



**Mumbai Metro Rail Corporation Ltd
MUMBAI METRO LINE 3 (Colaba-Bandra-SEEPZ)**

**Updated Social Impact Assessment Report
Volume - I**

December - 2017

MUMBAI METRO LINE 3

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Volume - I**

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ABBREVIATION

APL	Above Poverty Line
AIDS	Acquired Immunodeficiency Syndrome
BPL	Below Poverty Line
BMC	Bombay Municipal Corporation
BPIP	Borrower's Project Implementation Plan
BSES	Baseline Socio-Economic Study
CPR	Common Property Resources
CTSO	City Survey Officer
CRZ	Coastal Regulation Zone
CRF	Community Revolving Fund
CEMP	Community Environmental Management Plan
CBO	Community Based Organization
DPR	Detailed Project Report
DC	District Collector
DRC	Development Rights Certificate
DMRC	Delhi Metro Rail Corporation
ESMD	Environmental & Social Management Division
EIA	Environmental Impact Assessment
ERG	Economic Rehabilitation Grant
FGD	Focus Group Discussion
FSI	Floor Space Index
GR	Government Resolution
GOM	Government of Maharashtra
GRC	Grievance Redress Committee
GC	General Consultancy
HIV	Human Immunodeficiency Virus

ICCP	Information and Community Consultation Programme
IEA	Independent Evaluation Agency
JICA	Japan International Cooperation Agency
SLAO	Special Land Acquisition Officer
LAA	Land Acquisition Act
MOUD	Ministry of Urban Development
MUIP	Mumbai Urban Infrastructure Project
MMR	Mumbai Metropolitan Region
MMRDA	Mumbai Metropolitan Region Development Authority
MMMP	Mumbai Metro Master Plan
MMRC	Mumbai Metro Rail Corporation
MUTP	Mumbai Urban Transport Project
MSW	Master in Social Work
MCGM	Mumbai Corporation of Greater Mumbai
M&E	Monitoring and Evaluation
NTH	Non-Title Holder
NGO	Non-Governmental Organization
ODA	Official Development Assistance
PIU	Project Implementation Unit
PAF	Project Affected Family
PAP	Project Affected People
PIC	Public Information Centre
RAP	Resettlement Action Plan
ROW	Right of Way
ITES	Rail India Technical and Economic Services
SC	Scheduled Castes
ST	Scheduled Tribes

STD	Sexual Transmitted Disease
SRA	Slum Rehabilitation Scheme
SDC	Social Development Cell
SBE	Small Business Enterprise
SJSRY	Suvarna Jayanti Shahari Rojghar Yojana
TDR	Transferable Development Rights
TBM	Tunnel Boring Machine
TOR	Term of Reference
TH	Title Holder

PREAMBLE

The Project

The Government of Maharashtra through Mumbai Metropolitan Region Development Authority (MMRDA) has identified metro mode of transport as efficient, economically viable and environmentally friendly mass transport system to meet the future transportation requirement in Mumbai/Mumbai Metropolitan Region (MMR). A master plan for Mumbai metro was prepared in 2004 which proposed implementation of metro corridors in three phases i.e. Phase I:2005-2011, Phase II:2011-2016 and Phase III:2016-2021. MMRDA has carried out DPR studies of all three corridors of Phase-I during 2005-2009 and DPRs of four lines of Phase-II & III in 2010.

Project Description

The length of Collabra-Bandar-SEEPZ corridor is 33.5km. It will facilitate the commuters to travel from South Mumbai to Airport via Mahi-BKC. It will also provide direct access to the economic hubs such as BKC, MIDC Industrial Estate, SEEPZ and famous landmarks such as Vidyanagari, Mahalakshmi etc. The corridor has been proposed as fully underground keeping in consideration social and environmental aspects. The rail level of the metro line under study is proposed to be kept at least 15 m below ground level at station and in tunnel portion. Rock is available at a depth of 2.10 m to 10.0 m from the ground level along the alignment. The rail level will be kept at such level to have a minimum of 6 m rock cushion available over the tunnel. This will facilitate to avoid underground utilities and building foundations. Total number of stations are 27, out of which 26 are underground, one stations at grade. It has design speed 80kmph and schedule speed is 30 kmph. Traction system is 25 KV AC, power demand (MVA) is 65-48 MVA in 2016, and receiving substation shall be at Colaba (Cuffe Parade), Race Course and Dharavi. 3.2 m (maximum) wide modern rolling stock is with axle load 17t. The seating arrangement is longitudinal for 1178 passengers in four coaches train unit. The completion cost of the project works out to ₹ 23136 crore.

Land Acquisition

The proposed metro rail project shall require land mainly for route alignments of rail tracks, station buildings, platforms, entry/exit structures, traffic integration, car shed, power substations, ventilation shafts, administrative buildings, property development, maintenance and construction depots at work sites etc. For the above purpose the project will involve acquisition of 77.32 ha of land shall be acquired for the purpose of temporary and permanent usages.

Objective of SIA

The objective of Social Impact Assessment is (i) to prepare a complete inventory of structures, affected families and persons, (ii) to identify social impacts and (iii) to prepare Resettlement Action Plan (RAP). The SIA includes RAP and is based on an integrated and holistic approach to deal with project impacts and aims at rebuilding lives and livelihoods of those affected as quickly as possible.

Study Approach and Methodology

M/s RITES has conducted a study in 2012 at DPR stage. The alignment and stations were finalized subsequently to the preliminary designs. This has necessitated for fresh survey on the alignment and station locations. Census socio-economic survey was conducted in association with M/s Snehal Engineering, in the corridor of impact zone to identify the affected structures, families/persons and list out the adverse impacts of the project. The SIA which includes RAP has been prepared in accordance with the JICA guidelines for Environmental and Social Consideration, 2011 and

Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project, 2000. The methodology adopted to prepare SIA report was desk research, site visits and information dissemination, enumeration of structure and mapping, socio-economic survey, compilation, verification and analysis of data. SIA report prepared by M/s RITES was the base for preparing this report. Sections of public consultation at local and City level conducted during RITES Study are reproduced in this report.

Impacts and Inventory of Loss

The project will require acquisition of 77.32 ha of land for construction of different components. Total 2744 structures will be affected out of which 1837 are residential, 744 commercial, 41 residential cum commercial. In addition to this there are 122 other structures affected which consists of 13 public toilets, 17 religious structures and 92 other type of structures. There are 6867 PAFs found.

Socio-Economic Profile

The socio-economic survey results indicate that sex ratio is 893 female per 1000 males. Majority of the surveyed families are Hindu followed by Muslim. Majority of families (47%) speak Marathi as mother tongue followed by 32% who speak Hindi. Majority of surveyed family members are married. Majority of families are found as nuclear. About 80.85% of surveyed people are literate and majority of them have studied up to secondary and higher secondary level. Average family income is ₹4720/- per month. Majority of affected persons are engaged in private service. People use Auto Rickshaw, Bus and Train as mode of travel.

Public Consultation

Public consultations were organized during study conducted by M/s RITES at six project affected areas namely Girgaon, Acharya Atre Chowk, Dharavi, Santacruz, Marol Naka and MIDC during January-April, 2012. MMRC had conducted Public Consultations in the areas BKC, Agripada, Sariput Nagar/ Aarey Colony, MIDC, Kalbadevi, Girgaon, Sahar (Shanti Nagar), Janata/ Naya Nagar during November 2014 to July 2015. About 2042 persons who represent different community and society participated in the consultation process at community level. In addition to this public consultation was also organized at City level on 11th April, 2012 for inviting suggestions and objections from different stakeholders on environment and social issues of the proposed project. The major social issues raised by the people were land acquisition, demolition of structures, displacement, compensation, job opportunities and relocation of religious places and changing of alignment, social amenities at R&R sites, and special scheme for Adivasis.

Apart from the above consultations the MMRC has conducted Public Consultations during the month of December 2016 and January 2017 for the Kalbadevi and Girgaon areas.

Resettlement Policy and Legal Framework

The Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project, 2000 shall be used for the purpose of compensation. The policy ensures meaningful consultations with stakeholders in planning and implementation of the resettlement program and make rehabilitation and resettlement plan more participatory. The Metro Railways Construction Act will be adopted for Land Acquisition process.

Institutional Arrangement

Mumbai Metro Rail Corporation (MMRC) is overall responsible for implementation of resettlement and rehabilitation component of the project. MMRC will coordinate with all implementing agencies like PMC, NGO, R&R Implementation Support Consultant and Public Relation Consultant and supervise their work and monitor the progress of the project. Social Development Cell (SDC) of MMRC shall look after land acquisition and rehabilitation activities of the project. The responsibility of NGO will be assisting MMRC in implementation of R&R activities. The implementation of resettlement and rehabilitation activities will be monitored through Quarterly Progress Reports (QPR) which will be prepared by MMRC with the assistance of consultant. A consultant will be appointed by MMRC to assist in the R&R implementation process. The Public Relation Consultant shall coordinate with PR agency in information sharing on the R& R activities. Grievance Redress Committee will be formed at field and senior level. Field level GRC shall address grievances relating to individual eligibility and entitlements, whereas senior level GRC shall review decisions of field level GRC on grievance petitions filed by PAP not satisfied with the field level verdict.

Relocation and Resettlement Site

Resettlement requirements for the project can be categorized for Encroachments / Slum Dwellers on public land, Legal Title Holders / Occupants of Formal Buildings, Footpath Occupiers / Licensed Stall Holders on public land, and Others (Govt.). The finalization for selection of Resettlement site would be taken in consultation of PAFs, MMRC officers and other concerned Departments. MMRC has indicated probable sites for rehabilitation of Non-titleholder affected families at two locations namely (i) Kurla (East), (ii) Chakala, Andheri (East), (iii) Mahul Village, (iv) Bhakti Park, Wadala, (v) Oshiwara which has been developed under Mumbai Urban Infrastructure Project (MUIP). The PAFs losing residential and commercial units shall be offered tenements as per R & R Policy.

Implementation Schedule of Land Acquisition and Resettlement Plan

The R&R activities of the proposed project are divided in to three broad categories based on the stages of work and process of implementation. In the project preparation stage, identification of required land for acquisition, census & socio-economic survey, public consultation, preparation and review/approval of SIA, disclosure of SIA, establishment of GRC and preparation of resettlement site shall be carried out. Activities like notification of land acquisition, valuation of structure, payment by competent authority, shifting of PAPs shall be taken up during Land Acquisition and Resettlement Plan implementation. During monitoring and evaluation stage internal monitoring will be carried out by MMRC and mid and end term evaluation will be carried out by an independent evaluation agency.

Cost Estimate

The budget is indicative and cost will be updated and adjusted to the inflation rate as the project continues and during implementation. The total cost of proposed metro rail project for resettlement and rehabilitation of project affected families would be ₹59108.79 Lacs.

Monitoring and Evaluation

Implementation of resettlement action plan will be monitored internally and will be evaluated externally. MMRC will be responsible for internal monitoring whereas mid and end term evaluation will be conducted by independent evaluation consultant. MMRC is responsible for supervision and implementation of the resettlement and will prepare monthly progress reports on resettlement activities. Independent Evaluation Consultant will submit mid and end term evaluation report to MMRC and JICA and will determine whether resettlement goals have been achieved, more

importantly whether livelihoods and living standards have been restored/ enhanced and also suggest suitable recommendations for improvement. M/s SPARC has been appointed for resettlement assistance.

CHAPTER-1 INTRODUCTION

1.1 BACKGROUND

Mumbai is the economic/commercial capital of India, which is identified by higher growth in economy as well as population. Mumbai Metropolitan Region (MMR) is one of the fast growing metropolitan regions in India. MMR covers an area of 4355 sq.km, which includes 7 municipal corporations, 13 municipal councils and 996 villages. The projected population of MMR shall be around 34 million, however employment opportunities estimated about 15.3 million by year 2031. The increasing population requires faster transportation to avoid delay in work and to avoid decongestions in the region. The existing transport system of city is not considered capable of bearing the upcoming transportation needs. Thus upgrading transport system is imperative for rapid growth and economic development in Mumbai Metropolitan Region (MMR). The expansion of road network in Mumbai is not possible as it requires large land acquisition leading to huge displacement of the people. Mumbai desires to be one of the globally competitive cities in the world but falls short on several grounds of which transportation inadequacy is the most prominent. The geographic formation of the city makes the expansion of transportation slow which does not match with the demand of fast growing city. In order to improve the overall traffic and transportation in Mumbai/Mumbai Metropolitan Region (MMR) and meet the future travel demand, the Government of Maharashtra through MMRDA has identified metro mode of transport as efficient, economically viable and environmentally friendly mass transport system. MMRDA has proposed metro network to meet the transportation requirement with the existing land resource available for present use with a nominal land requirement and fewer involuntary displacement.

In 2004, DMRC has prepared a master plan for development of metro network in Mumbai. The master plan proposes total length of 149.97 km for metro network development. It is planned in three phases of development, phase-I to be completed during 2005-2011; phase II to be completed in 2011-2016; and phase III in 2016-2021. Line 1 - Versova –Andheri- Ghatkopar section of metro rail is operational. Line II, Charkop-Bandra-Mankhurd section is yet to be started. Line III Colaba-Bandra-SPEEZ, under present study, is 33.5 km in length.

1.2 BENEFITS OF THE PROJECT

The proposed project corridor shall have direct as well as indirect benefits. The proposed project shall contribute to reduction in road traffic and road stress, fuel consumption, air pollution, travel time, vehicle operating cost, accidents and road maintenance. The proposed metro shall increase mobility and accessibility to facilitate, increase in economic stimulation in the region, increase in business opportunities, improve aesthetics and image of the city. Overall the proposed project shall change the transportation face of MMR.

1.3 PROJECT DESCRIPTION

The proposed metro rail will facilitate the commuters to travel from South Mumbai to Airport via Mahim-BKC. It will also provide direct access to the economic hubs such as BKC, MIDC Industrial Estate, SEEPZ and famous landmarks such as Kalina University, Mahalaxmi etc. Table 1.1 has indicated the proposed metro rail network lengths for all three phases as per the master plan and amendment plan. Figure 1.1 depicts the proposed lines as indicated in the Mumbai Metro Master Plan. The Detailed Project Report for line 3 (Colaba – Bandra) of Mumbai Metro Phase – 1 was prepared in October, 2007 and for Line 6 (Mahim – BKC – SEEPZ – Kanjurmarg) of Phase III in April, 2011. MMRC intends to implement Line 3 and Line 6 as one corridor i.e. Colaba – Bandra – SEEPZ which is proposed as fully underground keeping in consideration social and environmental aspects.

Since the corridor is planned fully underground either on the edge of existing road or along the median of the road, there will be no or least disruption to existing services and traffic movement.

With a view to implementing Metro System in Mumbai Metropolitan Region (MMR), the master plan has been partly modified. The List of Corridors proposed for implementation is as follows:

TABLE 1.1 Metro Master Plan (MMR Region)

Sr. No.	Name of Corridor	Length (km)	Estimated Cost (In Cr.) (@2012 price level)
1*	Versova-Andheri-Ghatkopar	11.40	2,356
2	Charkop-Bandra-Mankhurd	32.00	7,660
3**	Colaba-Bandra-SEEPZ	33.50	24,430
4	Charkop-Dahisar	7.80	4,680
5	Wadala-Ghatkopar-Teen Hath Naka (Thane)-Kasarvadavali	30.70	8,757
6 "	Wadala-Carnac Bunder	13.50	2,635
7	SEEPZ-Kanjurmarg	10.50	4,200
8	Andheri (E) – Dahisar (E)	18.00	10,800
9	Sewri-Prabhadevi	3.50	2,100
	Total	160.90	67,618

Ref: <https://mmrda.maharashtra.gov.in/mumbai-metro-rail-project#>

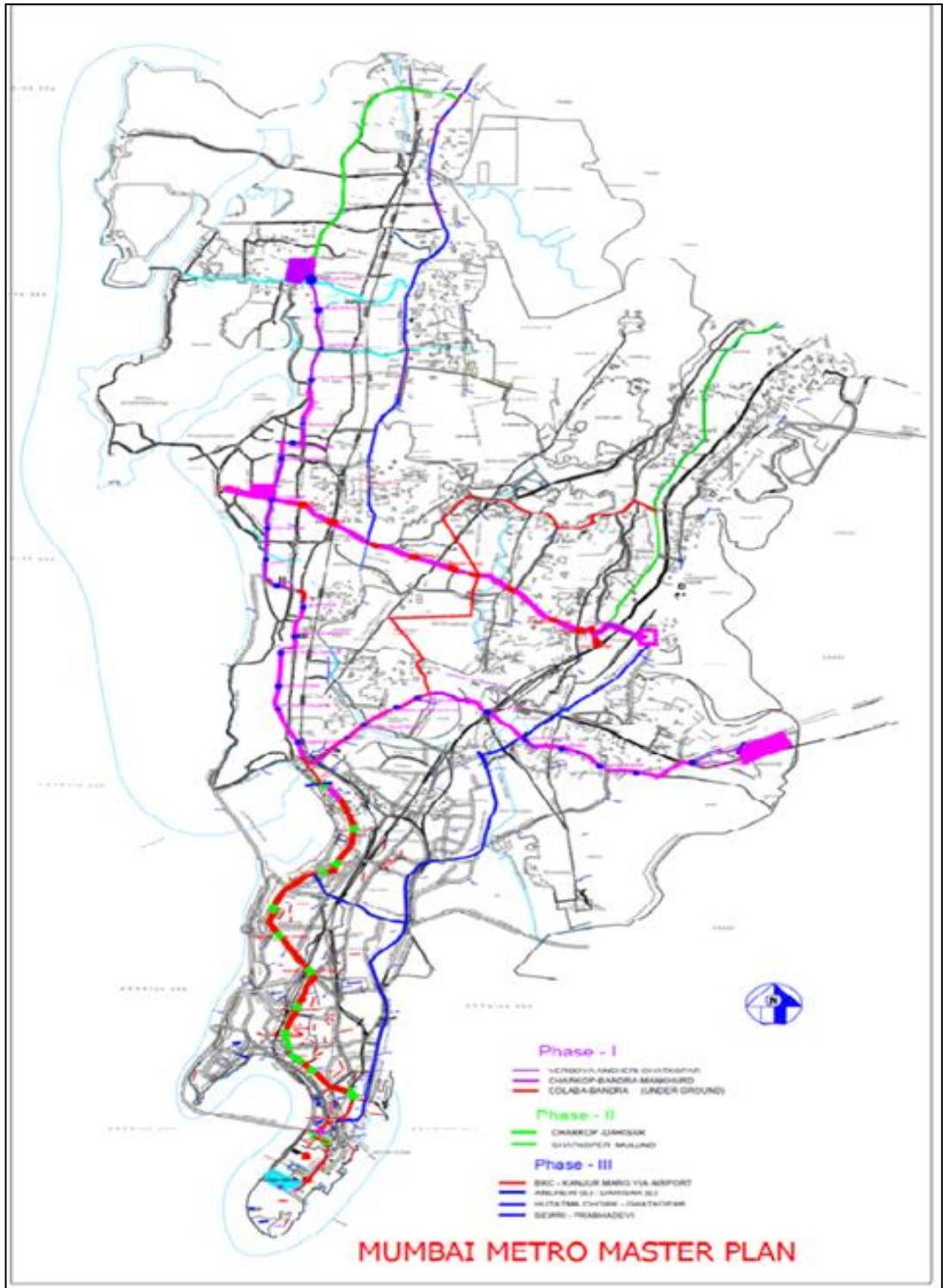
Note:

* Project under operation under Public Private Partnership (PPP)

** Project proposed to be implemented with Japanese Loan Assistance (JICA)

"deferred due to, less ridership & parallel to Harbour line

**FIGURE 1.1
MUMBAI METRO MASTER PLAN**



The proposed metro rail project for 33.5 km in length is divided into seven sections as indicated in Table 1.2. Figure 1.2 shows the proposed Colaba –Bandra-SEEPZ metro corridor. The rail level of the metro line under study is proposed to be kept at least 15 m below ground level at station and in tunnel portion. The rail level will be kept at such level to have a minimum of 6 m rock cushion over the tunnel. This will facilitate to avoid underground utilities and building foundations. Total number of stations is 27, out of which 26 are underground and 01 station is at grade.

