

IN-SITU REHABILITATION WITH REDEVELOPMENT POLICY FOR KALBADEVI AND GIRGAON

A) List of Affected Buildings

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991, 19 buildings consisting of approx. 634 Project affected families (PAFs) are getting affected. The affected buildings are a part of 6 non-contiguous plots which have been named as K1, K2, K3 blocks at Kalbadevi and G1, G2, G3 blocks at Girgaon. [Click here](#) for the list of affected buildings and PAFs. [Click here](#) for identifying the location of affected buildings on the drawings of lands required for Metro Works.

B) Kalbadevi Site Office

MMRC and its sub consultant M/s Catapult Consultants have located their site office in Kalbadevi in order to expedite and facilitate the redevelopment in Kalbadevi and Girgaon. PAFs can visit the site office to gain information regarding the project, submit their queries/ letters and have one to one discussions with the officials. Following are the details of the site office:

Address: MMRCL and M/s Catapult Site Office,
488, Matru Krupa Building,
Near Kamaniwadi,
JSS Road, Chira Bazaar, Kalbadevi- 02

Contact Person: Shri. Vilas Bhosale, Consultant,
Mob: 9892889592,

Office No.: +91 7021 975 453

Email ID: vilas.bhosale@catapultrealty.in

Office Timings: 10:00 am to 6:00 pm (Monday to Saturday)

Location: <https://www.google.co.in/maps/@18.9478466,72.8263056,19.87z>

C) Permanent Alternate Accommodation Location

PAFs are proposed to be permanently rehabilitated on the existing 6 non-contiguous plots at for Kalbadevi and Girgaon. [Click here](#) building-wise list of permanent alternate accommodation blocks.

D) Classification of PAFs to determine their entitlements

- i. The residential and Commercial PAFs are divided into total five categories as per their existing carpet area for determining the carpet area (entitlement) to be provided in their permanent alternate accommodation is tabulated below.

Sr. No.	Category	Existing Carpet Area	Proposed Carpet Area of Alternate Accommodation including Fungible Area
1	Category 1	Residential Area upto 18.81sqmt (upto 202.5 sqft)	37.63 sqmt (405 sqft)
2	Category 2	Residential Area above 18.81sqmt and upto 27.88sqmt (i.e. Above 202.5 sqft and upto 300 sqft)	Double the existing area (i.e. range of 405sqft to 600sqft)
3	Category 3	Residential Area above 27.88sqmt and upto 41.29sqmt (i.e. Above 300sqft and upto 444.44sqft)	600 sqft irrespective of existing area
4	Category 4	Residential Area above 41.29sqmt (above 444.44sqft)	Existing area + 35% over and above Existing Area
5	Category 5	Commercial Area	Existing area + 20% over and above Existing Area

E) Temporary Accommodations (Until 2021)

In-order to expedite the construction of required metro stations and structures, works and in-situ rehabilitation with redevelopment, MMRC would require to shift the PAFs to temporary accommodations till 2021. The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of properties will be undertaken simultaneously and allotted to the PAFs by 2021.

With respect to this, PAFs have to submit an [option form](#) to the Kalbadevi Site Office for selecting preferred options for temporary accommodations. These options forms will help MMRC to gauge the demand of PAFs for temporary accommodations. The details of for provision of temporary accommodation is as follows:

Option for Residential Transit accommodations

Sr. No.	Transit Accommodation	Total Residential Units	Area of each unit (in sq.ft.)	Address
1	Pimpalwadi Transit Accommodation	86	225	Shripati Jewel, B& C Wing, Pimpalwadi, Tatyagharpuremarg, Girgaon, Mumbai- 400004
2	Wadala Transit Accommodation	34	265	Saidarshan Housing Society, Antop Hill, Wadala

- i. Due to the limited number of units available with MMRC, each PAP opting for transit Accommodations would be provided single unit irrespective of their existing carpet area on first come first serve basis. However, if there are some balance units after accommodation of PAFs opting for transit accommodations, PAFs with larger existing areas could be considered for accommodating in multiple units as per their existing areas.
- ii. There is no availability of transit accommodation for commercial units. However, MMRC has identified certain commercial premises in the vicinity of Kalbadevi and Girgaon, the list of which would be available at MMRCL Kalbadevi Site Office at Chira Bazaar.
- iii. **Maintenance charges in Transit Accommodations:** The maintenance charges in transit accommodations would be borne by MMRC. The maintenance would consist of structural repairs or works, water charges, liftman/ watchman charges etc. and not the charges for utilities such as electricity, gas, telephone and utilities for personal consumption.

