

Minutes of the Meeting of Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III – held at the MMRCL Kalbadevi Site Office, Cheera Bazar, JSS Road, Kalbadevi, Mumbai, on 10th May, 2018 at 11.30 a.m.

1. MMRC has held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to construction of Kalbadevi and Girgaon stations. The first Public Consultation Meeting for PAPs of Annapurna building was conducted on 10th May, 2018 at 11.30 a.m.
2. Following official were present to preside the meeting:
 - a. Mrs. Madhavi Sardeshmukh, Addl. Collector/ G.M. (Land Acquisition), MMRC
 - b. Mrs. Maya Patole, Dy. Collector/ G.M. (Rehab. & Redev.)
 - c. Mrs. Sangeeta Warade, Tahsildar/ Dy. G.M. (Rehab. & Redev.)
 - d. Mr. Abhijeet Ingle, Catapult Realty Consultants
3. Mr. Abhijeet Ingle welcomed the PAPs of Annapurna Building and briefly introduced Metro Line 3 project. Mrs. Maya Patole further elaborated the scheme as a part of the in-situ rehabilitation under 33 (7) DCR 1991 for PAPs of Annapurna Building. The scheme is annexed in Annexure 1.
4. Following were the specific queries put forth by PAPs and their replies from MMRC:

<u>SPECIFIC QUERIES/ REMARKS BY PAPs</u>	<u>REPLY FROM MMRC</u>
1. PAPs queried on why the earlier planning of Girgaon Station is revised and what were the specific reasons for including their building in the project.	MMRC responded that the revision in planning and inclusion of their building in the project is because of the challenges faced while executing the earlier planning. The challenges arising out of the piling progress and underground strata were explained. Specific benefits of including the new plots like shortening of the station box, widening of the concourse, passengers' safety and proper integration of rehabilitation & station requirements etc. were also explained.

<p>2. PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.</p>	<p>MMRC responded that the new redeveloped buildings will be having various facilities such as parking, area for circulation, entry- exit for vehicles, lifts etc. Moreover, as per new development regulations, new redeveloped building will be built after leaving the setbacks and open spaces. Therefore it would become difficult to accommodate all the existing units with frontage MMRC stated that certain retail units could be given priority for road frontage on the lower ground floor as well as upper ground floor.</p>
<p>3. PAPs raised a question, whether they will be rehabilitated in Girgaon itself or in Kalbadevi.</p>	<p>MMRC informed that the PAPs from Annapurna Building will be rehabilitated in the extended G3 plot comprising of CS 1, 4/59 and 7/59 in Girgaon itself.</p>
<p>4. PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>PAPs were informed that the Metro Line 3 project is proposed to be completed by 2021. The construction of the redeveloped properties will be undertaken simultaneously. In case of any delay to the project due to certain unforeseen circumstances, the rents for the PAPs will be paid till the PAPs are permanently shifted to the redeveloped building.</p>
<p>5. PAPs pointed out that there are some inconsistencies in the tenants' data viz. names of the tenants, occupants, room number, floor number etc.</p>	<p>MMRC responded that instructions to carry out unit-wise survey and BSES forms have been given to M/S. Catapult Realty Consultants. The data currently available with MMRC is based on the preliminary survey carried out and not based on the detailed survey. Those discrepancies in the data will be verified once a detailed survey is carried out in</p>

<p>6. PAPs questioned how MMRC reached to a conclusion of accommodating all the PAPs of Annapurna Building when a proper unit survey has not been done for the premises.</p>	<p>the premises. The PAPs agreed to allow MMRC and its consultants to carry out the detailed survey.</p> <p>MMRC responded that the current study of rehabilitation action plan is based on the preliminary data available for the premises of Annapurna Building and will be revised based on the detailed survey that will be conducted.</p>
<p>7. PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC explained that the area-wise rental amounts are as per prevalent market rates and the 11 month rent amount will be in advance. A month's rent will be provided as one time agency charges. They were also informed that 10% yearly escalation will be provided in the annual rent amount.</p>
<p>8. PAPs were of the view and expressed their desire to see the presentation and plans for the proposed new structure by MMRC.</p>	<p>MMRC responded that a detailed survey would help in finalizing the plans and then presenting in-front of the PAPs.</p>
<p>9. PAPs expressed their concern whether land owners have been consulted before arranging the public consultation meeting.</p>	<p>MMRC responded that landowners are being consulted and they are agreeable to discuss and negotiate the handover the possession of premises.</p>

Mrs. Maya Patole, GM (R&R) conclude the discussion by asking PAP's to fill the survey forms and nominate a person or two among them who would be a point of contact for collection of forms and further correspondences in the buildings.