**TABLE 1.2
MAJOR SECTIONS OR PACKAGES OF METRO CORRIDOR (LINE III)**

Package	Description	Appx. Chainage
MM3-CBS-UGC-01	Four underground stations at Cuffe Parade, Vidhan Bhavan, Churchgate and Hutatma Chowk and associated bored tunnels together with two tunnel sidings at Cuffe Parade	Ch.-488 to Ch.3762
MM3-CBS-UGC-02	Four underground stations at CST, Kalbadevi, Girgaon and Grant Road and associated bored tunnels.	Ch.3762 to Ch.7811
MM3-CBS-UGC-03	Five underground stations at Mumbai Central, Mahalakshmi, Science Museum, Acharya Atre Chowk and Worli and associated bored tunnels.	Ch.7811 to Ch.12868
MM3-CBS-UGC-04	Three underground stations at Siddhivinayak Dadar and Shitladevi and associated bored tunnels.	Ch.12868 to Ch.18976
MM3-CBS-UGC-05	Four underground stations at Dharavi, B.K.C. Vidyanagri and Santa Cruz and associated bored tunnels together with two tunnel sidings at B.K.C.	Ch.18976 to Ch.23900
MM3-CBS-UGC-06	Three underground stations at CSIA Domestic Airport, Sahar Road and CSIA International Airport and associated bored tunnels.	Ch.23900 to Ch.28388
MM3-CBS-UGC-07	Three underground stations at Marol Naka MIDC and SEEPZ and associated bored tunnels together with a ramp for the depot connection.	Ch.28388 to Ch.32367

The proposed metro rail has design speed of 80kmph and schedule speed is 30 kmph. Traction system is 25 KV AC, power demand (MVA) is 65-48 MVA in 2016, and receiving substation shall be at Colaba (Cuffe Parade), Race Course and Dharavi. 3.2 m (maximum) wide modern rolling stock is with axle load 17T. The seating arrangement is longitudinal for 1178 passengers in four coaches train unit. The overall capital cost at September 2011 price level, including general charges @ 5% and 3% contingencies on all items except land, structures, octroy, insurance and stamp duty, as per DPR, has been calculated as ₹ 19,5981 million. A two tier organization with well-defined responsibilities for project execution shall be setup. Mumbai Metro Rail Corporation Limited (MMRC) is at the apex and the second level will be a project management team (General Consultant-GC). The GC shall be responsible for planning, design and full project management.

FIGURE 1.2: PROPOSED COLABA - BANDRA - SEEPZ METRO CORRIDOR



1.4 LAND ACQUISITION AND RESETTLEMENT

The proposed metro project requires land. Acquisition of land for the project shall displace people from their home and business. Land is a scarce commodity in Mumbai Metropolitan area. Efforts have been made to keep land requirement to the barest minimum by choosing the alignment in such a way that the acquisition is least. The selection of land for metro development was done by considering the following:

- Preferred Government / Public land instead of private land
- Preferred open land instead of habitation and building structures
- Preferred pavements and median of roads instead of structures

Land is mainly required for route alignment of rail tracks, station buildings, platforms, entry/exit structures, traffic integration, depot/ car shed, power sub-stations, ventilation shafts, administrative buildings and temporary construction depots and work sites etc. The identified land plots for acquisition are minimum essential to complete the project. Therefore land acquisition is unavoidable to execute the project.

The acquisition of land for the proposed project involves resettlement of PAPs in shops, commercial - cum-residential buildings, residential buildings and hutments along the proposed corridors. Resettlement benefits will be given accordingly, for relocation of shops, commercial-cum-residential buildings, residential buildings and hutments likely to be affected due to the proposed project. The cost for resettlement, rehabilitation and land compensation shall be decided and calculated as per the provisions of Resettlement and Rehabilitation Policy of Mumbai Urban Transport Project (MUTP) 1997, as amended in December 2000.

Besides, the policies adopted by the Board of Directors, MMRC in the meeting held on 6th Dec. 2014 are also followed for in-situ Rehabilitation of Residential and Commercial units from formal / authorized buildings including protected tenements located in the Kalbadevi and Girgaon areas. The BoD, MMRC has resolved the issues raised by the residents / private land owners of Kalbadevi and Girgaon are stated hereunder:

In-situ Rehabilitation of Residential & Commercial units from Formal/Authorized Buildings including protected Tenements: Kalbadevi and Girgaon metro stations are located in most congested area with very old developments has encountered different issues. Most of the Buildings are very old structures habituated by tenants protected under Mumbai Rent control Act. In all 19 privately owned formal buildings are getting affected by two Metro stations. These buildings are also affected by road widening as per the sanctioned Development plan. All the PAPs have demanded for in-situ rehabilitation or a new house with in the neighborhood. Backed by local elected representatives, the State Govt. was required to declare a special package for residential tenements including rehabilitation in the same area.

- a. To address the demand of affected families, M/s. Catapult Reality Consultant were appointed to study the feasibility of in-situ redevelopment and suggest a feasible framework of implementing the project and the in-situ rehabilitation.
- b. A Comprehensive Redevelopment Action Plan for Kalbadevi and Girgaon stations by redevelopment of affected buildings in the area/plots after metro project implementation which was prepared. After scrutiny MMRC submitted the proposal to State Govt. State Govt. accorded its approval along with few enabling concessions for the special redevelopment proposal.
- c. As approved by the State Govt. the project implementation has been initiated fully addressing the PAP requirements and confirming to the MCGM/MHADA guideline for the similar projects.
- d. As the redevelopment of the old buildings was limited to private developers till date the in-situ rehabilitation project is implemented following the market accepted philosophy; providing transit accommodation or market rent to PAPs till the final housing/commercial unit is provided. Legally binding commitment letters/agreements signed with PAPs. Minimum built up area norms of State Govt. complied in redevelopment buildings.
- e. Cost of the in-situ rehabilitation project to be partially recovered through free-sale component available in similar redevelopment projects.
- f. Bridge finance to be raised from MMRDA or Banks/Financial institutions.

B. Status Private Land Acquisition, Issues encountered and Solutions worked out:

5. Board in the meeting held on 6th Dec. 2014 vide resolution 203(32)/14-15, approved to acquire private land required for Mumbai Metro Line 3 through negotiations using the provisions of sec. 126 of Maharashtra Regional & Town Planning (MR&TP) Act, 1966. It was also approved to constitute the compensation committee under the Chairmanship of Shri. S.V. Thakre retired IAS officer. Accordingly Compensation Committee was constituted vide office order Dt. 26th May 2015 to finalize the compensation for private land to be acquired by negotiations.
6. Further to this Government of Maharashtra vide its GR dated 12 May, 2015 allowed the direct purchase of land by negotiation by giving 25% additional compensation on the compensation determined according to the provision of section 26 to 30 and Schedule-1 of the RFCTLARR Act, 2013.
7. The lands required for underground structures like parts of U/G stations, entry exits, structures associated with ancillary works are considered as permanently required. However the private land owner continues to own them and can put them to on ground activities like parking, landscaping etc. However he can't construct anything below ground that would infringe on the metro U/G works. In these cases it was decided to use them by offering one time compensation equal to 50% of market value determined by competent authority/Ready Reckoner rate.

1.5 MINIMISING RESETTLEMENT

Attempts have been made during the detailed design preparation of the project to minimize the land acquisition, resettlement and any adverse impacts on people in the project area through feasible engineering design. Steps have been taken to confine the project area in the government land and in available Right of Way (ROW) where ever feasible. This has been done with proper consultation with the local people and affected communities. Their suggestions have been incorporated, in the design, based on technical feasibility. However, there will be some unavoidable land acquisition for which

adequate compensation has been provided. Further the following specific measures are taken to minimize resettlement in this project.

- Selection of the sub project sites and its various components in the government land;
- Proper engineering design to avoid and minimize displacement and hence resettlement.
- Prefer open land instead of habitation and building structures.

1.6 OBJECTIVE OF SOCIAL IMPACT ASSESSMENT (SIA)

The Social Impact Assessment (SIA) study includes Resettlement Action Plan (RAP) which is based on the principle that the population affected by the project will be resettled in proper manner. Further, it also takes into account ways of avoiding or minimizing the impacts wherever possible by exploring other alternative project designs. Where displacement is unavoidable, people losing assets, livelihood or other resources, assistance is proposed for resettlement. Rehabilitation and Resettlement Policy for MUTP (2000) has been followed for the resettlement action plan. Since Japan International Cooperation Agency (JICA) will finance the project, the JICA guidelines on Environmental and Social Consideration have also been followed.

1.7 JICA REQUIREMENTS

According to JICA Guidelines for confirmation of Environmental and social Considerations, the proposed metro rail project is classified as 'Category A'. It includes projects in-sensitive sectors or with sensitive characteristics and projects located in or near sensitive areas. Metro rail is similar to the "Road, Railways and Bridge" category project which is indicated in the JICA guidelines as 'category A' project, which requires impact assessments of social settings of the project area.

JICA considers it important to have a dialogue with the partners (the host country, local governments, borrowers and project proponents) for its confirmation of social considerations. The active participation of key stakeholders (local residents, project affected families and local NGOs) in all stages of the project implementation are also desirable.

1.8 THE REPORT

This updated Social Impact Assessment report is presented in eleven chapters. The Chapter-1 is on Introduction of the Project. A brief description of the project, benefits of the project, project description, scope of land acquisition and resettlement, minimizing resettlement, objectives of RAP, JICA requirements. Study approach and methodology is given in Chapter-2. Potential Resettlement Impacts including details of land and structure and probable significant social impacts is presented in Chapter-3. An analysis of Socio-Economic Studies is presented in Chapter-4. Public consultation is presented in Chapter-5. Resettlement Policy, Legal and Administrative Framework is given in Chapter-6. Chapter-7 is on Institutional Arrangement for implementation of resettlement action plan. Relocation and Resettlement Site Plan is given in Chapter-8. Implementation Schedule is presented in Chapter-9. Resettlement Assistance Plan and Cost Estimates are presented in Chapter-10. Finally Monitoring and Evaluation is given in Chapter-11.

CHAPTER-2 STUDY APPROACH AND METHODOLOGY

2.1 INTRODUCTION

The objective of Social Impact Assessment (SIA) is to prepare a complete inventory of structures, affected families and persons, to identify social impacts, and to prepare Resettlement Action Plan (RAP) as a part of SIA. In order to capture data for the present exercise, both primary as well as secondary sources were systematically tapped. As a part of SIA, socioeconomic survey has been conducted in association with M/s Snehal Engineering, in the Corridor of Impact zone to identify the affected structures, families/persons and list out the adverse impacts of the project, secondary sources information were collected from a number of quarters such as from Census data, Statistical hand book, concerned departments, and a host of other literature. Thus, the secondary sources information complemented the primary data elicited through field survey from the affected people and other stakeholders. Since the social impact assessment is the basis of resettlement plan preparation, it is imperative to describe the various stages of the exercise.

2.2 SIA PREPARATION PROCESS

Social impact assessment and resettlement action plan is required when the project results in either physical or economic displacement of the people. Resettlement plan must ensure that the livelihoods of people affected by the project are restored to levels prevailing before inception of the project. While preparing an effective SIA, the consultant followed some essential components and steps which are (i) identification of socio-economic impacts of the project;(ii) public/community consultation;(iii) legal framework for land acquisition and compensation;(iv) entitlement policy and matrix;(v) organizational responsibilities;(vi) relocation and resettlement;(vii) income restoration; and (viii) implementation schedule;(ix) detail R&R budget; and (x) monitoring, evaluation and reporting.

The approach that was adopted to conduct social impact assessment and to prepare RAP is described below and is structured on the scope of work as mentioned in the Term of Reference (TOR). The SIA which includes RAP has been prepared with special reference to the guidelines of JICA and R & R Policy for MUTP, 1997 (amended in 2000).

Figure 2.1 presents approach and methodology of SIA study in the form of flow chart and various steps involved in the study have been described in detail in the following paragraphs.

- Study of relevant documents, reports and project alignment drawing.
- Site visits and information dissemination about the project
- Enumeration of structures and mapping by plane table survey.
- Review and analysis of socio-economic survey data
- Consultations and meetings with PAFs,
- Community/Public Consultations for motivation and how the Metro Line-3 will benefit the people,
- Changes incorporated in accordance with the change in drawings,
- Minimize impacts on structures,

**FIGURE-2.1
APPROACH AND METHODOLOGY FOR SIA**

STEP 1

Mobilization

- Discussion with MMRC, JICA

STEP 2

Desk Research

- Review of relevant literature, alignment drawing, Acts, Policies, Guidelines
- Data Collection from Secondary Sources
- Development of Tools for Data Collection

STEP 3

Field Studies

- Site visits for verifying the alignment on the ground & identifying the affected area
- Meeting & Discussion with community people
- Mapping and enumeration of structures
- Training of Investigators
- Household Socio-economic survey
- Public/Community Consultation

STEP 4

Data Analysis

- Coding, Tabulation & Compilation of collected data
- Analysis of Baseline Data
- Analysis of social impacts and Discussion
- Preparation of RAP

STEP 5

Report

- Presentation
- Submission of Data Report
- Submission of Draft Final Report
- Submission of Final Report

STEP 6

- Drafting update of the SIA
- Submission of updated Draft Report
- Submission of updated Final Report

2.3 DESK RESEARCH

The consultant reviewed the relevant documents, reports and project alignment drawing. For conducting socio-economic survey, a verification exercise to identify the project areas based on alignment drawings and key stakeholders of the project was carried out. The information verified during this exercise formed the base for carrying out the detailed socio-economic survey.

2.4 SITE VISITS AND CREATING AWARENESS

Before start of Baseline Social Economic Study, MMRC has published a notification on 12th December 2011, informing people about the proposed metro rail Line-III project, in Hindustan Times in English and Navbharat Times in Hindi. Please refer to Annexure 2.1 and 2.2 respectively for copy of the notifications. In addition to the above MMRC has published one more handbill explaining the salient features of the project both in English and Marathi, which was extensively used by the interim consultant to create awareness among the PAPs and PAFs. A copy of the handbill was attached to the report as Annexure – 2.5.



The field visits and studies were conducted during December 2011 to April, 2012. RITES team visited the sites along with MMRDA officials to verify the alignment drawings on the ground and to identify the affected area. After identifying the affected areas RITES, MMRDA and SPARC officials consulted with different stakeholders at the project area and organized meetings with them to generate awareness about the project.

Followed by these visits several field visits were conducted during September 2013 to July 2015, by Interim Consultant's team independently also with MMRC officials. Most of these visits are to interact with the affected communities and make them aware of the proposed project; its details, advantages and impact and collect relevant data or information for the preparation Baseline Social Economic Study report also options for R&R.

During site visits it was found that majority of affected people belong to six station locations namely Kalbadevi, Girgaon, Acharya Atre Chowk, BKC, Marol Naka, and MIDC. The survey team began by holding community meetings in those areas that are to be enumerated. Information about the metro project and the survey procedure (from the numbering of structures to filling out forms) is shared with the community; they are also informed about the kinds of documents needed for the survey.

2.5 ENUMERATION OF STRUCTURE AND MAPPING

Before the actual household socio-economic survey, all the structures which were likely to be visited by M/s Sneh Engineering survey team were identified. Simultaneously a structured Questionnaire for the household survey was designed and pretested in the field. Important aspects covered in the Questionnaire were identification particulars of PAFs/PAPs, social profile, family details, occupation, source of income, family expenditure, document proofs, household assets, information on affected structure, commercial/self-employment activities, employment pattern, opinion and views of PAPs on project and resettlement and rehabilitation options. A copy of the questionnaire used for Socio-economic Household Survey is presented in Annexure-2.3.



2.6 SOCIO-ECONOMIC SURVEY

After mapping and enumeration of the structures likely to be affected in the project area, household socio-economic survey was carried out to assess impact of the proposed corridor on socio-economic conditions of affected families. The household social survey was carried out by survey team of M/s Sneh Engineering with the help of a pre-tested “Household Questionnaire”. Prior to commencement of social survey at household level, Social Development Experts of Interim Consultants provided one day training to the investigators of M/s Sneh Engineering on important aspect of the Questionnaire. The aspects covered in the Questionnaire were identification particulars of PAFs/PAPs, social profile, family details, occupation, source of income, family expenditure, document proofs, household assets, information on affected structure, commercial/self-employment activities, employment pattern, opinion and views of PAPs on project and resettlement and rehabilitation. Most part of the questionnaire has been pre-coded except those reflecting the opinion and views of PAP, which have been left open-ended. A copy of Questionnaire for Socio-economic Household Survey is presented in Annexure-2.3. Before filling the questionnaires, the affected families were asked to have a copy of the necessary documents they need to produce as proof of their existence in that particular structure and place. So documents like-ration card, electricity bills, voter’s card or any other documents were verified.



2.7 COMPILATION AND VERIFICATION OF DATA

Survey forms duly filled were consolidated and entered into a database. This information were updated on a regular basis as and when data for incomplete forms were filled in. The data were later shared with the communities to cross-check if anyone has been left out due to some reasons or if extra counting has been done.

2.8 DATA ANALYSIS AND REPORT WRITING

Once the data were collected and finalized with all the necessary changes, analysis of collected data was done for different sections.

2.9 COMMUNITY AND PUBLIC CONSULTATION

Preliminary public consultations and discussions were conducted with the help of MMRDA officials to officially introduce the survey teams to the public. Several rounds of community meetings with potential PAFs / PAPs as well as general public and group discussions at particularly proposed metro rail station locations were organized. The objective of conducting public consultations was to obtain the views and suggestions of the potentially affected persons to minimize adverse social impacts. These consultations involved persons from various sections and walks life such as traders, women, squatters, kiosks and other inhabitants. Special care was taken during the study to hold discussions with women groups separately to elicit the adverse effects that they are anticipating due to the project and their suggestions for mitigating the foreseeable adverse effects. During public consultations, information flow, grievance redress system, safety, role of administration etc. were also discussed.

The methods adopted for conducting public consultation were (i) Walk-through informal group consultation at station locations, (ii) Public meetings, (iii) Focus Group Discussions (FGD) with different groups of affected people including residential groups, traders, and slum dwellers (squatters), (iv) In-depth individual interviews, through structured questioners (v) Discussions and

interviews with key informants, (vi) Sharing the opinion and preferences of the PAPs. A format for public consultation is presented in Annexure-2.4.

The present 'Census Baseline Socio Economic Survey' study is nothing but the continuation of the previous study conducted by M/s RITES, by the Interim Consultant. Thus the present report is based on the new survey conducted by the interim consultant that has considered the latest modifications made both in alignment and drawings of the line III as well the PAPS and PAFs.

2.10 LIMITATIONS OF THE STUDY



Before starting the survey process the survey teams went to the area and to remind the people to keep the required identification and other relevant documents ready. However conducting Social survey of potentially affected communities is rarely a smooth and hindrance-free process. Following are the limitations of such studies due to various hindrances in the field:

1. Despite frequent and repeated visits made by survey team, some households were never present or come in front of the survey team to reveal the required information.
2. Incomplete documentation, locked houses, non-responders: the surveyors have to come back repeatedly to these houses in order to record accurate and complete forms
3. In some locations like Acharya Atre Chowk, Girgaon and Kalbadevi, people did not respond to the survey team while conducting household survey. This is one of the main reasons for delay in survey work and non-completion of data collection.
4. The Base Line Socioeconomic Survey (BSES) for Acharya Atre Chowk is completed earlier.
5. But after all the people of Girgaon and Kalbadevi have come forward to extend their cooperation in conducting the Base Line Socioeconomic Survey (BSES). The work is in progress.
6. People were protective and possessive of their homes. Therefore, they often stopped survey work and demanded that the concerned government officials should explain them personally; convincing such which persons to cooperate for the survey is a difficult task.
7. Due to frequent objections, non-cooperation of local people at the ground level, the data collection of total affected areas has not yet been completed. The present draft SIA report has been prepared based on the data collected by M/s Snehal Engineering as of October 2015. However, the survey team tries to enumerate all structures and families which are likely to be affected.

