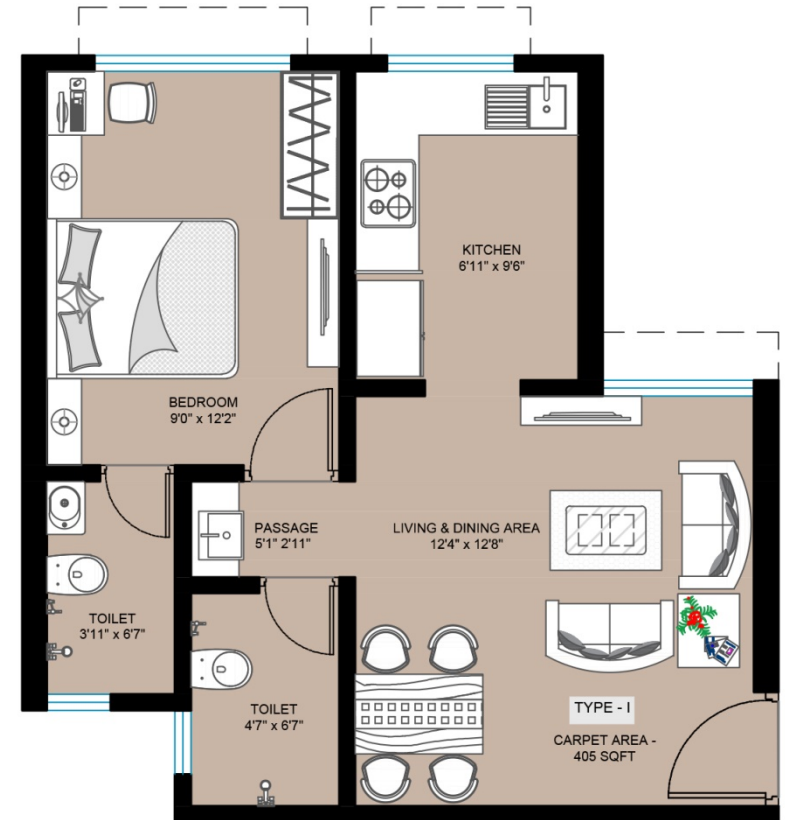
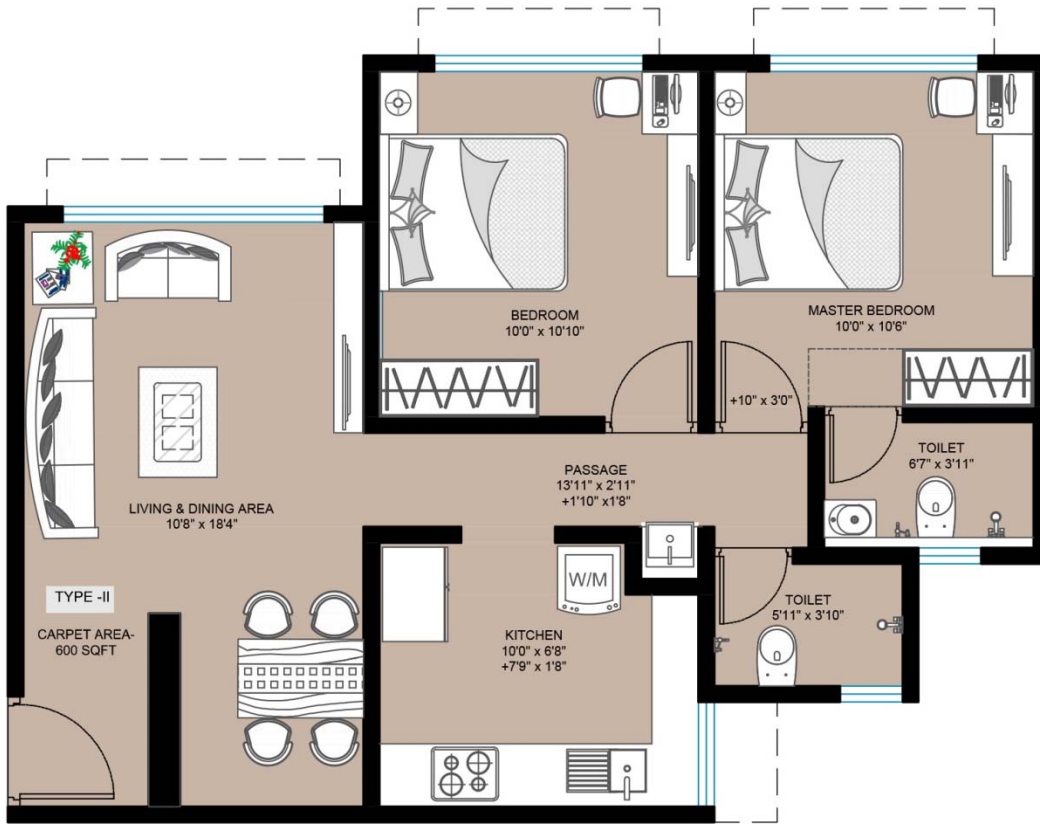
7TH FLOOR PLAN (OFFICES FOR PAPs)



