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Allow redvpt of bldgs for Metro-III PAPs under cluster policy: MMRC to state

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One of the major challenges to implementing Colaba-Bandra-Seepz Metro line seems to have been almost cleared with the Mumbai Metro Rail Corporation (MMRC) recommending to the state government to allow redevelopment of residential buildings for Girgaum-Kalbadevi Project Affected Persons (PAPs) under the cluster redevelopment policy.

As per the cluster redevelopment policy, a minimum of 4,000sqmt area is required to be eligible for redevelopment. But in case of Girgaum-Kalbadevi project, the total area is roughly 2,000sqmt.

"Therefore, this can be taken up as a special case, so that the project can be implemented under the cluster redevelopment policy. And for this, a modification in the existing policy is required," said an official.

The proposal sent by MMRC mentions that redevelopment (for these PAPs) be taken up as a special case, exclusively for this 33.5-km long Metro project. As per the original survey, 26 buildings or 737 families are getting affected by the construction of Kalbadevi and Girgaum Metro stations along the corridor.

According to sources, the two stations can be constructed even with less than 26 buildings getting affected. "Some of the 26 buildings that are going



to be affected can be spared if the lengths of the platforms are reduced slightly," the sources said.

The planned station design has platform length of around 285 metres, which can be reduced by 20-30 metres to save

a few residential structures.

The MMRC had appointed a private consultant to recommend multiple solutions for rehabilitating families in the Kalbadevi-Girgaum belt. This measure was undertaken after a series of protests by locals

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with political parties climbing the bandwagon.

As per the current plan, PAPs who have houses with 300sqft will get 600sqft, and those with 250 sqft will get 500sqft dwelling units. In case of families residing in 100-

150sqft houses will get around 400sqft dwelling units, which is more than double the area.

MMRC had estimated the project cost at Rs23,136 crore, including Rs10,500 crore for civil works. The civil construction component of the project has shot up substantially in the range of Rs3,000 to Rs5,000 crore.

Japanese International Cooperation Agency (JICA) will provide 57 per cent of the total project cost or Rs13,235 crore. The Union and state governments will provide equity of Rs2,403 crore each. Besides, Mumbai International Airport Limited (MIAL) will share Rs777 crore and the balance funds will come in through sub-debts, property development, grants, etc.

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