In spite of all these problems every effort was made for making this study very realistic to the existing situation.

CHAPTER-3 IMPACTS AND INVENTORY LOSS

3.1 BACKGROUND

The socio-economic survey was carried out during September 2013 to 5th October, 2015 to assess the impact of proposed metro rail project. Some corrections in the name of PAPs and minimization of impact on structures have incorporated during updating of SIA in the month of October 2017. A structured and pre-tested questionnaire was used to collect detailed information about households who are going to be affected by the proposed project and to document the project impact on their assets, incomes and livelihood. The objective of the socio economic survey was to generate an inventory of social and economic impacts on the people affected by the project; type of impact, type of ownership, social profile of the affected people, poverty status, the presence of non-titleholders in the project area, also views of the affected PAPs about the project and on various options for rehabilitation and resettlement. The major findings and magnitude of impacts are discussed in the following sections. List of PAPs of each affected area is given in Field Data Report (Volume-II).

3.2 OVERALL PROJECT IMPACT

Table 3.1 indicates overall project impacts. 77.32 ha of land shall be acquired for the purpose of temporary and permanent usages. Total 2744 structures of residential, commercial, residential cum commercial and others were identified in the area to be affected by the project. Based on the property identification, the number of PAFs has been determined. Total number of PAFs identified is about 2622. This number may change as the data for Girgaon & Kalbadevi is not fully incorporated till even. The report includes only surveyed PAFs. Total 1837 affected families have been surveyed and the data thus collected forms the basis of the report. Out of total identified 2622 affected families, 703 PAFs are titleholders and 1919 PAFs are non-titleholders. About 1837 PAFs and 744 PAFs (744 commercial and 41 Residential cum commercial) will lose their residential and business respectively. About 187 vulnerable families will be affected.

TABLE 3.1 OVERALL PROJECT IMPACTS

Sr. No.	IMPACT	MAGNITUDE
1	Acquisition of Land (in Ha)	77.32
2	Impact on Structure (No.)	2744
2.1	Impact on PAPs	6867
2.2	Total PAFs (No.)	2622
2.3	Surveyed PAFs	2622
2.4	Surveyed PAPs	6867
3	Titleholder (No.)	703
4	Non-Titleholder (No.) (Including others)	2041
5	Loss of Residence	1837
6	Loss of Business	785
7	Vulnerable PAFs	187
8	Impact on Community Resources	122

3.3 LAND REQUIREMENT AND ACQUISITION

The proposed Metro project shall require land for different purposes. Land is mainly required for route alignments of rail tracks, station buildings, station platforms, station entry/exit structures, traffic integration, car shed, power sub-stations, ventilation shafts, administrative buildings, maintenance and construction depots and work sites etc. Land required for the Construction of Cut & Cover station or New Austrian Tunneling Method (NATM) stations are earmarked. Construction depot land shall be required temporarily, however land requirements for maintenance depot at Aarey Colony, stations and traction sub-stations are on permanent basis. Land resource is scarce commodity in Mumbai metropolitan areas. Acquisition of land shall make affected families landless and houseless in most of the cases. Therefore, every effort has been made to keep land requirements to the barest minimum by realigning the alignments away from private property / human habitation. After planning, the land requirement is kept at minimum and particularly, acquisition of private land was avoided.

The table below (Table 3.2) summaries all the permanent land required above ground (for locating entry/exits, ventilations shafts, ancillary building etc.) and below ground (for locating station box & connections to entry/exits, ventilation shafts, ancillary building etc.) and temporary land required for the construction of Mumbai Metro Line 3 Project.

The project shall require the acquisition/transfer of 77.32 ha of land excluding land required for the construction of depot. The land required for Depot which is 3.72 ha after presuming the shifting of proposed depot at Kanjur Marg for which 61 ha of land will be required This entire 61 ha of land at Kanjur Marg belongs to central Govt./ State Govt.

Now the government has allotted 29.79 ha land at Aarey Colony for construction of depot.

The details of land requirement and acquisition are presented in Table 3.2.

TABLE 3.2 IMPACTS ON LAND RESOURCES

Pkg. No.	Name of the Station	Government Land				Private Land			
		Red	Yellow	Green	Total Area in Sq. Mtr.	Red	Yellow	Green	Total Area in Sq. Mtr.
Pkg. 1	Colaba / Cuff Parade	854	0	27906	28760	0	0	138	138
Pkg. 1	Vidhan Bhavan	705	1643	23731	26078	129	320	444	893
Pkg. 1	Churchgate	807	0	4255	5062	0	171	596	767
Pkg. 1	Hutatma Chowk	288	24	2575	2887	48	4	189	241

Pkg. No.	Name of the Station	Government Land				Private Land			
		Red	Yellow	Green	Total Area in Sq. Mtr.	Red	Yellow	Green	Total Area in Sq. Mtr.
Pkg. 1	Muck Disposal (Kalwar)	0	0	19300	19300	0	0	0	0
Pkg. 1	Casting Yard (Wadala Depot Phase III)	0	0	0	35870	0	0	0	0
Pkg. 2	CST Metro	718	0	31030	31748	0	0	0	0
Pkg. 2	Kalbadevi	0	0	3000	3000	8051	0	38	8090
Pkg. 2	Girgaon	0	0	950	950	815	147	363	1325
Pkg. 2	Grant Road Metro	354	0	1690	2044	214	50	338	602
Pkg. 2	BBRS (Gymkhana Plot)	0	0	9890	9890	0	0	0	0
Pkg. 2	Casting Yard (Wadala Depot Phase II)	0	0	43160	43160	0	0	0	0
Pkg. 3	Mumbai Central Metro	166	80	189	435	0	0	0	0
Pkg. 3	Mahalaxmi Metro	126	0	8461	8588	23	416	708	1147
Pkg. 3	Science Museum	2666	0	10344	13010	201	0	606	807
Pkg. 3	Acharya Atrey Chowk	498	0	1577	2075	139	188	1096	1423
Pkg. 3	Worli	1136	29	1316	2481	222	590	4576	5388
Pkg. 3	Muck Disposal (Dapode)	0	0	22	22	0	0	0	0
Pkg. 3	Casting Yard (Wadala Depot Phase II)	0	0	39988	39987	0	0	0	0
Pkg. 4	Siddhivinayak	0	0	22040	22040	0	4	64	68
Pkg. 4	Dadar Metro	60	0	29	89	38	0	187	225
Pkg. 4	Shitaladevi Temple	550	0	300	850	534	0	198	732
Pkg. 4	Naya Nagar Mahim, Mid Launching Shaft	0	0	3865	3865	0	0	0	0
Pkg. 4	Mahim Desai Maidan (Addl. Land)	0	0	2862	2862	0	0	0	0
Pkg. 4	Muck Disposal (Dapode and Waliv)	0	0	15.85 ha.	15.85 ha.	0	0	0	0

Pkg. No.	Name of the Station	Government Land				Private Land			
		Red	Yellow	Green	Total Area in Sq. Mtr.	Red	Yellow	Green	Total Area in Sq. Mtr.
Pkg. 4	Casting Yard (Wadala Depot Phase II)	0	0	39988	39987	0	0	0	0
Pkg. 5	Dharavi	746	0	3405	4151	2197	0	445	2642
Pkg. 5	Bandra (BKC) Metro	3729	5941	1018	10688	0	0	0	0
Pkg. 5	Vidyanagari Metro	1033	4567	11172	16772	0	144	383	527
Pkg. 5	Santacruz Metro	676	2051	8283	11010	0	0	0	0
Pkg. 5	Agripada, Mid Launching Shaft	676	1530		2206	0	0	0	0
Pkg. 5	Casting Yard (Village Anik, Tal. Kurla)	0	0	70011	70010	0	0	0	0
Pkg. 6	CSIA (Domestic)	9852		26562	36414	0	0	0	0
Pkg. 6	Sahar Road	11754		27109	38863	0	0	0	0
Pkg. 6	CSIA (International)	11933		56965	68898	0	0	0	0
Pkg. 6	Casting Yard (Aarey Colony)	13100	0	0	13100	0	0	0	0
Pkg. 7	Marol Naka	198	341	13811	14349	1441	866	1342	3649
Pkg. 7	MIDC	1008	4039	5528	10575	266	771	2165	3202
Pkg. 7	SEEPZ	825	406	8158	9389	222	96	2924	3243
Pkg. 7	Casting Yard (Aarey Colony)	16900	0	0	16900	0	0	0	0
Pkg. 7	Aarey Depot	297900	0	0	297900	0	0	0	0

3.4 INVENTORY OF STRUCTURE LOSS

Table 3.3 indicates impact of the proposed project on the different types of structures i.e. residential, commercial, residential cum commercial and other types and Table 3.3 indicates types of impact fully on the property. The proposed project would impact upon total 2744 structures. Out of the total structures, 1837 are residential, 744 are commercial and 41 are residential cum commercial and others 122. 70 industrial structures have been identified as affected structures at Marol Naka and they are relocated.

TABLE 3.3 IMPACTS ON STRUCTURES

Name of the Location	Total Affected Structures	Residential (R)	Commercial (C)*	Residential cum Commercial (R+C)	Others Structures other than R, C & R+C
Cuffe Parade	4	0	3	0	1
Vidhan Bhavan	58	11	4	0	43
Churchgate	27	0	26	0	1
Hutatma Chowk	7	0	6	0	1
CST	6	0	2	0	4
Kalbadevi	319	81	238	0	0
Girgaon	315	210	100	3	2
Grant Road	27	0	27	0	0
Mumbai Central	27	0	19	0	8
Mahalakshmi	28	4	9	2	13
Science Museum	20	1	18	1	0
Aacharya Atre Chowk	67	26	32	0	9
Worli	5	0	4	0	1
Siddhivinayak	6	0	3	0	3
Dadar	5	0	3	0	2
Shitaladevi	8	0	8	0	0
Naya Nagar, Mahim	362	329	19	13	1
Dharavi	27	11	16	0	0
BKC	157	124	24	7	2
Bandra Nr. Jagat Vidya Chawl	10	8	0	1	1
Vidyanagri	11	1	10	0	0
Santacruz	1	0	0	0	1
Agripada	39	19	14	3	3
Sahar Road	179	170	3	3	3
Marol Naka*	132	19	105	0	8
MIDC	513	476	27	3	7
SEEPZ	6	0	3	0	3
Sariput Nagar/ Aarey Colony	262	235	21	3	3
Additional for revised drg. Sariput Nagar	29	29	0	0	0
Supplementary Sariput Nagar / Aarey Colony	87	83	0	2	2
Total	2744	1837	744	41	122

* Industrial Structures are included in Commercial

Table 3.4 indicates the magnitude of project impact on the structures, which is categorized as partially affected structures or fully affected structures. Total 2744 structures are fully affected and there is no partial affected structure.

TABLE 3.4 TYPE OF AFFECT

Name of the Location	Partially	Fully	Total
Colaba / Cuff Parade	0	4	4
Vidhan Bhavan	0	58	58
Churchgate	0	27	27
Hutatma Chowk	0	7	7
CST Metro	0	6	6
Kalbadevi	0	319	319
Girgaon	0	315	315
Grant Road Metro	0	27	27
Mumbai Central Metro	0	27	27
Mahalaxmi Metro	0	28	28
Science Museum	0	20	20
Acharya Atrey Chowk	0	67	67
Worli	0	5	5
Siddhivinayak	0	6	6
Dadar Metro	0	5	5
Shitaladevi Temple	0	8	8
Naya Nagar Mahim	0	362	362
Dharavi	0	27	27
Bandra (BKC) Metro	0	157	157
Bandra Nr. Jagat Vidya Chawl	0	10	10
Vidyanagari Metro	0	11	11
Santacruz Metro	0	1	1
Agripada	0	39	39
CSIA (Domestic)	0	0	0
Sahar Road	0	179	179
CSIA (International)	0	0	0
Marol Naka	0	132	132

Name of the Location	Partially	Fully	Total
MIDC	0	513	513
SEEPZ	0	6	6
Sariput Nagar/Aarey Colony	0	262	262
Additional for revised drg. Sariput Nagar	0	29	29
Supplementary Sariput Nagar / Aarey Colony	0	87	87
Total	0	2744	2744

3.5 IMPACT ON FAMILIES AND PEOPLE

Table 3.5 shows that about 2622 families are affected due to the proposed metro rail project. Out of the total 2622 families, 26.81% are in the category of Title Holders (TH) and 73.19% are the Non-Title Holders (NTH) category. The NTH category includes squatters and kiosks. The squatters and kiosks are on public land without any legal permission. Those have been duly relocated at the suitable place.

TABLE 3.5: IMPACT ON AFFECTED FAMILIES

Name of the Location	Category of PAFs		
	Title holder	Non-title holder	Total PAFs
Cuffe Parade	0	3	3
Vidhan Bhavan	13	2	15
Churchgate	0	26	26
Hutatma Chowk	0	6	6
CST	2	0	2
Kalbadevi	319	0	319
Girgaon	313	0	313
Grant Road	0	27	27
Mumbai Central	0	19	19
Mahalakshmi	0	15	15
Science Museum	0	20	20
Aacharya Atre Chowk	0	58	58
Worli	0	4	4
Siddhivinayak	0	3	3
Dadar	0	3	3
Shitladevi	1	7	8
Naya Nagar, Mahim	0	361	361
Dharavi	0	27	27

Name of the Location	Category of PAFs		
	Title holder	Non-title holder	Total PAFs
BKC	0	155	155
Bandra Nr. Jagat Vidya Chawl	0	9	9
Vidyanagri	0	11	11
Santacruz	0	0	0
Agripada	0	36	36
Sahar Road	0	176	176
Marol Naka	55	69	124
MIDC	0	506	506
SEEPZ	0	3	3
Sariput Nagar / Aarey Colony	0	259	259
Additional for revised drg. Sariput Nagar	0	29	29
Supplementary Sariput Nagar / Aarey Colony	0	85	85
Total	703	1919	2622

3.6 LOSS OF RESIDENCE

Table 3.6 indicates that out of the total 2622 PAFs, out of 1837 some PAFs had already been resettled and remaining will be resettled as their residential units are getting affected due to the proposed project.

TABLE 3.6 LOSS OF RESIDENCE

NAME OF THE LOCATION	RESIDENTIAL PAFs			
	PAFs	Male	Female	Persons (Total)
Colaba / Cuff Parade	0	0	0	0
Vidhan Bhavan	11	21	25	46
Churchgate	0	0	0	0
Hutatma Chowk	0	0	0	0
CST Metro	0	0	0	0
Kalbadevi	81	0	0	0
Girgaon	210	338	340	678
Grant Road Metro	0	0	0	0
Mumbai Central Metro	0	0	0	0
Mahalaxmi Metro	4	13	5	18
Science Museum	1	1	3	4
Acharya Atrey Chowk	26	18	25	43

NAME OF THE LOCATION	RESIDENTIAL PAFS			
	PAFs	Male	Female	Persons (Total)
Worli	0	0	0	0
Siddhivinayak	0	0	0	0
Dadar Metro	0	0	0	0
Shitaladevi Temple	0	0	0	0
Naya Nagar Mahim	329	635	526	1161
Dharavi	11	29	41	70
Bandra (BKC) Metro	124	228	204	432
Bandra Nr. Jagat Vidya Chawl	8	15	15	30
Vidyanagari Metro	1	1	2	3
Santacruz Metro	0	0	0	0
Agripada	19	58	42	100
CSIA (Domestic)	0	0	0	0
Sahar Road	170	417	379	796
CSIA (International)	0	0	0	0
Marol Naka	19	3	12	15
MIDC	476	969	781	1750
SEEPZ	0	0	0	0
Sariput Nagar/Aarey Colony	235	324	315	639
Additional for revised drg. Sariput Nagar	29	18	17	35
Supplementary Sariput Nagar / Aarey Colony	83	118	122	240
Total	1837	3206	2854	6060

3.7 LOSS OF BUSINESS

Table 3.7 indicates the loss of business base. Out of the total 2622 PAFs, 785 PAFs shall be resettled for their business base. 807 people depending on earning from business shall get affected. Kalbadevi and Girgaon area is most affected where 43.38% of the total PAFs affected due to the loss in business base.

TABLE 3.7 LOSS OF BUSINESS

NAME OF THE LOCATION	COMMERCIAL and Residential cum Commercial PAFs			
	PAFs	Male	Female	Persons (Total)
Colaba / Cuff Parade	3	3	0	3
Vidhan Bhavan	4	5	9	14
Churchgate	26	25	3	28
Hutatma Chowk	6	7	1	8
CST Metro	2	2	0	2
Kalbadevi	238	0	0	0
Girgaon	103	114	28	142
Grant Road Metro	27	35	4	39
Mumbai Central Metro	19	14	0	14
Mahalaxmi Metro	11	17	2	19
Science Museum	19	19	1	20
Acharya Atrey Chowk	32	26	5	31
Worli	4	4	0	4
Siddhivinayak	3	0	0	0
Dadar Metro	3	2	1	3
Shitaladevi Temple	8	10	1	11
Naya Nagar Mahim	32	34	14	48
Dharavi	16	15	10	25
Bandra (BKC) Metro	31	30	5	35
Bandra Nr. Jagat Vidya Chawl	1	0	0	0
Vidyanagari Metro	10	4	4	8
Santacruz Metro	0	0	0	0
Agripada	17	18	3	21
CSIA (Domestic)	0	0	0	0
Sahar Road	6	8	3	11
CSIA (International)	0	0	0	0
Marol Naka	105	231	15	246
MIDC	30	36	3	39
SEEPZ	3	3	0	3
Sariput Nagar/Aarey Colony	24	20	11	31
Addl. for revised drg. Sariput Nagar	0	0	0	0

NAME OF THE LOCATION	COMMERCIAL and Residential cum Commercial PAFs			
	PAFs	Male	Female	Persons (Total)
Supplementary Sariput Nagar / Aarey Colony	2	1	1	2
Total	785	683	124	807

3.8 IMPACT ON VULNERABLE POPULATION

As per the JICA guidelines vulnerable group is defined as indigenous people, ethnic minorities, the poorest, women, the aged, the disabled and other socially/economically vulnerable groups who would be adversely affected from a project. But as per the R&R Policy for MUDP, 2000, vulnerable households such as women headed households, handicapped and the aged. It does not cover the poorest (BPL family), SCs and STs who are considered socially and economically backward as per the Indian Constitution.