[Option of Rents to residential/ commercial/ shop PAFs for units of their choice](#)

MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAFs of their choice. Following are the considerations for PAFs opting for entitled rents payable by MMRC:

- i. **Entitled Rents:** [Click here](#) for rents that MMRC would be paying to Residential/ Commercial and Shop PAFs of Kalbadevi and Girgaon for temporary accommodations. The PAFs would be paid the entitled rents 7 days prior to the vacation of premises.
- ii. **Yearly Rent Increment:** The aforementioned rents are eligible for annual increment of 10% every year from the date of possession.
- iii. **Security Deposit:** MMRC would make an initial payment of 11 months for the rent as per the entitlement for temporary accommodation of their choice. The subsequent rents would be paid as 11 months advance basis as per the entitlement of the PAFs and therefore security deposit shall not be paid.
- iv. **Agency Charges:** One month additional rent as per the entitlement shall be paid as agency charges for facilitating rented properties including identification, negotiations and rent agreement registration. PAFs opting for Transit Accommodations by MMRC shall not be paid this one-time Agency charge

[Option of Temporary Commercial premises identified by MMRCL](#)

Commercial/ shop PAFs have the option of selecting commercial premises identified by MMRCL. [Click here](#) to check the list of commercial premises identified by MMRC. In case of selection of any of the premises mentioned in the list, PAFs should enclose the list with selected premise along with the option form to Kalbadevi Site Office.

[Shifting Allowance](#)

MMRC would make a payment of Rs. 50,000 against shifting which would be disbursed to PAFs in 2 stages as per following stages:

Stages	Description	Shifting Allowance (INR)
Stage 1	While shifting PAFs from existing units to transit/ temporary accommodations	Rs. 25,000
Stage 2	Shifting from transit/ rented temporary accommodations to the permanent premises	Rs. 25,000

Option for Change of Unit Use from Commercial to Residential

There is an option of conversion of use of unit from commercial to residential for commercial properties with existing carpet areas of equal or more than 100 sq.ft. The PAFs in this case can avail transit accommodation and additional area incentive against existing carpet area with respect to the entitled areas for residential units as proposed by MMRC.

F) Agreements to be signed with tenants

MMRC would be signing following documents/ agreements with the PAFs in- respect to the options of temporary accommodation selected by the PAPs and provisional agreements for permanent alternate accommodation:

Sr. No.	Options	Allotment Letters/ Agreements to be Signed
1	Transit Accommodation at Pimpalwadi	1. Allotment of Transit Accommodation 2. Provisional Agreement for Permanent Alternate Accommodation
2	Entitled Rent to the PAFs as communicated by MMRC	1. Provisional Agreement for Permanent Alternate Accommodation
3	Identified Commercial Units by MMRC	

G) Ownership of Permanent Alternate Accommodation

Following is the process to be followed for ownership of Permanent alternate Accommodation:

- a. MMRC negotiating with landlord for getting title clearance and fixing the compensation through compensation committee.
- b. MMRC preparing necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project.
- c. After acquiring the ownership of the properties would vacate the premises by shifting all the PAFs to their respective temporary accommodations as per the options submitted by the PAFs.
- d. Demolition of the affected buildings.
- e. Construction of metro related structures and simultaneous construction of redeveloped premises
- f. Allotment of units to the PAFs
- g. Formation of society consisting all the PAFs.

- h. Through conveyance deed, MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAFs.
- i. Further maintenance of the new structures for PAFs to be carried by the PAFs and C.H.S. themselves.

H) Information Brochure

MMRC has communicated information brochure to the PAPs which is inclusive of overview of the project, details of proposed floor plans, elevations, 3d views of the redeveloped buildings and specifications. [Click here](#) for information brochure.

I) Project Implementation Unit

MMRC has formed a Rehabilitation and Redevelopment Project Implementation Unit (R&R PIU) under Executive Director (Planning) and will directly report to Managing Director. The unit will be responsible for the smooth implementation of the project. Individual issues related to the project are to be directed to the R&R PIU. For forwarding queries/ grievances to MMRC please note the following mentioned nominated Officers:

1. Shri. R. Ramana
Executive Director (Planning), MMRC
Email id: ramana.r@mmrc.com
2. Mrs. Maya Patole,
Sr. Deputy General Manager, R&R, MMRC
Email id: maya.patole@mmrc.com

The Project Implementation Unit works under the overall control of Shri. R. Ramana, Executive Director (Planning) who directly reports to Managing Director, MMRC.