9TH TO 22ND FLOOR PLAN

KAMANIWADI BLOCK (K3), KALBADEVI





TYPICAL UNIT PLAN- 2 BHK

TYPICAL UNIT PLAN- 1 BHK



KAMANIWADI BLOCK (K3), KALBADEVI

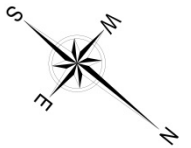


SURYAMAHAL &
CHANDRAMAHAL BLOCK
(G3), GIRGAON

BASEMENT FLOOR PLAN



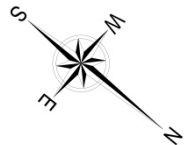
SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)



LOWER GROUND FLOOR PLAN (REHAB COMMERCIAL)



SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)



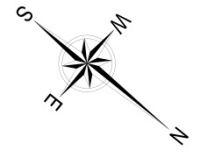
UPPER GROUND FLOOR PLAN (REHAB COMMERCIAL)



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29.26 Mt. (96') WIDE ROAD



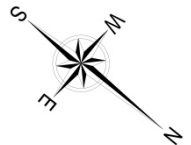
SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)



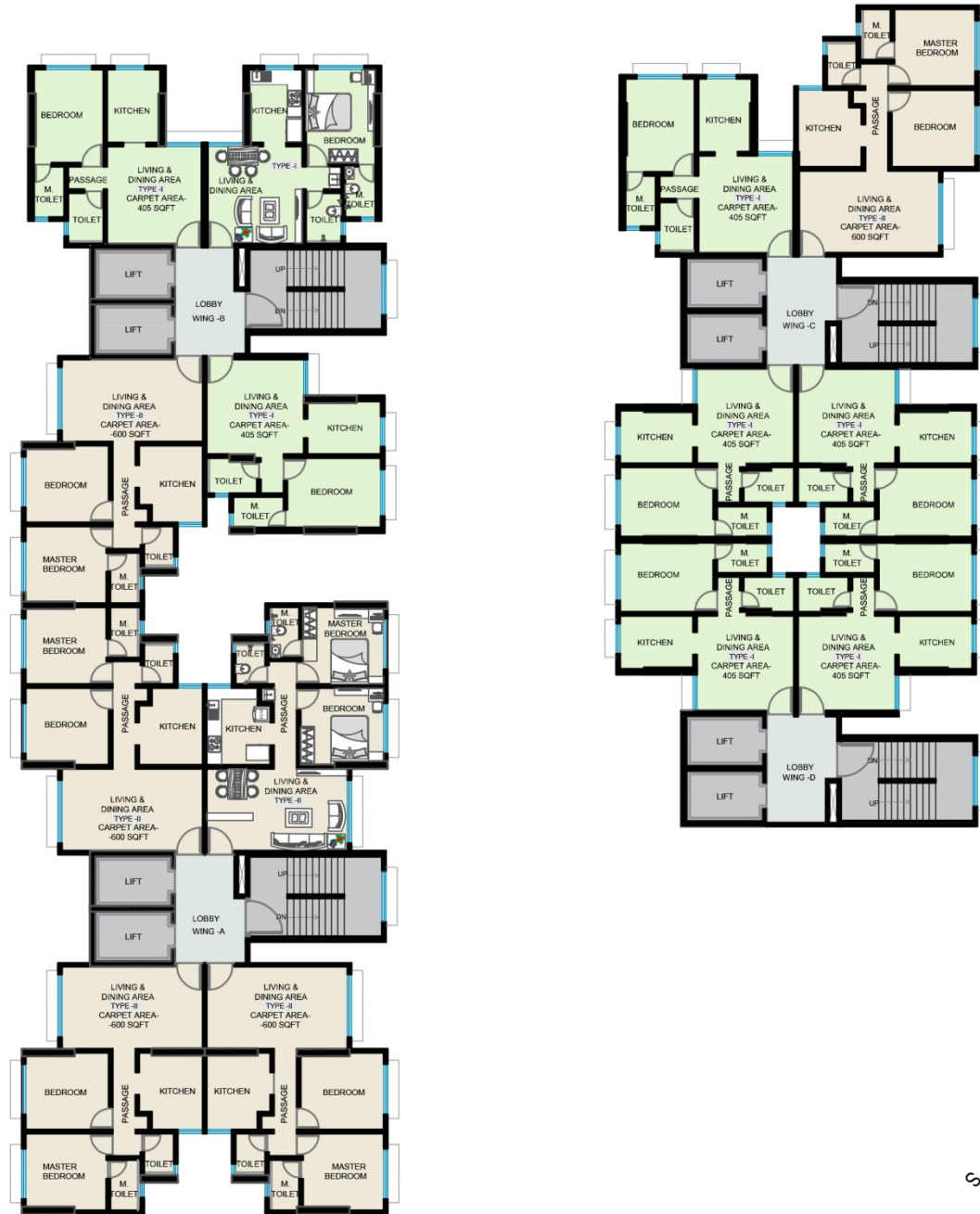
1ST TO 3RD FLOOR PLAN (REHAB COMMERCIAL)



SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)



4TH TO 17TH FLOOR PLAN (REHAB RESIDENTIAL)

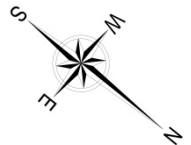


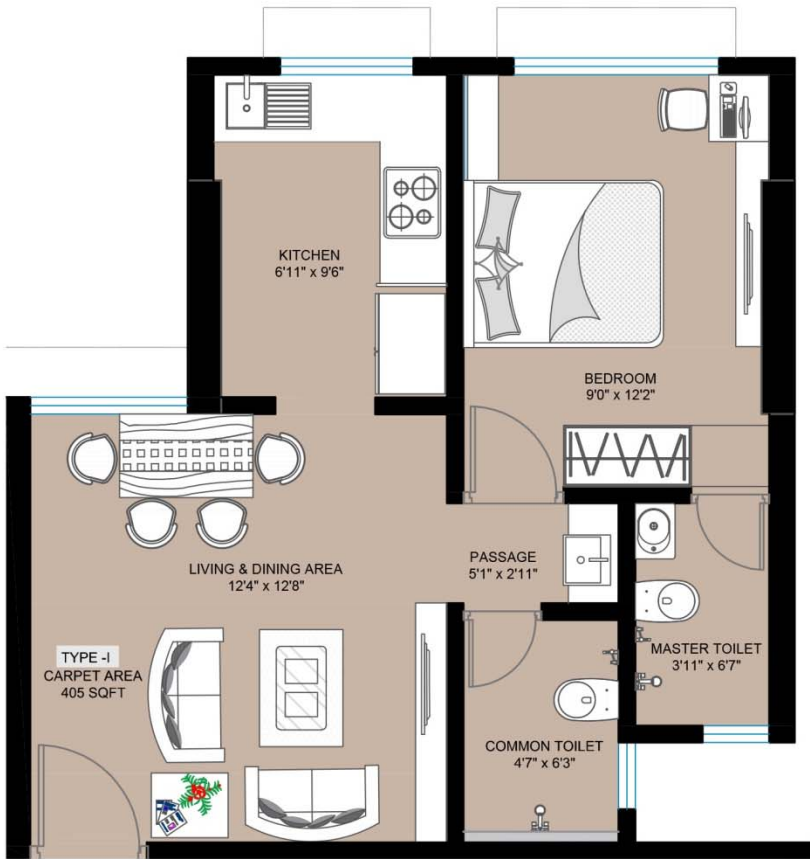
LEGEND

- TYPE -I / 1BHK
- TYPE -II / 2BHK

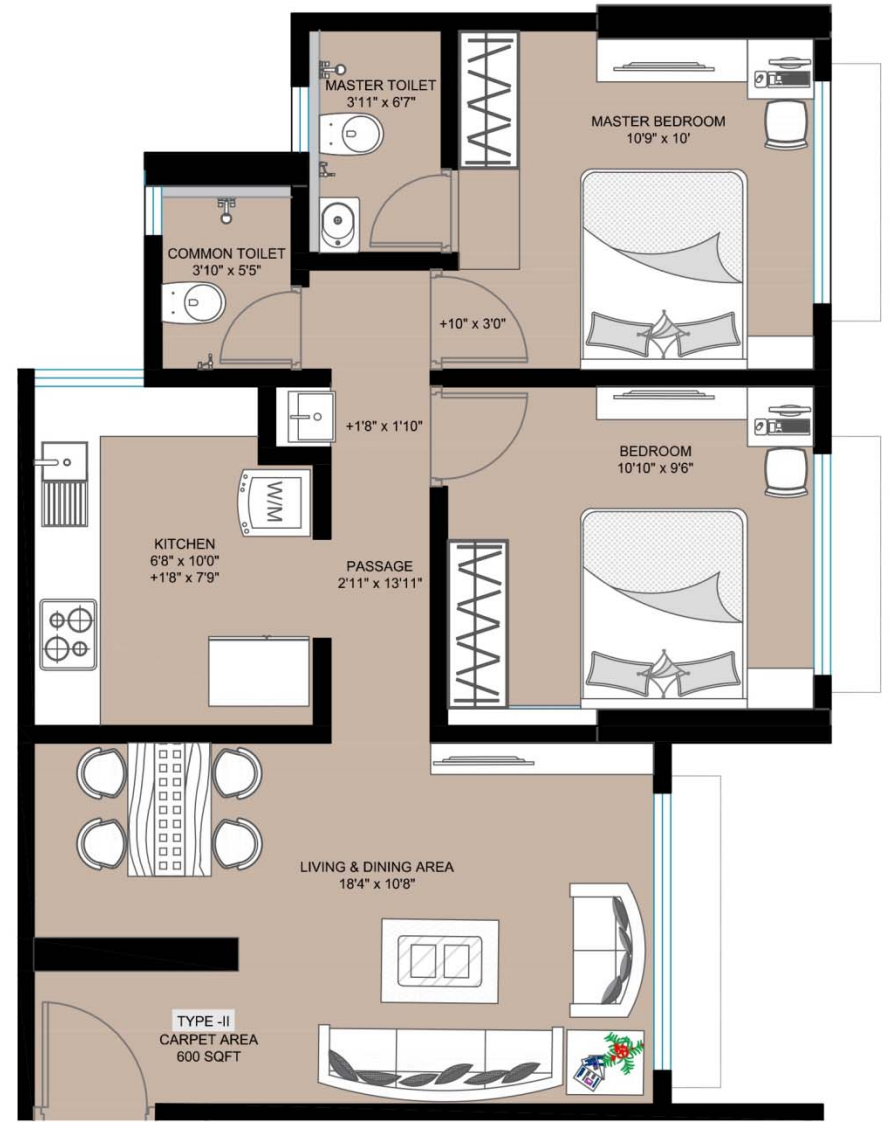


SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)





TYPICAL UNIT PLAN- 1 BHK



TYPICAL UNIT PLAN- 2 BHK



SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)

3D VIEW OF TYPICAL 2BHK UNIT



3D VIEW OF TYPICAL 1BHK UNIT

SPECIFICATION/ AMENITIES

- ❑ **Structure:** Earthquake resistant (with latest seismic code) RCC frame structure with masonry partitions. All concrete work in Ready Mix Concrete (RMC) of a minimum strength of M 30 & M40, using plastic-coated shuttering grade plywood.

- ❑ **Flooring:**
 - **Living, Bedroom & Kitchen-** Full Body vitrified tiles flooring with skirting of brands such as Somany /Johnson & Johnson /Kajaria / equivalent
 - **Bathroom-** Anti-skid ceramic tiles of brands such as; Somany / Johnson & Johnson / Kajaria / equivalent
 - **Entrance Lobby-** Granite / Marble flooring with design pattern

- ❑ **Doors:**
 - **Entrance** - Solid core flush door finished with decorative laminate.
 - **Bedroom, Kitchen-** Solid core flush door
 - **Bath & W.C-** FRP door (Fiber Reinforcement Plastic)
 - **Door hardware-** All doors finished with appropriate hardware like door handle, door lock, door hinges and door stopper, etc.

SPECIFICATION/ AMENITIES

Windows:

- **Living, Bedroom & Kitchen-** Aluminum powder coated sliding windows