The proposed metro project shall affect total 187 vulnerable families consisting 545 vulnerable people. Out of 187 vulnerable PAFs comprised 7.12% and vulnerable PAPs is 7.93%. Highest vulnerable people are living in Aarey Colony (Sariput Nagar) area. Details of vulnerable population identified are as follows:

TABLE 3.8 VULNERABLE POPULATION

NAME OF THE LOCATION	VULNERABLE PAFs & PAPs	
	PAFs	PAPs
Colaba / Cuff Parade	0	0
Vidhan Bhavan	0	0
Churchgate	0	0
Hutatma Chowk	0	0
CST Metro	0	0
Kalbadevi	0	0
Girgaon	0	0
Grant Road Metro	0	0
Mumbai Central Metro	0	0
Mahalaxmi Metro	1	3
Science Museum	0	0
Acharya Atrey Chowk	0	0
Worli	0	0
Siddhivinayak	0	0
Dadar Metro	0	0
Shitaladevi Temple	0	0
Naya Nagar Mahim	41	113
Dharavi	2	5
Bandra (BKC) Metro	20	53
Bandra Nr. Jagat Vidya Chawl	0	0
Vidyanagari Metro	1	3
Santacruz Metro	0	0
Agripada	0	0
CSIA (Domestic)	0	0

NAME OF THE LOCATION	VULNERABLE PAFs & PAPs	
	PAFs	PAFs
Sahar Road	10	41
CSIA (International)	0	0
Marol Naka	0	0
MIDC	34	60
Supplementary MIDC	0	0
SEEPZ	0	0
Sariput Nagar/Aarey Colony	78	267
Additional for revised drg. Sariput Nagar	0	0
Supplementary Sariput Nagar / Aarey Colony	0	0
Total	187	545

The report is prepared with following considerations:

- *Vulnerable families are: families such as scheduled castes/ Tribes, BPL families and women headed households (widows/ destitute women/ unmarried or spinsters).*
- *Vulnerable people are: All the above categories of people and old aged (65 and above) and the physically Challenged individuals in various families constitute vulnerable people.*

3.9 IMPACT ON COMMUNITY RESOURCES

Table 3.9 indicates the impact of the proposed metro project on community resources. The project shall impact total 122 community resources. Out of the total 122 structures, 17 religious structures, 13 public toilets and 92 other type of structures shall be affected due to the project activities.

TABLE 3.9 IMPACTS ON COMMUNITY RESOURCES

AREA	LOSS OF COMMON RESOURCES			TOTAL
	RELIGIOUS STRUCTURE	PUBLIC TOILET	OTHERS	
Colaba/ Cuff Parade	0	1	0	1
Vidhan Bhavan	1	0	42	43
Churchgate	0	0	1	1
Hutatma Chowk	0	0	1	1
CST Metro	0	0	4	4
Kalbadevi	0	0	0	0
Girgaon	0	0	2	2
Grant Road Metro	0	0	0	0
Mumbai Central Metro	0	1	7	8
Mahalaxmi Metro	2	4	7	13
Science Museum	0	0	0	0
Acharya Atrey Chowk	2	4	3	9
Worli	0	0	1	1
Siddhivinayak	1	0	2	3
Dadar Metro	0	0	2	2
Shitaladevi Temple	0	0	0	0
Naya Nagar Mahim	1	0	0	1
Dharavi	0	0	0	0

AREA	LOSS OF COMMON RESOURCES			TOTAL
	RELIGIOUS STRUCTURE	PUBLIC TOILET	OTHERS	
Bandra (BKC) Metro	1	0	1	2
BKC (Near Jagat Vidya CHS Chawl)	1	0	0	1
Vidyanagari Metro	0	0	0	0
Santacruz Metro	0	0	1	1
Agripada	2	0	1	3
CSIA (Domestic)	0	0	0	0
Sahar Road	2	0	1	3
CSIA (International)	0	0	0	0
Marol Naka	0	1	7	8
MIDC	1	0	6	7
Supplementary MIDC	0	0	0	0
SEEPZ	0	1	2	3
Sariput Nagar/Aarey Colony	2	0	1	3
Supplementary Sariput Nagar/Aarey	1	1	0	2
Total	17	13	92	122

CHAPTER-4 BASELINE SOCIO-ECONOMIC STUDY

4.1 THE PROJECT AREA-AN OVERVIEW

Mumbai is the largest metropolitan city of India known as commercial capital. Census 2011 recorded Mumbai population as 12,442,373 which was 11,914,398 in Census, 2001. The decade growth rate of population during 2001-11 was 4.42%. Table 4.1 describes the demographic profile of Mumbai. The area of Mumbai is 437.71sq. Km and accommodates 12,442,373 people including 6,715,931 male and 5,726,442 female. As per the Census record of 2011, Scheduled Caste population comprises 6.46% of the total population and Scheduled Tribe population comprises 1.04% share of the total population in Mumbai. The sex ratio is about 852 female per 1,000 male. The population growth rate over last ten years in Mumbai is about 4.42% (2001-11), birth rate 12.29%, death rate about 6.06% and Infant mortality rate is about 37%. According to Census 2001, the population density of Mumbai is worked out at 26,722 persons per sq. km. Population density at All-India level has been worked out at 324 persons per sq. km. in 2001. Table 4.1 indicates that there are 9.23 million literate people and the literacy rate is about 81.05%. Out of the total literate population, 83.89% are male and 77.72% are female. Total working population is 4.53 million. Out of the total workers, main workers are 41.91%, marginal workers 3.30%.

TABLE - 4.1 SOCIO-ECONOMIC CHARACTERISTICS OF MUMBAI (in million)

Sr. No.	DESCRIPTION	UNIT	Mumbai
1.0	Area	sq. km	437.71
2.0	Population (million)	No.	12.44
2.1	Male (million)	No.	6.71
2.2	Female (million)	No.	5.72
2.3	Scheduled Castes	%	6.46
2.4	Scheduled Tribes	%	1.04
3.0	Sex ratio (female per 1000 of male)	No.	852.00
4.0	Density (person per Sq.km)	No.	26722.00
5.0	Slum Population	No	9.00
6.0	Literate (million)	No.	10.08
6.1	Literacy Rate	%	81.05
6.1.1	Male	%	83.89
6.1.2	Female	%	77.72
7.1	Main Workers	%	41.91
7.2	Marginal Workers	%	3.30

Source: Census of India-2011

The density of population in Mumbai is comparatively high in the country. The increasing population, high population density and limited land area have collectively increased the traffic volume of the city. The increasing traffic volumes on road need alternative public transport system for effective commutation.

Metro Rail network was perceived to be fast, convenient and environmental friendly. In the process, Maharashtra government has completed the construction of line I metro rail and is now operational.

The proposed metro corridor shall have the length of 33.5 km, which is considered necessary to provide the required level of transport in the city in view of population and area spread.

The metro transport system is considered suitable being fast and clean transport system, however it also displaces people from their home and business base in a place like Mumbai where roof for shelter and base for business are most desired. The adverse impacts of metro rail project are minimal in comparison to the other surface transport systems. MMRC requires the census social survey to identify the PAFs, inventory of the property, assess the socio-economic condition of the project affected people to address their issues related to resettlement and rehabilitation as well as the public opinion on the proposed project. This chapter begins with the details of the project area in general and baseline information about the project affected people in particular. The information gathered in this chapter enable us to understand the impact of the project on the socioeconomics of the PAFs and on the area.

4.2 PROFILE OF PROJECT AFFECTED FAMILIES

A detailed socio-economic survey was conducted in conjunction with the census of the project affected persons (PAPs) to profile the impacted project area and provide a pedestal against which mitigation measures and support will be measured. For this purpose comprehensive information related to demographic, social, economic, structure, employment, community resources and other information such as awareness about the project were collected. This information was collected through a structured "Household Questionnaire".

This analysis is based on the responses from PAPs. Data revealed that due to the proposed metro line-3 project about 2622 numbers of families will be affected either because of loss of residential, commercial establishments. Of the total 2622 affected families (Residential- 1837, Commercial-744 and Residential cum Commercial-41). Data has been compiled and presented in the following sections of this chapter.

4.2.1 Demographic and Social Conditions

The proposed project shall affect approximately 2622 PAFs. Out of the total PAFs, 1837 PAFs consisting of 6060 PAPs have been covered under the census survey. The baseline socio-economic data and analysis is based on the surveyed PAFs.

4.2.1.1 Gender and Sex Ratio

The data on gender divide and sex ratio is very helpful indicator to know the participatory share of males and females in the society, which is also an important indicator for human development index. Among the surveyed population it is observed that there are 52.90% are male and remaining 47.10% are female. The sex ratio is 893 per 1000 males.

4.2.1.2 Religious and Social Groups

Data on religious groups have been collected in order to identify people with the specific religious belief among the PAFs. The religious beliefs and social affiliation of the people are indicators that help understand cultural behavior of the groups. The social and cultural behavior will help understand the desires and preferences of PAPs, which is a prerequisite to rehabilitate the affected people and their families. Table 4.2 shows that the Hindus (Hinduism) is the largest affected religious group among the project affected families, which is followed by Muslims and then by other religions such as Christians. The study result shows that majority (55.00%) belongs to Hindu religion followed by Buddhist (10%), Muslims (28%), Jains (5%), Shikh (1%) and then by Christians (1%).

Table 4.2 discloses information about social affiliation of a group. The social affiliation of the group differentiates them for benefits under government schemes. Social groups indicate ranking within the society, preferences and vulnerability. In general, the families belonging to Scheduled Castes (SC) and Scheduled Tribes (ST) under the provisions of the Constitution of India get preferential treatment in the government benefits because the group includes the people who are traditionally vulnerable. Except general category, all other groups need attention and to be addressed for their backward socio-economic conditions. The surveyed households belong to the Scheduled Castes 10%, Other Backward Classes (OBC) 12%, Nomadic Tribes (NT) 1%, Scheduled Tribes 5% and 71% is identified in general caste category.

4.2.1.3 Mother Tongue and Place of Nativity

A majority of families (47%) speak Marathi as a mother tongue, followed by 1% who speak Urdu, 32% Hindi, 5% speak Gujrathi, 7% speak Tulu, and 4% speak Telagu.

Majority of surveyed families are from Maharashtra.

4.2.1.4 Age Group

The persons of surveyed families have been categorized in to five age groups. The distribution of person's age in various group shows that 31.53% belong to 18-34 years age group and 16.68% belong to 35-44 years age; which is potentially productive group followed by 28.15% of the total persons belong to the below 18 years age group who are dependent population. About 16.19% belong to 45-59 years age group and 7.45% belong above 60 years age group. (Table 4.1).

4.2.1.5 Family Pattern and Family Size

Family Pattern and Family Size indicate the fabrics of sentimental attachment among the family members, social value, economic structures and financial burdens. The family particulars of the surveyed PAPs/ PAFs are given in Table 4.2. Out of total Project Affected Families, family size is determined by the economic burden and opportunities. Family size has been classified into three categories i.e. small (< 2), medium (3-5) and large (> 5). Single member families have also been included in the small family size. Table 4.2 shows most of the families have their member less than five. Majority of the families (53.81%) are medium sized family, 29.19% are small and individual type with ≥ 2 member. Only 16.98% of the families are with members more than five. The data shows the preponderance of medium sized families over other sized families in the project area.

Marital Status: The marital status of project affected people is indicated under three categories – married, unmarried, other including divorced/widowed. It is observed that out of total surveyed PAPs, majority of them 53.86% are married, 42.83% are unmarried and only 3.31% are in other types which includes widowed/divorced/separated.

TABLE 4.2 SOCIO-DEMOGRAPHIC PROFILE

SR. NO	DESCRIPTION	VALUE
1	Sex Ratio (females per 1000 males)	893
	Male	3206 (52.90%)
	Female	2854 (47.10%)
2	Religious Group	
	HINDU	55%
	MUSLIM	28%
	BUDDHIST	10%
	CHRISTIAN	1%
	SIKH	1%
	JAIN	5%
3	Social Group	
	General	71%
	SC	10%
	OBC	12%
	ST	5%
	NT	1%
	VJ	1%
	ADIVASI (1 No.)	0.06%
4	Language	
	MARATHI / KONKANI	47%
	HINDI / BHOJPURI	32%
	URDU	1%
	TAMIL / TELUGU / MALAYALAM	4%
	TULU / KANNADA	7%
	GUJARATI / MARWADI / RAJASTHANI	5%
	ENGLISH / GOAN	1%
	BANGALI	1%
	TRIPURI / NEPALI / UDIYA /	1%
	PUNJABI / SINDHI	1%
	WARLI (1 No.)	0.06%
5	Age Group	
	< 18 Years	28.15%
	18-34	31.53%
	35-44	16.68%
	45-59	16.19%
	>60	7.45%
6	Marital Status	
	Married	53.86%
	Unmarried	42.83%
	Others	3.31%
7	Family Size	
	Small (Less than 2)	29.19%
	Medium (3-5)	53.81%
	Large (> 5)	17%
8	Type of Family	
	Nuclear	61.88%
	Joint	23.57%

SR. NO	DESCRIPTION	VALUE
	Single	14.55%

**Percentages are calculated for each asset against total surveyed PAFs*

4.2.1.6 Educational Attainment

Education is a double-edged blade. It is a tool for vertical mobility in the society. It provides an opportunity to participate in the process of growth and development. However it also creates differences among people and introduces a new kind of inequality between those who have it and those who do not. In all the cases, education is a basic need and the best indicator of socio-economic development of the region. Out of the total surveyed population, about 19.23% are educated up to primary class, 50.75% are educated up to secondary level, and 12.90% have studied up to Higher Secondary level. 13.42% of the affected people have done their graduation. 3.7% of the total surveyed PAFs have gained technical education.

TABLE 4.3: Educational Attainment

Sr. No.	DESCRIPTION	VALUE
1	Literacy Level	
	Literate	80.85%
	Illiterate	19.15%
2	Education Level	
	Primary	19.23%
	High School	50.75%
	Higher Secondary	12.90%
	Graduate	13.42%
	Technical	3.7%

**Percentages are calculated for each asset against total surveyed PAFs*

4.2.2 Economic Conditions of PAFs

The economic condition of PAFs describes occupational pattern, family income, and number of earning and dependent members. The occupational pattern includes work in which the head of the project affected families are involved. The family income includes income of all the earning members. The earning members include the people who work and earn to contribute to the family; however dependents include housewife, children, elderly people and others who cannot work and earn. About 30% of families reported less than ₹ 2500/- monthly income. About 9% of families' monthly income is between ₹ 2501 to 5000/-. About 29% of families' monthly income is between ₹ 5001 to 10000/-, 32% of families' income is more than ₹ 10001/-. The average income of a family is ₹4720/- per month. (Table 4.4).

An attempt was made to collect the information about loan taken by the family for various purposes. Our keen interest was to see the housing loan or the loan taken for either purchase of new house or renovation of the house. If the family has equal income and expenditure or less income and more expenditure, to manage the daily expenses, the family has to avail the loan and it is another aspect to measure the economic status of the family. It is important to mention here that most of the

respondents did not want to give the information on the issue of indebtedness. Only eight surveyed families have availed loan for one or the other purpose.

TABLE 4.4: ECONOMIC CONDITIONS OF PAF

Sr. No.	DESCRIPTION	VALUE
1	Avg. Monthly Income	4720.00
2	Monthly Household Income (in ₹)	
	UPTO Rs. 2,500/-	30%
	Rs. 2,501/- to Rs. 5,000/-	9%
	Rs. 5,001/- to Rs. 10,000/-	29%
	Above Rs. 10,001/-	32%

**Percentages are calculated for each asset against total surveyed PAFs*

4.2.2.1 Employment Status

The occupation and profession of the head of family has been considered during the social survey (residential and residential plus commercial). The study recorded and assessed the capability, base for livelihood and skills of the family head, so that resettlement impacts can be assessed. Based on the impact assessment rehabilitation plans shall be prepared accordingly. The survey results in Table 4.5 shows that majority 66.97% of the head of project affected families are engaged in private jobs, 15.61% are self-employed, 7.17% are casual labor and 5.90% are employed in service of public sectors and government jobs.

TABLE 4.5: EMPLOYMENT STATUS OF PAF

Sr. No.	DESCRIPTION	VALUE
1	Nature of Employment	
	Government Service	5.90%
	Private Service	66.97%
	Self Employed	15.61%
	Casual Worker	7.17%
	Pensioner	4.35%

**Percentages are calculated for each asset against total surveyed PAFs*

4.3 HOUSEHOLD ASSETS

The household assets indicate the prosperity and paucity of the household. Table 4.7 reveals the household assets of the project affected families. The fan, music system, television, two wheeler, radio, bicycle, refrigerator, cooking gas, motor bike and car are the common property assets found in the project impact area. The material base of consumable goods among the PAFs has significant presence. It is observed that most of the PAFs have owned these items in their households. The PAFs consider that their consumable material base, that they have in their households, as need of day and necessary to survive in cities like Mumbai.

Table 4.6 indicates that 95.65% PAFs owns cooking gas connections, 98.49% PAFs own fan, 55.13% music/radio system, 82.44% televisions, 14.71% two-wheelers, 63.65% refrigerator, 31.83% washing machines, 9.29% computers.

TABLE 4.6 HOUSEHOLD ASSETS

Sr. No.	DESCRIPTION	VALUE
1	Gas	95.65%
2	Fan	98.49%
3	Music System	55.13%
4	Television Set	82.44%
5	Two-Wheeler	14.71%
6	Refrigerator	63.65%
7	Washing Machine	31.83%
8	Computer	9.29%

**Percentages are calculated for each asset against total surveyed PAFs*

4.4 COMMERCIAL/SELF EMPLOYMENT ACTIVITIES

Table 4.7 indicates commercial and self-employment activities among the commercial PAFs. 0.88% of the total interviewed PAFs are running their own small hotels and dhabas, 5.37% own tea and snacks hotels, 1.72% PAFs own workshop. The shop owners get license from MCGM. Out of the total interviewed PAFs, 98.61% are holding license and 1.31% of the PAFs have no formal license to operate the shops. The employment pattern indicates the number of people involved in the business activities. 27.82% of the total PAFs operate their business and shops without any additional help from employee. 69.13% PAFs have employed 1-5 employees, 3.05% PAFs have employed 5& above people in their work. The proposed metro project shall have cumulative impacts on both the PAFs as well as their employed people.

TABLE 4.7: COMMERCIAL/SELF EMPLOYMENT ACTIVITIES

Sr. No.	DESCRIPTION	VALUE
1	Year of Establishment	
	Less than 5 years	2.82%
	5 – 10 years	1.81%
	10 – 20 years	26.81%
	20 -50 years	47.19%
	50 years and above	21.37%
2	Type of Shop	
	Hotel	0.88%
	Tea & Snacks	5.37%
	Repair & Workshop	1.72%
	Other Shops	88.77%

Sr. No.	DESCRIPTION	VALUE
	Other Enterprise	3.26%
3	No. of Shops got License from BMC	
	Yes	98.61%
	No	1.39%
4	Employment Pattern	
	Owner/Operator	27.82%
	Employed 1-5 persons	69.13%
	Employed 5 & above	3.05%

**Percentages are calculated for each asset against total surveyed PAFs*

4.5 DOCUMENTS AVAILABLE

The survey team has verified the documents available with the PAFs. The documents available with PAFs were ration card, name in census record, voter id, AADHAR card, electric connection. Out of the total PAFs, 96.85% have ration cards and 3.15% are without ration cards. 94.29% of the PAFs have electric connections and meter, however 5.71% are without the meter (Table 4.8).

TABLE 4.8 DOCUMENTS AVAILABLE

Sr. No.	DESCRIPTION	VALUE
1	Ration Card	
	Yes	96.85%
	No	3.15%
2	No. of PAFs have Electric Meter	
	Yes	94.29%
	No	5.71%

4.6 INFORMATION ON STRUCTURE

The proposed project will affect government, private and community property resource structures. These structures are mainly of three uses - residential, commercial, and residential cum commercial and others. The study identified three types of structures, based on construction material of the wall and floor/roof, which are: kaccha (temporary) structures, which largely consist of mud/straw walls with tile roof; semi-pucca made of wooden walls with tin/roof, and pucca (permanent)- these are made of brick or concrete walls with concrete and/corrugated tin roof. The details of structures and impacts of the proposed project have been described in Chapter 3.

Table 4.9 indicates that of total affected structures 66.94% are residential, 27.11% are commercial, 1.49% are residential cum commercial and 4.46% are of other types. The structures are classified into two categories. 3.68% of the structures are kaccha, 96.32% pucca. Further the age of the structures are also collected for valuation of the structures. 13.64% of the building structures are constructed before 1960, 2.88% of the building structures are constructed during 1961-1970, 15.03% during 1971-1980, 21.72% during 1981-1990, 37.56% during 1991-2000, 4.38% during 2001-2010 and only 4.79% are constructed after 2010. 97.41% have electric connections, 76.39% have water connections of BMC, and 99.13% have phone/mobile connections in their house.

