

MMRC/Aug 17, 2018

**Sub: Minutes of the Meeting of Consultation on In-situ rehabilitation and redevelopment of Annapurna Building PAPs due to construction of Girgaon Metro Station on Metro Line III, held at the The Goan Institute, JSS Road, Mumbai at 4 pm, on 13<sup>th</sup> Aug 2018.**

Minutes of the meeting for the above stated subject has been kept at c/s. If approved, it is requested to be communicated to the PAPs of Annapurna Building.

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**Extract of the Meeting of Consultation on In-situ rehabilitation and redevelopment of Annapurna Building PAPs due to construction of Girgaon Metro Station on Metro Line III, held at the The Goan Institute, JSS Road, Mumbai at 4 pm, on 13<sup>th</sup> Aug 2018.**

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MMRC has held a series of consultation meetings on rehabilitation and redevelopment of buildings affected by Girgaon Station of Mumbai Metro – 3. In continuation of the same, a follow up meeting was arranged with the resident of Annapurna Building on 13<sup>th</sup> August 2018 at 4.00 pm.

2. Following officials were present to preside the meeting:
  - a. Ms. Maya Patole, Dy. Collector/G.M. (Rehab. & Redev., MMRCL)
  - b. Ms. Sangeeta Warade, Tahsildar/ Dy. G.M. (Rehab. & Redev., MMRCL)
  - c. Mr. Abhijeet Ingle, Catapult Realty Consultants
3. Ms. Maya Patole welcomed the PAPs from Annapurna Building tenants. She recalled that in the previous meeting held on 10<sup>th</sup> May 2018, we had discussed redevelopment policy and the details like area-wise slabs, entitlement for residential and commercial units, rents, shifting allowances etc. She stated that this meeting was convened to discuss the MHADA Survey Process and the documents required for this process.

She informed the tenants that they should start collating their tenancy documents like Rent Receipts, Electricity Bills, Voter Identity cards, PAN cards, Aadhar cards, Ration card etc. Documents like electricity bills and rent receipts are to be provided in two sets, prior to 13<sup>th</sup> June 1996 and the current ones. The tenants who have bought their premises after 13<sup>th</sup> June 1996 should submit the copy of their registered agreement.



These documents are essential to establish eligibility of occupant, which is to be decided by MHADA. MHADA will also establish the eligibility of the structure.

She apprised the PAPs that MHADA NOC Proposal for Annapurna Building is already submitted to MHADA and MHADA Ward office will conduct the survey in September. She then stated that Catapult staff will visit their premises to conduct a preliminary survey and collect the required documents, so that the MHADA survey can be conducted in a time bound manner. She stated that MMRCL will start signing agreements with the tenants and will not wait for the MHADA Certification. She informed that the draft of the provisional agreement will be emailed to the PAPs.

She stated that Catapult staff will visit their premises and do the preliminary survey and collect the required documents, so that the MHADA survey can be conducted seamlessly.

MMRCL will start signing agreements with the residents and will not wait for the MHADA Certification for the Annapurna Building.

4. Following were the specific queries put forth by PAPs and their respective replies by MMRC:

<u>SPECIFIC QUERIES/ REMARKS BY PAPs</u>	<u>REPLY FROM MMRC</u>
1. Whether the loft/mezzanine area will be granted and its rent be given.	MMRC responded that if MHADA certifies the area as an authentic mezzanine/loft, the area will certainly be added to the Carpet Area and rent will be given accordingly.
2. PAPs enquired about the progress of acquisition of Annapurna Building.	MMRC informed the tenants that a notice for acquisition of Annapurna building is served to owner and a updated property card with some corrections is awaited. Overall the acquisition process is in its final stage.
3. PAPs enquired whether tenements are available at Pimpalwadi for temporary accommodation.	MMRCL responded that there are no tenements available in Pimpalwadi and rent is the only option available now.
4. PAPs questioned if a commercial unit holder can request for a residential unit in the proposed building in lieu of his existing commercial unit.	MMRCL responded that such conversion can be possible. The tenants should submit the relevant option form. This form will be



	provided during the survey to be conducted by Catapult.
5. PAPs insisted it will be difficult for few tenants who are old, to search for rented accommodation and shift there on their one.	MMRCL responded that such request can be considered.
6. PAPs queried about the approximate time required for signing the Permanent Agreements	MMRCL responded that it will require 6 months after acquisition of the last property. These 6 months will be required to get the IODs for proposed buildings from Building Proposal department of MCGM.

5. Ms. Patole concluded the discussions by requesting the tenants to continue helping the MMRCL to complete the MHADA NOC process as well as agreement signing process.

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