- **Toilet-** Acrylic / glass Louvers windows

Walls & Ceiling:

- **Living, Bedroom & Kitchen-** Appropriate surface treatment/ OBD paint of brand such as; Asian Paints / Berger / Nerolac / ICA- Dulux / equivalent
- **Bath & W.C-** Ceramic tiles up to ceiling level as per design.
- **Kitchen-** Glazed ceramic tile dado up to ceiling level from above the granite counter as per design.

Staircase- Appropriate surface treatment with paint as per design.

Entrance Lobby- Textured paint / Granite / Marble cladding on walls and decorative false ceiling as per the design.

Sanitary & Plumbing:

- **Bath & W.C-** San'ware and bathroom fitting of brand such as; Jaquar / Cera / equivalent.
- **Plumbing-** Concealed plumbing along with good quality fixture bathroom fittings. Bathrooms shall be provided with detachable stainless steel cockroach traps with lids.
- **Kitchen Sink -** Stainless steel sink with single lever CP fitting with drain board.

SPECIFICATION/ AMENITIES

Electrical:

- **Wiring**- Concealed electrical wiring with adequate power points.
- **Switches**- Premium modular switches of Anchor- Roma / equivalent

Utilities/ Services:

- **Rainwater Harvesting**- Percolation pits with collection tank for rainwater harvesting.
- **Elevators**- High speed passenger elevators with automatic closing doors of Kone, Schindler or alike.

Note:

All specification above is subject to change and decisions taken from time to time by the MMRCL shall be final and binding.

Wherever brands are mentioned above, MMRCL may use equivalent brands at their discretion