TABLE 4.9 INFORMATION ON STRUCTURE

Sr. No.	DESCRIPTION	VALUE
1	Use of Structure	
	Residential	66.94%
	Commercial	27.11%
	Residential-cum- Commercial	1.49%
	Others	4.46%
2	Type of Construction	
	Kaccha	3.68%
	Pucca	96.32%
3	Age of Structure (Year of Construction)	
	<1960	13.64%
	1961-1970	2.88%
	1971-1980	15.03%
	1981-1990	21.72%
	1991-2000	37.56%
	2001-2010	4.38%
	2011 and after	4.79%
4	Utility Connection	
	Electricity	97.41%
	Water	76.39%
	Phone/ Mobile	99.13%

4.7 AWARENESS AND OPINION ABOUT THE PROJECT

During the socio-economic survey, some questions were asked to the PAPs regarding the awareness, source of information and opinion about the proposed metro rail project. The findings of the survey with regards to awareness, source of information and opinion about the proposed project are presented in Table 4.10. Out of the total PAFs, 98.13% of the respondents were aware of the proposed Mumbai metro rail, however 1.87% said that they had no information about the proposed metro development. Out of total respondents, 97.12% considered it as a good government initiative for transport infrastructure development; however 1.78% replied it as being a bad option because it shall destroy their business base and source of livelihood while 2.10% PAFs had no opinion about the proposed metro development.

TABLE 4.10 PROJECT RELATED INFORMATION

Sr. No.	DESCRIPTION	VALUE
1	Awareness about the Project	
	Yes	98.13%
	No	1.87%
2	Source of Information	
	Project Meeting	98.43%
	News Paper	1.57%
3	Opinion about the Project	
	Good	97.12%
	Bad	1.78%
	Can't Say	2.10%

CHAPTER-5 PUBLIC CONSULTATION

5.1 BACKGROUND

Public consultation is a continuous process throughout the project period, during project preparation and implementation stages. The sustainability of any infrastructure development depends on the participatory planning in which public consultation plays major role. To ensure peoples 'participation in the planning phase of this project and to treat public consultation and participation as a continuous two way process, numerous events were arranged at various stages of project preparation i.e., Detailed Project Report (DPR). Aiming at promotion of public understanding and fruitful solutions of developmental problems such as local needs and problem and prospects of resettlement, various stakeholders i.e., displaced persons, government officials, local community leaders, people and elected representatives of the people are consulted through community meetings, focus group discussions, individual interviews and formal consultations. The project will therefore ensure that the displaced population and other stakeholders are informed, consulted, and allowed to participate actively in the development process. This will be done throughout the project, both during preparation, implementation of project.



Keeping in mind the significance of consultation and participation of the people likely to be affected or displaced due to the proposed project, public consultation has been taken up as an integral part of social and environmental assessment process of the proposed metro rail project. Consultations were used as a tool to inform and educate stakeholders about the proposed action both before and after the development decisions were made. It assisted in identification of the problems associated with the project as well as the needs of the population likely to be affected. This participatory process helped in reducing the public resistance to change and enabled the participation of the local people in the decision making process.

Initial Public consultation has been carried out in the project areas with the objectives of minimizing probable adverse impacts of the project and to achieve speedy implementation of the project through bringing in awareness among the community about the benefits of the project.

5.2 OBJECTIVES OF THE CONSULTATION

The basic objective of consultation is to explore R & R measures for affected people in project area with specific objectives as follows:

- Disseminate information to the people about the project in terms of its activities and scope of work; and understand the views and perceptions of the people affected and local communities with reference to acquisition of land or loss of property and its due compensation.
- Understand views of affected people on land acquisition and resettlement options;
- Identify and assess major economic and social information and characteristics of the project area to enable effective social and resettlement planning and its implementation.
- Resolve issues related to impact on community property and their relocation.
- Establish an understanding for identification of overall developmental goals and benefits of the project.

5.3 APPROACH AND METHODS OF CONSULTATION

Preliminary public consultations and discussions were conducted by study team with the help of MMRC officials through community meetings with Project Affected Persons (PAPs) as well as general public and group discussions at particularly proposed metro rail station locations. The consultation process involved various sections of affected persons such as traders, women, squatters, kiosks and other inhabitants. During public consultations, issues related to land acquisition, compensation, information flow, grievance redress, safety, role of administration etc. were discussed. The Social Impact Assessment (SIA) addresses all issues raised during public consultation and recommends institutional strengthening measures as well. The following methods were adopted for conducting public consultation:

- Walk-through informal group consultation at station locations.
- Public meetings
- Focus Group Discussions (FGD) with different groups of affected people including residential groups, traders, and slum dwellers (squatters).
- In-depth individual interviews
- Discussions and interviews with key informants
- Sharing the opinion and preferences of the PAPs



The consultations have also been carried out with special emphasis on the vulnerable groups. The key informants included both individuals and groups namely (i) Head of households; (ii) Household members; (iii) Small business entrepreneurs (SBEs); (iv) Local people; (v) Local leader; (vi) Community based organizations (CBOs) and Non-Governmental Organization (NGOs); (vii) Squatters; (viii) Kiosks; (ix) Government agencies and departments. Public consultations were organized at six places namely Girgaon, Acharya Atre Chowk, Dharavi, Santacruz, Marol Naka and MIDC. The number of participants in consultation is 1712, which include different representatives from different echelon of the society.

5.4 CONSULTATION AT PROJECT AFFECTED AREA

Public consultation meetings were organized at places namely Kalbadevi, Girgaon, Acharya Atre Chowk, Naya Nagar (Mahim), BKC, Santacruz, Agripada (Santacruz), Sahar Road, Marol Naka, MIDC and Sariput Nagar. The details are given in Table 5.1. The number of participants in the consultations was approximately as indicated in table 5.1, which include different representatives from different echelon of the society. The minutes of the meetings and signature of the participants are given in Annexure-5.1 to Annexure-5.17.

**TABLE 5.1
DETAILS OF PUBLIC CONSULTATION AT AFFECTED AREA**

Place	Date	No of Participants	Issues Raised
Dharavi	16/01/2012	34	Relocation, Job Opportunity, shifting allowance,
Santacruz	17/01/2012	45	Displacement, relocation, compensation, job opportunity, transit camp
Acharya Atre Chowk	18/02/2012	6	Changing of station location
Marol Naka	20/04/2012	72	Displacement, relocation, special package, compensation
MIDC			Displacement, alternative accommodation,
Kiran Nagar-1	23/01/2012	13	inclusion of 1st floor, job opportunity, relocation of religious place, social amenities
Kiran Nagar-2	09/02/2012	36	
Pandit Deen Dayal Upadhyay Nagar	21/02/2012	48	
Girgaon	13/01/2014	14	Land Acquisition, Demolition of Structure, Displacement
BKC (Dnyaneshwar Nagar)	28/11/2014	205	Displacement, relocation, special package, compensation
Agripada, Dharavi	02/12/2014	39	Relocation, Job Opportunity, shifting allowance,
Sariput Nagar	11/12/2014	202	Displacement, relocation, special package, compensation
MIDC	26/12/2014	307	Displacement, relocation, special package, compensation
Kalbadevi, Girgaon	02 to 04 March 2015	332	Land Acquisition, Demolition of Structure, Displacement
Sahar (Shanti Nagar)	12/03/2015	128	Displacement, relocation, compensation, job opportunity, transit camp,
Janata/ Naya Nagar (Mahim)	29/07/2015	231	Displacement, relocation, special package, compensation
Kalbadevi and Girgaon	09-12-2016	73	In-Situ rehabilitation and redevelopment of PAPs
Kalbadevi and Girgaon	13-12-2016	64	In-Situ rehabilitation and redevelopment of PAPs
Kalbadevi and Girgaon	14-12-2016	118	In-Situ rehabilitation and redevelopment of PAPs
Kalbadevi and Girgaon	15-12-2016	55	In-Situ rehabilitation and redevelopment of PAPs
Kalbadevi and Girgaon	31-01-2017	20	In-Situ rehabilitation and redevelopment of PAPs

Some of the important views expressed and suggestions given by the participants are given in **Table 5.2**.

**TABLE 5.2
ISSUES DISCUSSED AND MMRC REPLY**

Sr. No.	Issues Discussed	MMRC Reply
1	Many people in the project area were not aware about the project although public notification has been given through newspaper of English, Hindi and local language;	--
2	People consented to cooperate if adequate compensation is given	R&R benefits will be given as per Govt. Policy.
3	Most people preferred to resettle near their previous place of residence and business;	The people may join local SR Scheme of private Developer if feasible. Else will be resettled in R&R colonies where tenements are available.
4	Affected families should be properly rehabilitated before commencement of construction work of the project	The resettlement is carried out as per R&R policy prior to commencement of construction work.
5	Minimum 300 to 400 sq. ft. area should be provided to residentially affected families;	The Residential PAPs will be provided tenements as per Govt. policy.
6	PAPs wanted to know when the construction work would commence	The data of commencement of the project will be intimated to PAPs.
7	Job opportunity should be given to one member of each affected family	Policy related to job opportunity will be considered by MMRC.
8	<p>PAPs asked about creation of employment opportunities during construction and operation of the project for them;</p> <p>In slum area, particularly at MIDC & Santacruz, PAPs demanded constructed house for all affected families who have separate door and separate kitchen and not based on legal documents</p>	<p>-do-</p> <p>The PAPs will be identified on the basis of Baseline Socio-Economic Survey (BSES)</p>
9	People of slum area demanded to include all families in the list of social survey whether affected or not;	Issue is not clear, BSES may cover all families in the area but families affected by the project will only be resettled.
10	All social amenities should be provided in resettlement site	The amenities will be provided as per the R & R policy and S. R. regulations.
11	In case the commercial people are disturbed, the project proponent should build commercial complex nearby area and should give priority to the affected people;	The people may join local SR Scheme of private Developer if feasible. Else will be resettled in R&R colonies where tenements are available.
12	People suggested for uninterrupted social life during the construction phase	MMRC will ensure smooth transfer of PAPs to the R&R site before start of project construction work for not to disturb the social life of PAPs. MMRC will take necessary mitigation measures to minimize the impacts of construction activities on social life.

Sr. No.	Issues Discussed	MMRC Reply
13	People also suggested a proper compensation package to be granted who are losing their properties;	R&R benefits will be given as per Govt. Policy.
14	Minimum 225 sq. ft. area should be given to commercially affected people	Under R&R policy commercial areas or size only equivalent to affected area can be provided. Maximum 750 sq. ft. out of which 225 sq. ft. will be free of cost.
15	Shifting allowance should be given to all displaced PAFs	Such benefits will be given as per the policy.
16	If people are dislocated temporarily, they should be given proper compensation and alternative accommodation	Such benefits will be given as per the policy.
17	No transit camp during construction of the project	Suggestion not clear. Transit accommodation if provided by MMRC will be in R & R colonies.
18	People of Santacruz (Gate-1) suggested that Stamp Duty Ready Reckoner should be followed to determine the rate of commercial and residential affected structure	Monetary Compensation is available to only land title holders and will be as per rules governing acquisition of land. Any other monetary compensation will be as per R & R policy.
19	Religious place should not be disturbed	All structures affected by the project will have to be shifted / resettled.
20	The compensation should be based on the current market value.	Monetary Compensation is available to only land title holders and will be as per rules governing acquisition of land. Any other monetary compensation will be as per R & R policy.
21	People suggested that adequate safety measures should be provided for Uninterrupted social life.	MMRC will take adequate safety measures during construction of the project.
22	People would like to receive regular updates on project	Public Information center can be opened and operated.



5.5 PUBLIC CONSULTATION/HEARING AT CITY LEVEL

Vide newspaper Notification dated 5th April, 2012 a public consultation/hearing was organized at Insurance Institute of India, G Block, Plot No-46, BKC, Bandra (E), Mumbai on 11th April 2012 for inviting suggestions and objections from concerned stakeholders on environment and social issues of the proposed Metro Line-3. About 200 stakeholders attended and 27 stakeholders raised their suggestions/objections. A summary of the public hearing is given in Annexure-5.9. Detail of suggestions and objections raised by stakeholders on social issues and MMRC remark is given in Table 5.3.



**TABLE 5.3
DETAILS OF PUBLIC HEARING ON SOCIAL ISSUES**

Date & Time	Venue	Token No.	Issues	Suggestion/Object ion	MMRC Remark
11th April,2012	Insurance Institute of India (College of Insurance), G Block, Plot No. C-46, Bandra-Kurla Complex, Bandra(E), Mumbai-400 051	17	Numbering during Social Survey	Some numbers are put in slums at Marol Naka. What is the meaning of that? From where will the project start? Whether the numbers will increase or decrease? When we can get an idea? When and where will we be shifted?	Slum numbering is part of survey work being done for SIA. Project extends from Colaba to SEEPZ MMRC is in process of determining R&R sites. The actual impact for resettlement will depend on detailed designs. Affected persons will be shifted to R& R Colony where tenements are available
		61		Your officers also should come. People at home are getting afraid because some people came to put the number in their slums. Please do not give to any agency to put no. Only MMRC officers/staff should come for this. Please give the prior date on Sundays so that all the concerned association people are called.	
11th April,2012	Insurance Institute of India (College of Insurance), G Block, Plot No. C-46, Bandra-Kurla	5	Public Meeting	We want to know about the problems we will be facing because of this metro line 3? One more hearing	MMRC can hold meetings with representatives of people and provide necessary information to them.

Date & Time	Venue	Token No.	Issues	Suggestion/Object ion	MMRC Remark
	Complex, Bandra(E), Mumbai-400 051			for PAPs may be held? VAG experience is very bad.	
		57		Meeting should be arranged in the area of Project affected people. All PAPs should be taken in to Confidence, enquired about project whether U/G.	MMRC can hold meetings with representatives of people and provide necessary information to them.
		64		When will you conduct the next meeting? You have to declare the meeting date today. There should be transparency in conducting survey of slums. Enquired about 1 point contact Officer from MMRC Advised to form a committee amongst them.	The details of survey will be explained to PAP, Stakeholders. Survey is being conducted by NGO SPARC and process is transparent. MMRC has designated Community Development Assistance to address R&R issues of this project.
11th April,2012	Insurance Institute of India (College of Insurance), G Block, Plot No. C-46, Bandra-Kurla Complex, Bandra(E), Mumbai-400 051	34	Displacement & Rehabilitation	Line 3 is very good for the future of Mumbai. We cannot deny the role of slum people for the development of Mumbai. When we lose our place; please give us good place to settle within the same locality. So that we can serve the	PAPs can join local Slum Rehabilitation Scheme if such scheme is promoted by developer and is feasible. If SRA Scheme is not feasible PAPs will be shifted to nearby R&R colony depending on availability of

Date & Time	Venue	Token No.	Issues	Suggestion/Object ion	MMRC Remark
				<p>people of Mumbai.</p> <p>Please explain why you cannot settle us in nearby places. It is good for the future of our country.</p>	tenements.
		35		<p>Rehabilitate PAPs nearby and do not send to far off place. Take confidence of PAPs living in slums.</p> <p>People have got different views.</p>	As above (token No.34)
		77		<p>Numbers put on slums in Marol area and enquired about reason.</p> <p>Enquired about R&R compensation / TDR.</p> <p>What is the criteria for rehabilitation?</p> <p>Whether you will take care of owner?</p>	Survey being done for SIA. The rehabilitation will be done as per MUTP R&R policy approved by Govt. and based on BSES.
		66	Project Implementation	<p>When line 3 will be implemented practically? What are the SRA plans?</p>	Implementation of Mumbai Metro Line-3 is proposed between 2013 and 2019.
11th April,2012	Insurance Institute of India (College of Insurance), G Block, Plot No. C-46, Bandra-Kurla Complex, Bandra(E), Mumbai-400 051	72	Changing of RG/PG and basic facilities in R&R sites	<p>There are more than 10,000 houses at Chimatpada. How you are going to settle them? Whether MMRC is the authority to change the RG/PG.</p> <p>There is a PIL and court order for no</p>	MMRC does not have the authority to change the D. P. reservations but it can examine the matter and offer possible help. The R&R colonies are provided facilities as per the SR Scheme norms.

Date & Time	Venue	Token No.	Issues	Suggestion/Object ion	MMRC Remark
				<p>development and enquired about whether metro can be constructed.</p> <p>He enquired about SRA schemes.</p> <p>Basic facilities like schools, markets, temple etc. to be constructed.</p>	
		80	Job Opportunity	Benefit to be given to people affected by metro. They need job in Metro. They need house there only.	PAPs can join SRA Scheme if locally feasible else will be rehabilitated in R&R colonies.

5.6 INFORMATION DISCLOSURE AND CONSULTATION

During social survey, meetings and focus group discussions were conducted to get wider public input from the primary and secondary stakeholders. The roadside communities, particularly the affected small business enterprises, took tremendous interests in the meetings. This consultative approach led to identification of issues related to designing of underground stations at populated areas, road improvements before construction of metro corridors, reducing disruption of livelihoods and improved design for roadside amenities/services for the traveling public. Most importantly, the affected communities strongly felt a sense of participation in the decision-making process.

Information disclosure is persuaded for effective implementation and timely execution of Resettlement. For benefits of PAPs and community in general SIA should be disclosed by MMRC.

During project implementation, MMRC shall provide information related to entitlement policy and various options to the PAPs and community through its Public Information Centre (PIC). MMRC will prepare an information brochure in local language, i.e., Marathi and Hindi, explaining the SIA, the entitlements and the implementation schedule. The SIA is required to be disclosed to the affected persons and other stakeholders.



5.7 COMMUNITY PARTICIPATION DURING PROJECT IMPLEMENTATION

The effectiveness of the Resettlement is directly related to the degree of continuing involvement of those affected by the project. Several additional rounds of consultations with PAPs will be required during resettlement. Consultations during resettlement plan implementation shall involve offer and choice of options if any. Another round of consultation shall occur when compensation and assistance are provided and actual resettlement start.



The following set of activities will be undertaken for effective implementation of the plan:

a) MMRC will conduct information dissemination sessions in the project area and solicit the help of the local community/ leaders and encourage the participation of the PAP's in RAP implementation.

b) Consultation and focus group discussions will be conducted at the affected areas with the vulnerable groups like women, families of BPL,

Scheduled Castes and Scheduled Tribes to ensure that the vulnerable groups understand the process and their needs are specifically taken into consideration.

c) MMRC with the help of Consultant / NGO will organize public meetings, and will appraise the communities about the progress of RAP implementation. Regular update of the program of resettlement component of the project will be placed for public display at the project offices.

d) MMRC and field offices will maintain an ongoing interaction with PAPs to identify problems and undertake remedial measures.



CHAPTER-6 RESETTLEMENT POLICY AND LEGAL FRAMEWORK

6.1 LEGAL FRAMEWORK

This chapter discusses about the existing laws and regulations of the country and states that are applicable to the work of Land Acquisition and resettlement for proposed Mumbai Metro Rail Line-3 corridor. In addition, JICA Guidelines, 2010 are adopted since the Japanese ODA loan will be utilized for the implementation of the project. It is very important to analyze the Acts and Policies to understand the legalities and procedures in implementing the project. Therefore, the legal framework in which the proposed metro rail project will be implemented with respect to social issues as well as JICA guidelines for environmental and social consideration has been summarized in this chapter. The applicable laws on land acquisition and resettlement for the Mumbai metro rail project are:

- The Metro Railways (Construction of Works) Act, 1978; amended in 2009.
- Maharashtra Regional Town Planning Act, 1966
- JICA Guidelines for Environmental and Social Consideration, April 2010
- Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project (MUTP), 1997 (Amended in 2000)

The following section deals with these policies with a comparison and subsequently deals with the entitlements and eligibility for compensation and other resettlement entitlements.

6.2 The Metro Railways (Construction of Works) Act, 1978; amended in 2009:

The most relevant Indian regulation for facilitating construction of Metro Railway Project is the Metro Railways (Construction of Works) Act, 1978; amended in 2009. This Act is the principal document for procedures to be followed for construction of Metro corridors for public purposes. Further, the Act provides adequate provisions for land acquisition and compensation.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 is the act in force for the Land Acquisition, Rehabilitation and Resettlement process. This act vide section 105 states that "The Central Government shall, by notification, within one year from the date of commencement of this Act, direct that any of the provisions of this Act relating to the determination of compensation in accordance with the First Schedule and rehabilitation and resettlement specified in the Second and Third Schedules, being beneficial to the affected families, shall apply to the cases of land acquisition under the enactments specified in the Fourth Schedule or shall apply with such exceptions or modifications that do not reduce the compensation or dilute the provisions of this Act relating to compensation or rehabilitation and resettlement as may be specified in the notification, as the case may be." The Metro Railways (Construction of Works) Act, 1978 is included in the Fourth Schedule. The notification of Central Government in this regard issued and accordingly the provisions in the relevant act will be applicable for Land Acquisition, Rehabilitation and Resettlement for the Project.

Following table highlights important provisions in the Act:

TABLE 6.1: MAIN ELEMENTS OF METRO RAILWAYS (Construction of works) ACT 1978

Sections of the Act	Provisioned for
1	Application or Scope of the Act
6	Provisions related to acquisition of land.
7 - 12	Procedure for land acquisition
13	Determination of amount of Compensation
17	Land Acquisition Act 1 of 1894 not to apply.-Nothing in the Land Acquisition Act, 1894, shall apply to an acquisition under this Act.
Institutional Arrangements for Implementation of the Act:	
Chapter II	Metro Railway Administration

6.3 Maharashtra Regional Town Planning Act, 1966

As per the Maharashtra Regional Town Planning Act, 1966; land is being acquired under section 126 for public purposes as specified in plans:- (1) When after the publication of a draft Regional Plan, a Development or any other plan or town planning scheme, any land is required or reserved for any of the public purposes specified in any plan or scheme under this Act at any time the Planning Authority, Development Authority, or as the case may be, any Appropriate Authority may, except as otherwise provided in section 113A to acquire the land,-

(a) By an agreement by paying an amount agreed to, or

(b) In lieu of any such amount, by granting the land-owner or the lessee, subject, however, to the lessee paying the lessor or depositing with the Planning Authority, Development Authority or Appropriate Authority, as the case may be, for payment to the lessor, an amount equivalent to the value of the lessor's interest to be determined by any of the said Authorities concerned on the basis of the principles laid down in the Land Acquisition Act, 1894, Floor Space Index (FSI) or Transferable Development Rights (TDR) against the area of land surrendered free of cost and free from all encumbrances, and also further additional Floor Space Index or Transferable Development Rights against the development or construction of the amenity on the surrendered land at his cost, as the Final Development Control Regulations prepared in this behalf provide

6.4 JICA's GUIDELINES ON INVOLUNTARY RESETTLEMENT

The JICA guidelines for environmental and social considerations¹ are applicable to this project subject to provisions in this SIA report. The SIA report has been prepared in accordance with the requirements of the JICA on Involuntary Resettlement. The involuntary resettlement may cause severe long-term socio-economic hardships, impoverishment and environmental damages unless appropriate measures are carefully planned and carried out. The JICA requires that involuntary resettlement should be avoided where feasible, or minimized exploring all viable alternative project designs. In cases, it becomes unavoidable, then the affected persons should be meaningfully consulted providing them an opportunity to participate in the resettlement program. They should be assisted in their efforts to improve their livelihoods and standard of living or at least to restore these, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. This approach endorses the eligibility of all the categories of persons, whether with formal legal rights or without these rights, in a project, but occupying project area prior to the cut-off date established by the borrower and acceptable to the Bank.

¹The Guidelines for Environmental and Social Considerations (hereafter, the "new Guidelines") and the Objection Procedures based on the Guidelines for Environmental and Social Considerations (hereafter, the new "Objection Procedures") were put into effect on July 1, 2010.

6.5 RESETTLEMENT AND REHABILITATION POLICY FOR MUTP, 1997 (amended in 2000)

Government of Maharashtra had appointed a task force in 1995 under the chairmanship of a former chief secretary to the state of Maharashtra consisting of members from the Government, private sector, NGOs and civil society to prepare a policy framework for resettlement and rehabilitation of persons affected by the project. Based on the recommendations of the committee, GOM had issued a Government Resolution (GR) adopting the policy in March, 1997 which was later amended to incorporate certain changes suggested by the Bank to bring the policy in line with the World Bank's Operational Directive 4.30 on involuntary resettlement. This policy is called Resettlement and Rehabilitation for Mumbai Urban Transport Project, 1997 (as amended in December, 2000). (Annexure-6.1).

The R&R policy shall be applicable to Metro Line -3 project wide the Government Resolution MRD – 3311 / Pr. No. -149 Na. Vi. 7 dated March 03, 2014.

The main objectives and principles of the policy are:

- a) Involuntary resettlement should be avoided or minimized where feasible, exploring all viable alternative project designs.
- b) Where displacement is unavoidable; to develop and execute resettlement plans in such a manner that displaced persons are compensated for their losses at replacement cost just prior to the actual move, displaced persons are assisted in their move and supported during the transition period in the resettlement site and displaced persons are assisted in improving or at least restoring their former living standards, income earning capacity and production levels; and to pay particular attention to the needs of poorer-settlers in this regard,
- c) To accord formal housing rights to the PAPs at the resettlement site. Such rights shall be in the form of leasehold rights of the land to the co-operative society of the PAPs and occupancy rights of built floor space to the members of the society. The membership of the co-operative society and the occupancy rights will be jointly awarded to the spouses of the PAP household. The documents in this respect will be the leasehold agreement with the co-operative society, which will include a list of its members and description of dwelling unit allotted to each member. The members of the co-operative society will receive a share certificate signifying the membership of the society.
- d) To develop and implement the details of the resettlement program through active community participation by establishing links with the community based organizations; and
- e) To make efforts to retain existing community network in the resettlement area, wherever this is not feasible to make efforts to integrate the resettled population with the host community, and to minimize the adverse impact, if any, on the host community.

The policy ensures meaningful consultations with stakeholders in planning and implementation of the resettlement program in order to suitably accommodate their inputs and make rehabilitation and resettlement plan more participatory and broad based. The policy ensures benefits of R&R to PAPs including non-title holders if they are enumerated during baseline survey for lost assets at replacement value. The policy also ensures payment of compensation and resettlement assistance prior to taking over the possession of land and commencement of any construction activities. The policy offers resettlement option to the affected community; which is a tenement of 20.91 sq. m in multistoried buildings. Vulnerable households such as women headed households, handicapped and the aged will be given additional package of rehabilitation services. The Grievance Redressal Committee appointed by MMRC shall have the power to consider and dispose of all complaints relating to Eligibility and Entitlement.

6.5.1 ELIGIBILITY AND ENTITLEMENT MATRIX

As per the MUTP R&R policy all legitimate occupants of land and building affected by MUTP will be eligible for the benefits of R&R. PAPs who are squatters and not legal titleholder of land and buildings shall also be eligible for R&R if enumerated during the baseline survey. Therefore, the date of completion of baseline survey shall be the Cut-off date. It is on this date that all impacted persons will be identified and the nature of the impact disclosed. PAPs who settle in the affected areas after the cut-off date will not be eligible for compensation and/or other assistance. They, however, will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation.

For land acquisition, generally the MMRC may offer two options to the land owners. These include (i) cash compensation, (ii) award of TDR/FSI and Local Redevelopment.

Determination of amount payable for acquisition will be decided as per the Metro Railways (Construction of Works) Act.

In case of resident landlords, tenement in the R&R colony is provided in addition to the legal compensation fixed by competent authority under Metro Railway Construction act. However, resident landlords who opt for cash supplement in lieu of 20.91 sq. m. of structure in a resettlement colony, the cash supplement equivalent to cost of construction of floor space (subject to a max. of 20.91 sq. m) occupied prior to resettlement will be offered.

The people who do not have legal title, affected by this project and losing houses are entitled to tenements of area measuring 20.91 sq. m. The affected shopkeepers are entitled to an equivalent area, if affected area is less than 20.91 sq. m. If the affected area is more than 20.91 sq. m., the owners would be provided commercial unit up to 20.91 sq. m. area free of cost and they would be entitled for maximum area up to 70 sq. m. However, they have to pay the ready reckoner rates of above 20.91 sq. m. In addition, there is a provision for providing compensation to those whose travel distances to place of work increases. The entitlement matrix provides category wise details regarding the entitlements in relation to the R&R principles enumerated above. The following Table 6.2 presents the entitlement matrix for the proposed metro rail project.

TABLE 6.2 - MUTP R&R ENTITLEMENT MATRIX

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplementary	Type of Shelter related Rehabilitation	Price to be Charged
1.	Non-resident land Owners (including farmers and horticulturist)	Market value of land and building according to LA Act.	Nil	Nil	

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplementary	Type of Shelter related Rehabilitation	Price to be Charged
	Non-resident lessees	Appointment of compensation for the unexpired period of lease according to LA Act.	Nil	Nil	
2	Resident landlord (land and building including farmers and horticulturists)	As in 1 above	Nil	<p>Cash supplement equivalent to cost of construction of floor space (subject to a max. of 20.91 sq. m) occupied prior to resettlement.</p> <p>OR</p> <p>Floor space equal to self-occupied floor area, subject to maximum of 70 sq. m., irrespective of use of floor space.</p>	First 20.91 sq. m of floor space free of cost and at actual cost for the area in excess thereof.
	Resident lessee of land and building	Apportionment of compensation for the unexpired period of lease according to LA Act.	Nil	Floor space equal to self-occupied floor area, subject to maximum of 70 sq. m., irrespective of use of floor space	First 20.91 sq. m of floor space free of cost and at actual cost for the area in excess thereof.
3.	Resident lessees, tenants or sub-tenants or sub-tenants of buildings	Shifting charges according to LA Act.	Nil	Floor space equal to self-occupied floor area, subject to a maximum of 70 sq. m. irrespective of use of floor space.	Free of cost on ownership basis up to 20.91 sq. m. of floor space and at actual cost for area in excess thereof.

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplementary	Type of Shelter related Rehabilitation	Price to be Charged
4.	<p>Squatters</p> <p>Non-Resident structure owners(The status to be established by documentary evidence in</p>	Nil	Replacement cost of lost structure	Nil	
	<p>Resident structure owner</p>	Nil	Replacement cost of lost structure	<p>Township option Plot of 25 sq. m.</p> <p>Plot in excess of 25 sq. mtr.</p>	<p>Free of cost</p> <p>At cost for the excess area</p>
	Tenants	Nil	<p>Nil</p> <p>Nil</p>	<p>PH/HD/SRD Option: Residential: floor space of 20.91 sq. m Shops & business Area equivalent area with a maximum of 70 sq. mtr. Out of which 20.91 sq. mtr.</p> <p>Area in excess of 20.91 sq. m</p> <p>Township option Plot of 25 sq. m.</p> <p>Plot in excess of 25 sq. mtr.</p> <p>PH/HD/SRD Option: Residential: floor space of 20.91 sq. m</p> <p>Shops & business Area equivalent area with a maximum of 70 sq. mtr. Out of which 20.91 sq. mtr.</p> <p>Area in excess of 20.91 sq. m</p>	<p>Free of cost</p> <p>At cost for the excess area</p> <p>Free of cost</p> <p>At cost for the excess area</p> <p>Free of cost</p> <p>At cost for the excess area</p>

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplementary	Type of Shelter related Rehabilitation	Price to be Charged
5.	Pavement dwellers	Nil	Replacement Cost of lost Structure Nil	<p>Township option Plot of 25 sq. m</p> <p>Plot in excess of 25 sq. m.</p> <p>PH/HD/SRD Option: Residential: floor space of 20.91 sq. m For shops & business: Area equivalent to existing area with a maximum of 70 sq. m. Out of which 20.91. Sq. m.</p> <p>Area in excess of 20.91 sq. m</p>	<p>Free of cost</p> <p>At cost for the excess area</p> <p>Free of cost</p> <p>At cost for the excess area.</p>
6.	<p>Employees and entrepreneurs</p> <p>(a) Employees residing in the affected community and working at some other place</p> <p>(b) Non-resident employees</p>	<p>Nil</p> <p>Nil</p>	<p>Amount equivalent to the fare of twelve quarterly season tickets for excess distance by suburban railway.</p> <p>Same as above</p>	<p>Nil</p> <p>Nil</p>	

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplementary	Type of Shelter related Rehabilitation	Price to be Charged
6.	(c) Employees and entrepreneurs who permanently lose their source of livelihood	Nil	A lump sum compensation equivalent to one year's income, as determined by R&R Agency' valuation committee.	The rehabilitation package shall include access to employment information through employment exchange and training facilities for appropriate skills be provide through on going government programs, and credit through community operated fund.	

CHAPTER-7 INSTITUTIONAL ARRANGEMENT

7.1 BACKGROUND

Resettlement requires involvement of various institutions at different stages of project cycle. This section deals with roles and responsibilities of various institutions for a successful resettlement. The institutions to be involved in the process are as follows:

1. Mumbai Metro Rail Corporation (MMRC)
2. NGOs Support during Implementation and Post Resettlement Phase
3. R&R Implementation Support of Consultant, if necessary.
4. Public Relation Consultant, if necessary.
5. Grievance Redress Committees (GRCs)

The role of different stakeholders is given in Table 7.1. An institutional framework for implementation of resettlement plan is presented in Figure 7.1.

7.2 Mumbai Metro Rail Corporation (MMRC)

MMRC is responsible for planning and implementation of resettlement and rehabilitation component of the proposed Metro Line-3 project. The MMRC will coordinate with all implementing agencies and monitoring the progress of the project. The MMRC is also responsible for the delivery of entitlements, supervising the work of Project Management Consultant (PMC), NGO (R&R Implementation Support Consultant), Public Relation Consultant etc. It will generate Quarterly Progress Report (QPR) for effective management decision. The MMRC headed by Managing Director (MD) will be responsible for overall planning, supervision of all activities related resettlement and rehabilitation of the proposed project during preparation, implementation and post implementation phase. The MMRC staff will work with Consultants for implementation of all R&R activities.

7.3 NGOs Support during Implementation and Post Resettlement Phase

Local NGO plays a very crucial role in implementation of resettlement and rehabilitation activities. The NGO is appointed by MMRC to extend implementation support in the form of assisting affected families/persons during relocation. The responsibilities of NGO will be assisting MMRC in conducting regular consultations, survey, issue of identity cards, assisting affected families/persons during and post resettlement phase, formation of co-operative societies, providing training for managing the societies etc.

M/s SPARC has been appointed as NGO.

7.4 R&R Implementation Support Consultants

During implementation of resettlement process, MMRC will appoint a consultant, if necessary to assist in implementation of resettlement plan. The consultant will assist for (i)preparation of database of affected structures, families, persons, (ii)verification of database through field survey,(iii)assistance in information dissemination, (iv) improve monitoring system,(v) capacity building,(vi)regular follow up implementation activities and other relevant activities (vii) documentation and reporting.

7.5 Public Relation Consultant

MMRC will appoint a Public Relation Consultant, if necessary to support in public relation and to ensure availability of information to the affected families/persons, traders and concerned third parties to create an environment that is supportive of the process of Resettlement and Rehabilitation. The Public Relation Consultant should report to AGM (PR) coordinate with the PR agency in information sharing on the R&R activities of the proposed metro project and coverage in the R&R activities in the print and electronic media.

7.6 Grievance Redress Committee (GRC)

The most common reason for delay in implementation of projects is grievance of people losing their land and residential and common structures. Considering this, Grievance Redress Committee (GRC) will be formed in order to address the grievances of project affected persons.

The GRC will be formed at field level and senior level. Field Level Grievance Redress Committee (FLGRC) and Senior Level Grievance Redress Committee (SLGRC) are one person committees headed by an independent Chairperson with representatives from MMRC and assisting NGO, PAP, his or her representatives as respondents. An organizational set up of FLGRC and SLGRC is presented in Figure-7.2. FLGRC addresses grievances relating to individual eligibility and entitlement, whereas SLGRC reviews decisions of FLGRC on grievance petitions filed by affected families/persons not satisfied with the FLGRC verdict. Both FLGRC and SLGRC follow the procedure of carrying out hearing and necessary scrutiny after informing him/her about specific location, date and time of such meeting. A detail about GRC mechanism is given in Annexure 7.2.

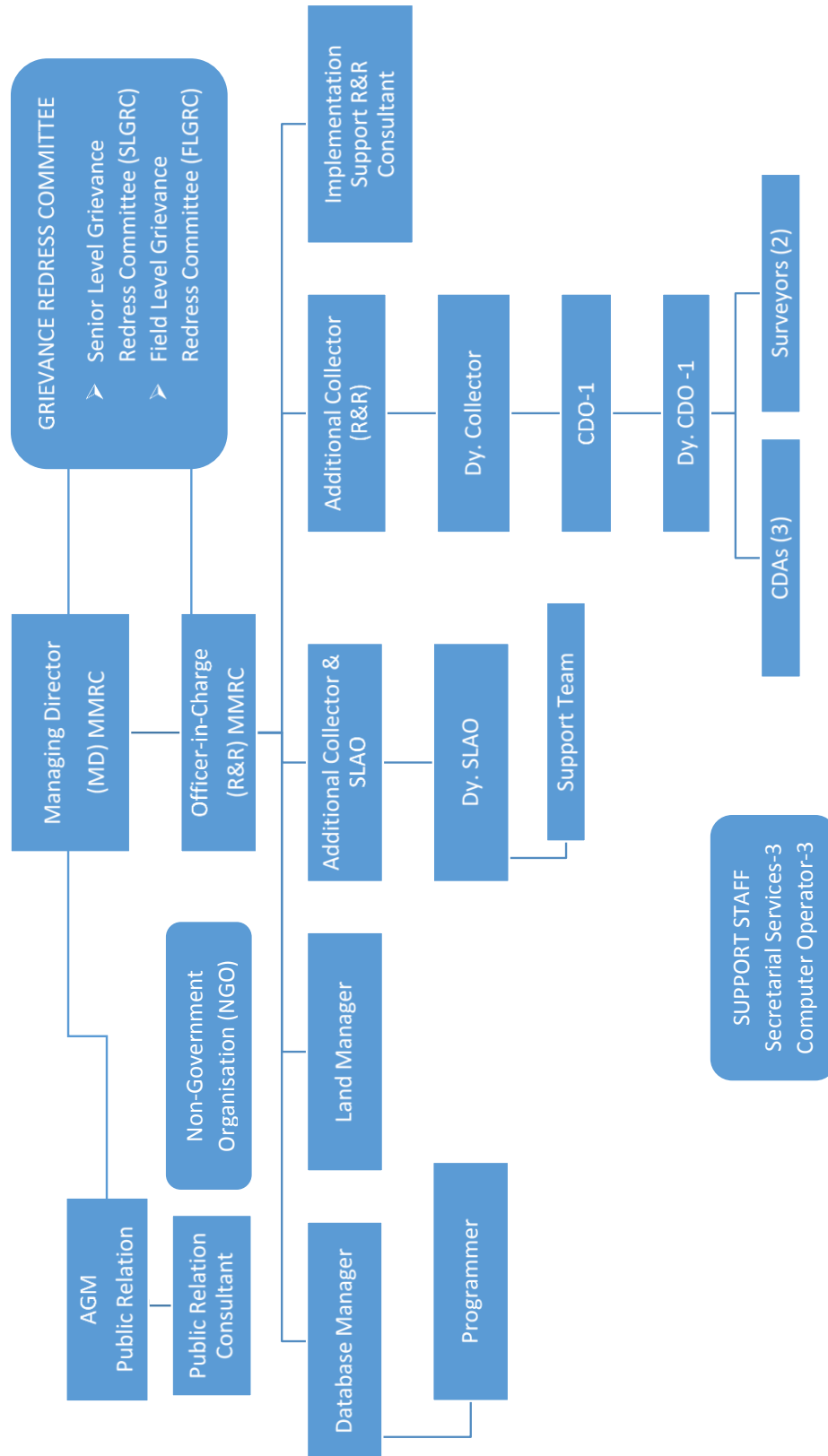
TABLE-7.1 - ROLE OF STAKEHOLDERS FOR IMPLEMENTATION OF RAP

POSITION	RESPONSIBILITIES
Managing Director-(MMRC),	<ul style="list-style-type: none"> • Overall planning and supervision of all project activities; • Exercise of administrative approval for finance & execution related activities; • Supervision and control over responsible officers in MMRC
Officer-in-Charge (R&R), MMRC	<ul style="list-style-type: none"> • Planning, supervision and implementation of R&R components; • Report to Managing Director, MMRC; • Supervision and control over the Managers, Officers and support staff in MMRC; • Liaison and coordination with Land and Estate Management Cell, Engineering Cell, NGOs, PAPs & other stakeholders; • Prepare and submit all reports and communication to Managing Director; • The administrative domain of Officer-in-Charge (R&R) include: <ul style="list-style-type: none"> ➤ Approval of eligibility list ➤ Approval of Progress Reports ➤ Procurement of Consultancy services for R&R components; ➤ Release of payment to Consultants and NGO

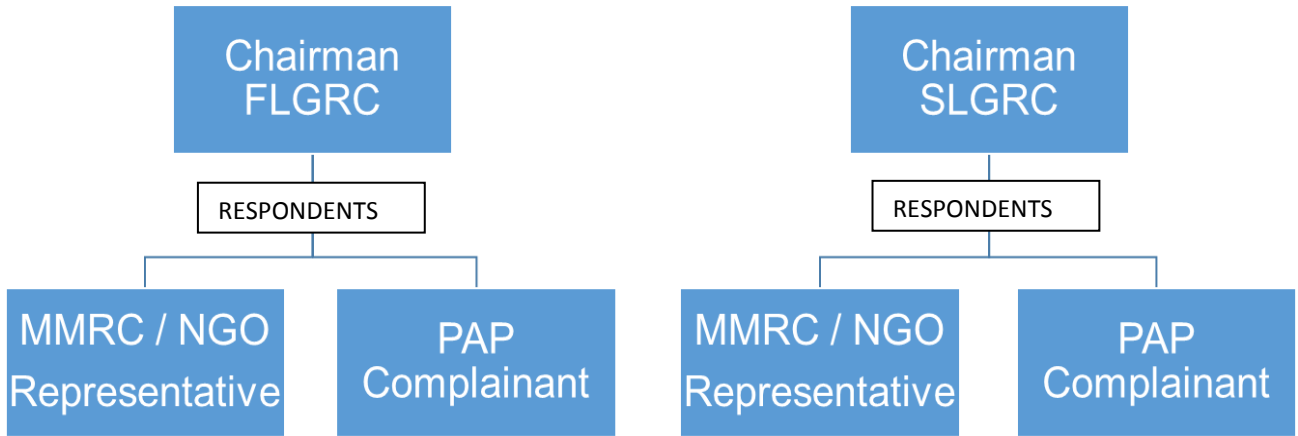
POSITION	RESPONSIBILITIES
NGO	<ul style="list-style-type: none"> • Act as Interface between PAPs and MMRCL • Provide assistance to MMRC in carrying out entire R&R process • Carry out consultation with PAPs • Identify PAPs and assist in preparation of ID cards • Compile and document pre-during-post implementation grievances, participate in the process of GRCs and assist in addressing them in timely manner • Assist in opening and operation of PICs in various locations • Issuing notices and holding meetings with PAPs • Carryout individual, group and community consultation and communication with PAPs during various stages of R&R • Assess special needs of vulnerable PAPs and such other PAPs requiring special attention and assist in preparing and implementing plans for them, as may be necessary • Assist in distribution of entitlements, shifting of PAPs and clearance of lands • Prepare plans for relocation of community structures and assets in consultation with concerned parties and assist such relocation • Assist in maintenance of data and preparation of reports and documents • Provide inputs in and facilitating monitoring and evaluation of R&R at various stages by attending meetings, carrying out field visits etc. • Assist in attending to immediate concerns of the shifted PAPs and facilitate registration of Cooperative Housing Societies of the shifted PAPs.
Implementation Support of R & R Consultant	<ul style="list-style-type: none"> • Preparation of database of affected structures, families, persons; • Verification of database through field survey; • Improve monitoring system; • Capacity building, • Regular follow up implementation activities and other relevant activities. • Assistance in information dissemination • Documentation and reporting • Report to Officer-in-Charge (R&R)
Public Relation Consultant	<ul style="list-style-type: none"> • Report to the MMRC • Coordinate with PR agency in information sharing on R&R activities of the project; • Ensure availability of information to PAPs and other stakeholders; • Coverage of progress of R&R activities in the print and electronic media.

POSITION	RESPONSIBILITIES
Grievance Redress Committee	<ul style="list-style-type: none"> • FLGRC: address grievances relating to individual eligibility and entitlement; • SLGRC: review decisions of FLGRC on grievance petitions filed by PAPs,
Independent Evaluation Agency	<ul style="list-style-type: none"> • Evaluate the implementation of the various provisions and activities planned in the resettlement process; • Review the plan of implementation in the light of the targets, budget and duration that had been laid down in the plan.

FIGURE 7.1
INSTITUTIONAL FRAMEWORK FOR IMPLEMENTATION OF RESETTELEMENT



**FIGURE 7.2
ORGANISATIONAL STRUCTURE OF FLGRC and SLGRC**



CHAPTER – 8 RELOCATION AND RESETTLEMENT SITE

8.1 BACKGROUND

As per the R&R Policy of MUTP, the site for resettlement shall be selected out of the feasible options as a part of the resettlement. Environmental Impact Assessment (EIA) of the resettlement site shall be carried out as part of the preparation of Community Environmental Management Plan (CEMP). During preliminary public consultation it was noted that most of the residential and commercial PAFs prefer to resettle near their previous place of residence and business. Based on the collected data there are 2575 affected residential and commercial PAFs are to be rehabilitated properly. Resettlement requirements for the project can be categorized for Encroachments / Slum Dwellers on public land, Legal Title Holders / Occupants of Formal Buildings, Footpath Occupiers / Licensed Stall Holders on public land, and Others (Govt.). The finalization for selection of Resettlement site would be taken in consultation of PAFs, MMRC officers and other concerned Departments.

8.2 RESETTLEMENT OPTIONS

Resettlement requirements for the project can be categorized for

1. Encroachments / Slum Dwellers on public land,
2. Legal Title Holders / Occupants of Formal Buildings,
3. Footpath Occupiers / Licensed Stall Holders on public land, and
4. Others (Govt.).

Resettlement and Rehabilitation may be considered as per the availability of land.

A strategy needs to be finalized for resettlement of the PAPs of category- 2 - Legal title holders/ Legal Occupants of formal buildings.

MMRC has appointed M/S Catapult Realty Consultants for planning local area resettlement options for the legal title holders at Kalbadevi and Girgaon station areas and make assessment for their resettlement even by including host tenements of adjacent buildings for making the resettlement issue viable with proper planning. They will draw a plan and submit their comprehensive recommendation/suggestions for catering the need of above mentioned two localities. MMRC will finalize the decision of re-development of the area. This will have additional impact on number of PAPs and also the cost.

8.2.1 Encroachers and slum Dwellers on public land:

Majority of PAPs are from this category, it will be possible to resettle them as per the MUTP R&R Policy, in the ready tenements located R&R colonies at following locations:

1. Premier, Kurla (West) *
2. Bhandari Metallurgy - Kurla (East)*
3. Chakala, Andheri (East)*
4. Antop Hill, Wadala
5. Kanjurmar (East) P2
6. Hariyali Village, Kanjurmarg (East)
7. Durga Nagar, Majas

** Subject to approval from state Govt.*

Details of these colonies are given in table 8.1 to 8.7.

**TABLE 8.1
DETAILS ABOUT RESETTLEMENT SITE AT PREMIER KURLA (WEST)**

1	No. of Buildings constructed	2
2	Type of Construction	G+12
3	Total number of Tenements	556
4	Carpet area each of residential tenement	269 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 31, 75,000/- (₹ 127000/ sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3839076/- (₹ 183600/- per sq. m.)
7	Social amenities	A Society Office , Balwadi, Welfare Centre etc.

Note: The amounts for tenements at Kurla West (Table 8.1) are values and not costs.

**TABLE 8.2
DETAILS ABOUT RESETTLEMENT SITE AT BHANDARI METALLURGY - KURLA (EAST)***

1	No. of Buildings constructed	4
2	Type of Construction	G+16
3	Total number of Tenements	1828
4	Carpet area each of residential tenement	269 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 2707500/- (₹ 108300/ sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3721980/- (₹ 178000/- per sq. m.)
7	Social amenities	A Society Office - 16 nos., Balwadi - 16 nos. and Welfare Centre - 16 for 1828 tenements

Note: The amounts for tenements at Kurla East (Table 8.2) are values and not costs.

**TABLE 8.3
DETAILS ABOUT RESETTLEMENT SITE AT CHAKALA, ANDHERI (EAST)**

1	No. of Buildings constructed	3
2	Type of Construction	G+15
3	Total number of Tenements	1300
4	Carpet area each of residential tenement	269 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3700000/- (₹ 148000/ sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 6919119/- (₹330900/- per sq. m.)
7	Social amenities	A Society Office – 13 nos, Balwadi – 13 nos. and Welfare Centre – 13 nos. for 1300 tenements

Note: The amounts for tenements at Chakala, Andheri East (Table 8.3) are values and not costs.

**Table 8.4
DETAILS ABOUT RESETTLEMENT SITE AT ANTOP HILL, WADALA**

1	No. of Buildings constructed	1
2	Type of Construction	G+7
3	Total number of Tenements	34
4	Carpet area each of residential tenement	269 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 5525000/- (₹ 221000/ sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 5624790/- (₹ 269000/- per sq. m.)
7	Social amenities	A Society Office, Balwadi and Welfare Centre for 100 tenements

Note: The amounts for tenements at Bhakti Park (Table 8.4) are values and not costs.

**TABLE 8.5
DETAILS ABOUT RESETTLEMENT SITE AT KANJURMARG (EAST) P-2**

1	No. of Buildings constructed	1
2	Type of Construction	G+15
3	Total number of Tenements	140
4	Carpet area of residential tenements	269 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3107500/- (₹ 124300/- per sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3351873/- (₹ 160300/- per sq. m.)
7	Social amenities	A Society Office, Balwadi and Welfare Centre for 100 tenements

Note: The amounts for tenements at Kanjurmarg (East) P-2 (Table 8.5) are values and not costs.

**TABLE 8.6
DETAILS ABOUT RESETTLEMENT SITE AT HARIYALI VILLAGE, KANJURMARG (EAST)**

1	No. of Buildings constructed	4
2	Type of Construction	G+5
3	Total number of Tenements	50
4	Carpet area of residential tenements	225 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3107500/- (₹ 124300/- per sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 3351873/- (₹ 160300/- per sq. m.)
7	Social amenities	A Society Office, Balwadi and Welfare Centre for 100 tenements

Note: The amounts for tenements at Hariyali Village, Kanjurmarg (E.) (Table 8.6) are values and not costs.

**TABLE 8.7
DETAILS ABOUT RESETTLEMENT SITE AT DURGA NAGAR, MAJAS**

1	No. of Buildings constructed	4
2	Type of Construction	G+7
3	Total number of Tenements	12
4	Carpet area of residential tenements	225 Sq. ft.
5	Cost per residential tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 4081632/- (₹ 195200/- per sq. m.)
6	Cost per commercial tenements	Land and buildings procured from Private Developer against TDR. Estimated Land + Building value of tenement as per Ready Reckoner, 2017-18 is ₹ 4897122/- (₹ 234200/- per sq. m.)
7	Social amenities	A Society Office, Balwadi and Welfare Centre for 100 tenements

Note: The amounts for tenements at Durga Nagar, Majas (Table 8.7) are values and not costs.

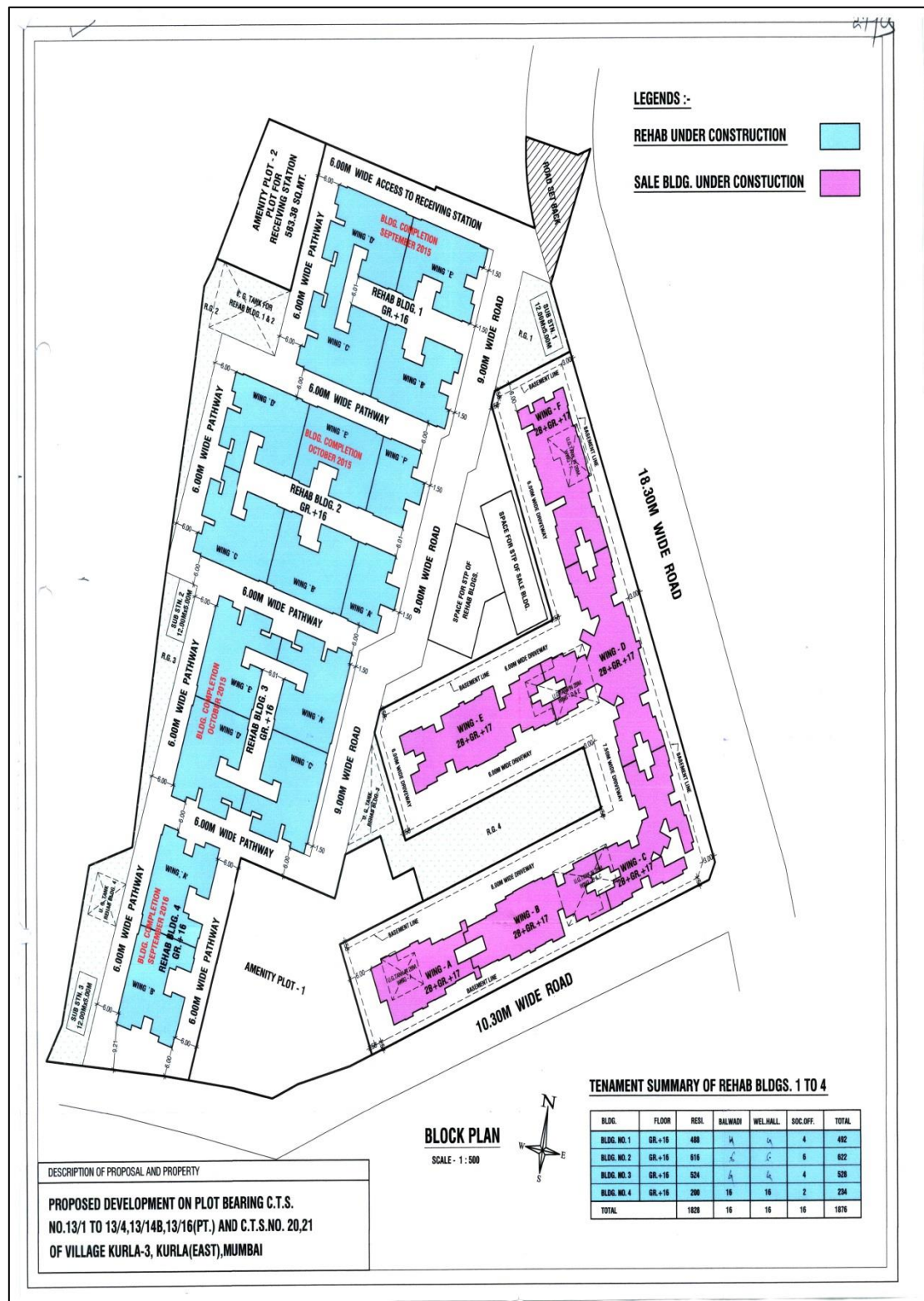
The location of resettlement sites are presented in **Figure 8.1** to **Figure 8.6**.

The typical floor layout plan of R&R buildings is given in **Figure 8.6**.

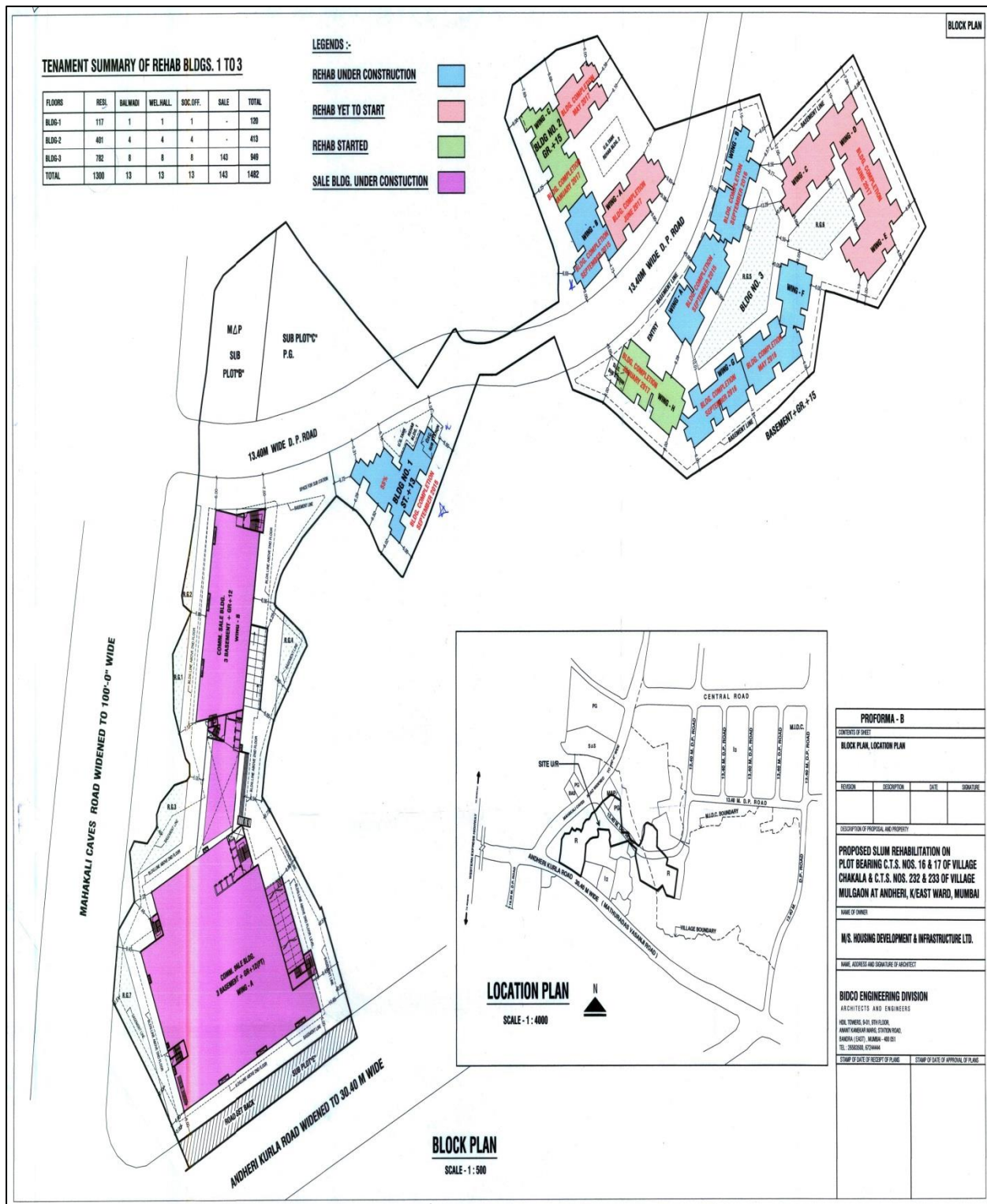
**FIGURE 8.1
RESETTLEMENT SITE AT PREMIER KURLA (WEST)**



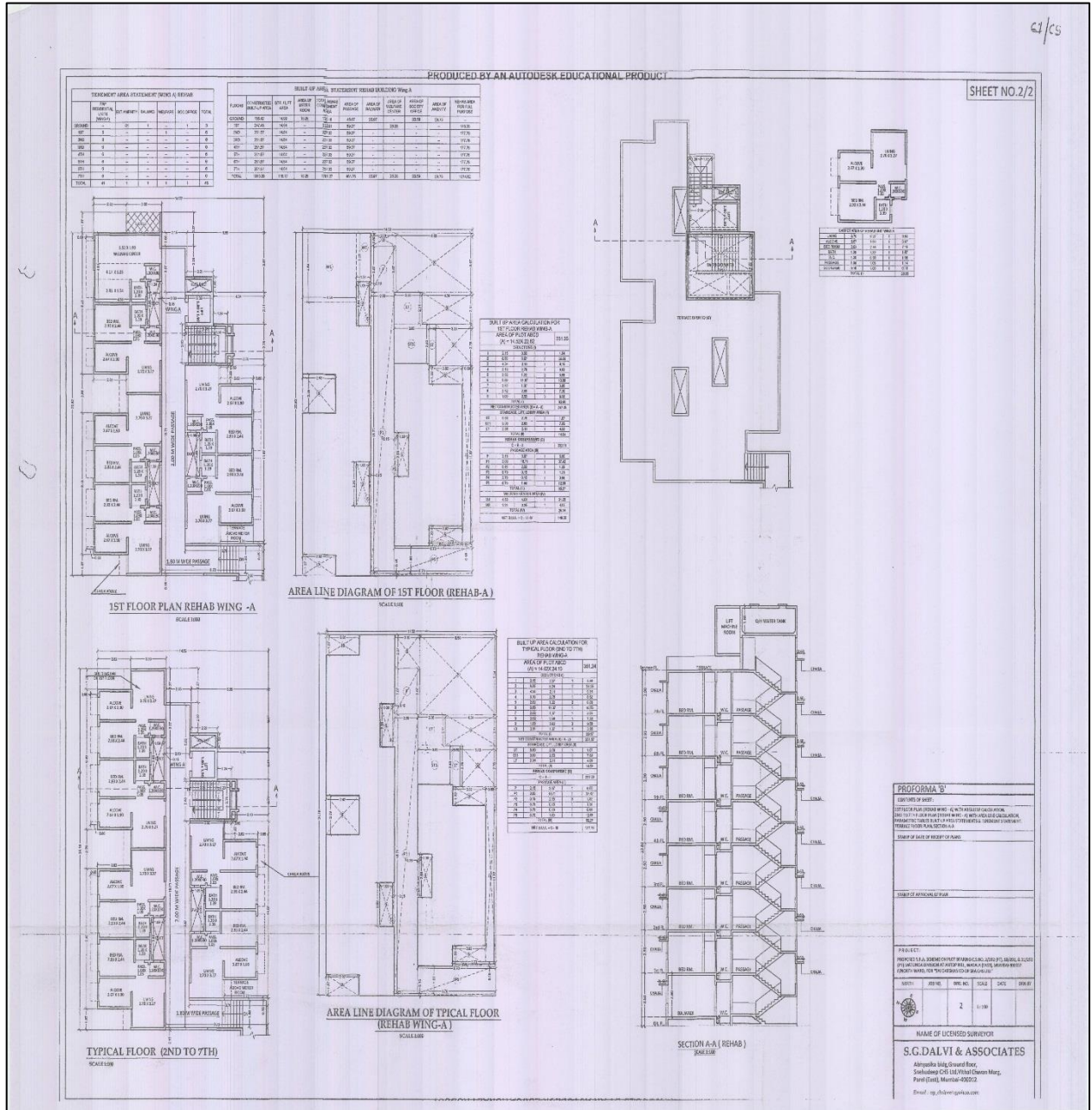
**FIGURE 8.2
RESETTLEMENT SITE AT BHANDARI METALLURGY KURLA (EAST)**



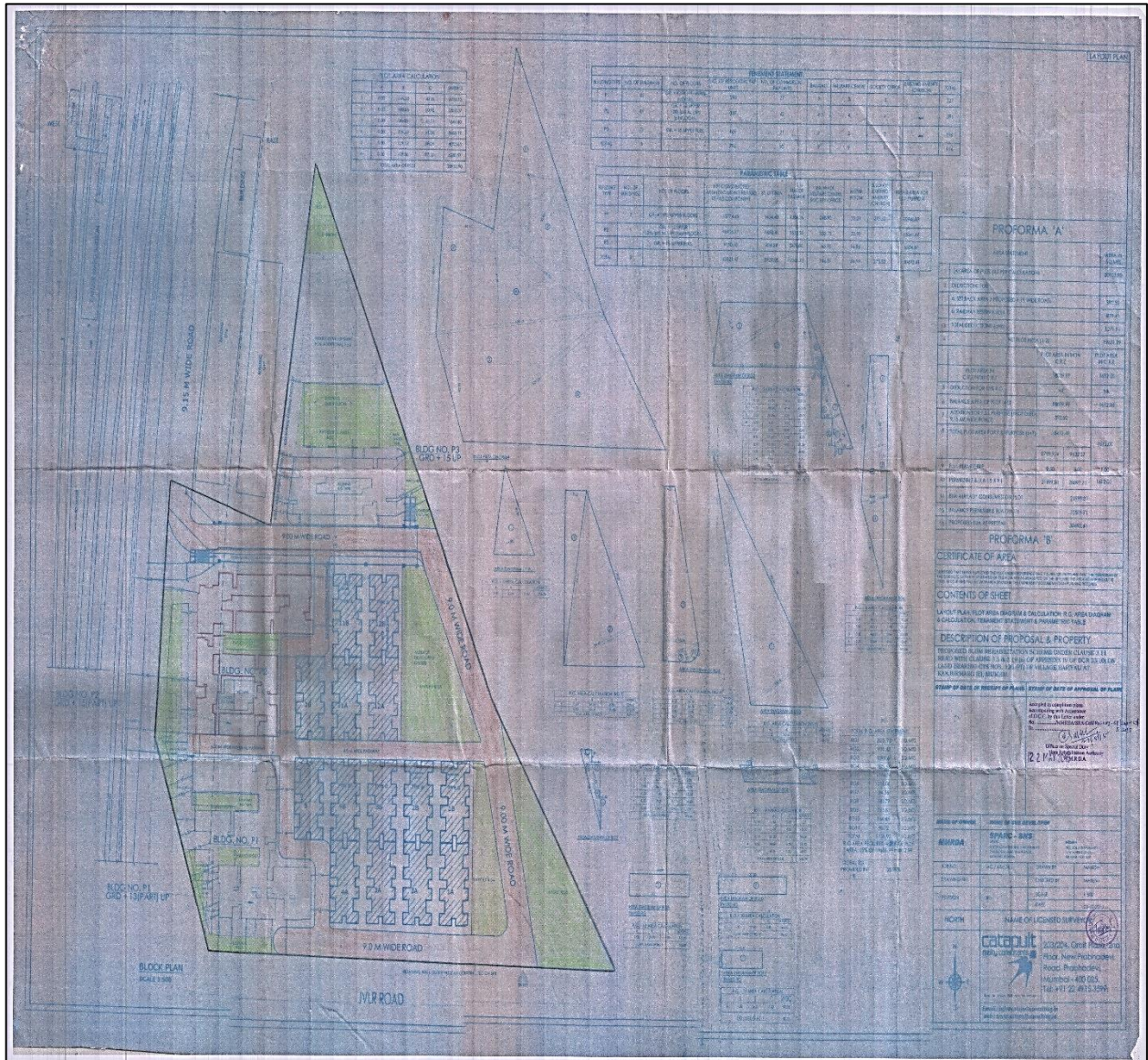
**FIGURE 8.3
RESETTLEMENT SITE AT CHAKALA, ANDHERI (EAST)**



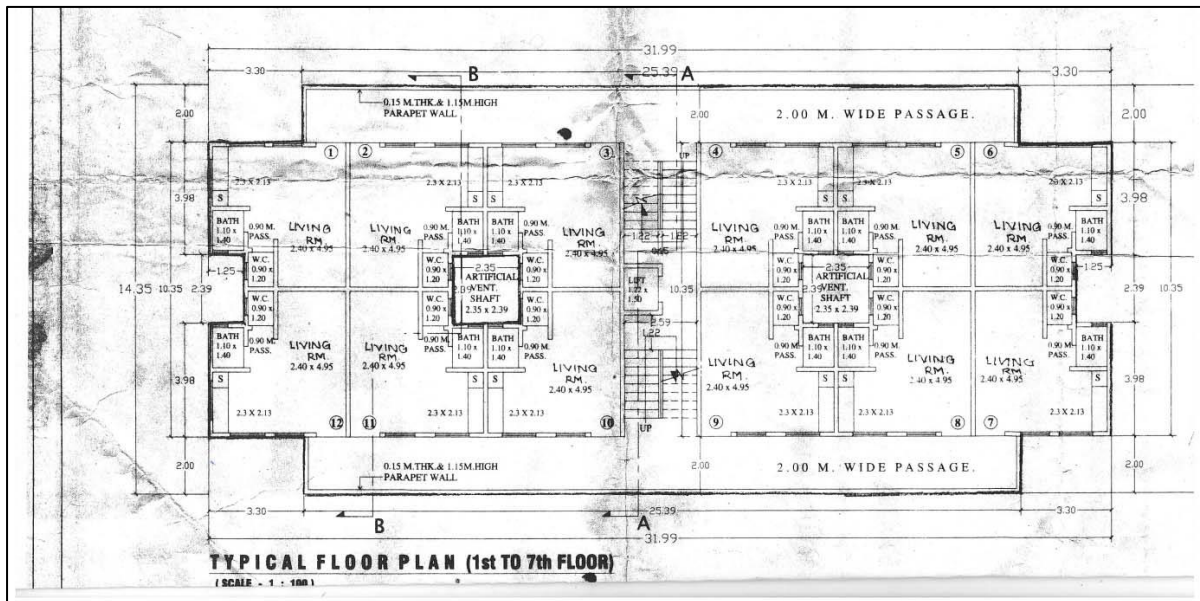
**FIGURE 8.4
RESETTLEMENT SITE AT ANTOP HILL, WADALA**



**FIGURE 8.5
RESETTLEMENT SITE AT KANJURMARG (EAST), P-2**



**FIGURE 8.6
TYPICAL FLOOR PLAN**



In case of local Slum Rehabilitation Scheme covering the PAPs (like in the case of MIDC & BKC), the MMRC could give NOC for the Scheme subject to timely clearance of land required for Metro-3 project by the developer. Alternatively, PAPs will be provided permanent alternative accommodation to join Slum Rehabilitation Scheme later by surrendering tenements to MMRC.

8.2.2 Legal Title Holders and Occupants of Formal Buildings:

The number of such PAPs is substantial (703 PAPs). The R&R of these PAPs will depend on the progress of acquisition of concerned private lands and can be undertaken concurrently in the case of consent of or successful negotiations with the owners and occupants.

In the case of lack of willingness, R&R will have to wait until formal process of land acquisition reaches the stage of possession of land. As regards R&R entitlements under the MUTP R&R Policy as well as the new Act, the residential tenements of bigger sizes (in case of bigger existing houses) have to be provided (225 sq. ft. free and additional up to 525 sq. ft. at Ready Reckoner rates) and such stock is not available. Although the option of allotting multiple tenements to such PAPs to achieve bigger sizes is technically possible.

It is therefore, proposed to explore alternative approaches to the resettlement of legal title holders / occupants of formal buildings.

The options, which could be considered, are

- (1) In situ redevelopment of affected buildings (independently or in a cluster) with the help of private developers, owners and occupants,
- (2) In situ redevelopment of affected buildings jointly by MMRC and private owners and occupants

- (3) For non-residential PAPs, options for incorporating tenements in designs for stations/ ancillary facilities or in MCGM's market redevelopment proposals to be explored,
- (4) Buying tenements of suitable sizes from MHADB or market; and
- (5) Constructing tenements of required sizes on MMRDA's lands or on land bought for this purpose.

Since the time required for successful permanent resettlement of these PAPs is uncertain, it will also be necessary to quickly identify and obtain stock for transit accommodation.

8.2.3 Footpath Occupants / Licensed Stall Holders:

Most of these are small commercial stalls within the ROW on roads or footpaths, which are dependent on their business on pedestrian clients. It prima facie appears that in most cases, it will be possible to relocate many of these PAPs in the existing ROW just outside the area affected by the station works. The planning for such relocation will have to be carried out with the help of engineering team and in consultation with the MCGM. In cases, where such relocation is not feasible, it is proposed to offer the PAPs available resettlement options irrespective of their acceptability. This issue is taken up with Municipal Corporation of Greater Mumbai (MCGM).

8.2.4 Others (Government structures):

The resettlement options for PAPs at Vidhan Bhavan (Government and political party offices), Marol Naka Fire Brigade staff Quarters, MIDC (Police Quarters) and Aarey Colony (Office Staff Quarters) are proposed to be worked out through negotiations as a part of land transfer arrangements, which may involve construction of new buildings on same plot (unaffected part) or adjacent lands of the owner.

Transit accommodation for the current occupants, if so required can be provided in R&R colonies.

All the government structures have been relocated and resettled in a proper manner.

CHAPTER-9 IMPLEMENTATION SCHEDULE

9.1 BACKGROUND

The implementation schedule for resettlement plan will be scheduled as per the overall project implementation. It has been decided to commence civil works after 70% of land required for the project is obtained through acquisition, transfer etc. Public consultation, internal monitoring and grievance redress shall be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. As part of advance actions, MMRC shall establish the GRC, and initiate the resettlement implementation. The R&R activities of proposed project are divided into three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases are project preparation phase, resettlement phase and Monitoring and Evaluation (M&E) phase.

9.2 PROJECT PREPARATORY STAGE (PRE-IMPLEMENTATION STAGE)

Identification of required land for acquisition, census socio-economic survey, preparation and review/approval of SIA, disclosure of SIA, establishment of GRC and preparation of resettlement site will be major task during the preparatory stage.

9.3 IMPLEMENTATION STAGE

The Land Acquisition and Resettlement Plan (LARP), at this stage, needs to be approved and will be disclosed to the PAPs. Upon the approval of LARP, all the arrangements for fixing the compensation and the disbursement need to be done which includes payment of all eligible assistance; relocation of PAPs; site preparation for delivering the site to contractors for construction and finally commencement of the civil work. Considering the lengthy and time taking process for land acquisition, this step has been taken by the MMRC in advance which is being followed as per the Metro Railways Construction Act. Internal monitoring will be the responsibility of MMRC which will start in early stage of the project when implementation of LARP starts and will continue till the completion of the implementation of LARP. MMRC will be responsible for carrying out the monitoring on half yearly basis. Mid-term and end-term evaluation will be done by an Independent Evaluation Agency (IEA).

9.4 IMPLEMENTATION SCHEDULE

LARP for the proposed metro rail project including various sub tasks and time line matching with civil work schedule is prepared and presented in **Table 9.1**.

CHAPTER 10 RESETTLEMENT ASSISTANCE PLAN AND COST ESTIMATE

10.1 BACKGROUND

This chapter presents an overview of eligibility for entitlement, valuation of and compensation for losses, income restoration and cost estimates. The total cost estimate for carrying out the R & R activities for proposed metro line III project based on census socio- economic survey up to 5 October, 2015. The present cost estimates for land and structures are based on DPR and Stamp Duty Ready Reckners-2015. The budget is indicative and costs will be updated and adjusted to the inflation rate as the project continues and during implementation. However, the final compensation amount for the land acquisition and structures will be determined by the competent authority appointed under MMRDA Act, 1974.

10.2 VALUATION AND COMPENSATION FOR LOSSES

Land requirements have been kept to the barest minimum and worked out on area basis. Acquisition of private land has been minimized as far as possible. Private land for metro rail project shall be acquired by MMRCL.

10.3 COMPENSATION FOR LAND & STRUCTURE

The rate for private land plus building has been considered different areas/locations wise and is based on market value. The tabular statement for detailed acquisition of land and loss of structure is given in table 3.2. The total cost of private land plus building for compensation has been presented in capital cost estimate. The cost including contingencies for private land plus building. Please refer table no. 10.1.

10.4 REPLACEMENT COST FOR NON-TITLEHOLDERS & TITLE HOLDERS

Rehabilitation of residential and non-residential non-titleholders PAFs will be done by MMRC. PAFs losing residential units shall be offered tenements each at any R&R site. PAFs losing non-residential units shall be offered up to 225 sq. ft. shop area. The non-residential PAPs losing over 225 sq. ft., will have a choice to purchase additional area beyond 225 sq. ft. and up to 750 sq. ft. at market cost of each site according to their eligibility as per R&R policy. Please refer table no. 10.1.

Relocation to the non-title holders have been given to the extent 269 Sq. ft. instead of 225 Sq. ft. as mention earlier.

MMRC has decided to provide relocation for Kalbadevi and Girgaon area in the vicinity of Kalbadevi and Girgaon. The size of the premises for relocation are stated hereunder:

Existing Carpet Areas Residential (in Sq. Ft.)	Proposed Carpet Area Residential (in Sq. Ft.)
Less than 202.5 Sq. ft.	405 Sq. Ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.

10.5 SHIFTING ALLOWANCE

Each displaced project affected families shall be provided shifting allowance of ₹ 3500/- as transportation cost for shifting of household materials and belonging etc. Shifting allowance is one time grant. About 2622 both residential and commercial PAPs are likely to be displaced and they are eligible for shifting allowance. Please refer table no. 10.1.

10.6 COMMUNITY OPERATED FUND

For those who permanently lose their jobs, the rehabilitation package shall include access to employment information through employment exchange and training facilities. Moreover, community operated fund will be created to provide seed capital and other loans. Community operated fund could be linked with community saving programs; the fund could be controlled and monitored by the community with the assistance of Non-Governmental Organization (NGO).

10.7 RELOCATION OF RELIGIOUS PROPERTY

About Seventeen religious structures will be affected due to the proposed project. A lump sum amount has been estimated for relocation of temple which includes beautification by way of plantation. Please refer table no. 10.1.

10.8 RELOCATION OF OTHER COMMUNITY RESOURCES

It is observed from the study that total 105 other structures (including 13 public toilets) will be affected. A lump sum amount has been considered for relocation of community's properties. Please refer table no. 10.1.

10.9 COMPENSATION FOR ECONOMIC LOSSES:

Every effort shall be made to relocate the affected households to nearby site and thus avoid cutting access to existing employment and income earning sources.

- a) If the relocation of workers/ employees results in an increase in travel distance to reach the original place of work or new place of work, a lump sum compensation not exceeding twelve quarterly season tickets for such excess distance by suburban railway at the time of resettlement shall be paid to such workers / employees subject to actual verification of extra expenditure incurred.
- b) If it turns out to be impossible to continue present occupation or where workers/ employees/ entrepreneurs permanently lose their source of livelihood, because of displacement, a lump sum compensation equivalent to one year's income be given to such workers/ employees/ entrepreneurs at the rates to be determined by the R & R implementing agency.
- c) Vulnerable households such as women headed households, handicapped and the aged will be extended an additional package of rehabilitation services to help them overcome the difficulties on account of resettlement. This will include preference in allotment of dwelling units on the ground floor for the handicapped and preference in sanctioning of loans from the fund mentioned below. Any further assistance required for vulnerable PAPs will be determined during resettlement.

- d) For those who permanently lose their jobs, the rehabilitation package shall include access to employment information through employment exchange and training facilities. Moreover, community operated fund will be created to provide seed capital and other loans. Community operated fund could be linked with community saving programs. The fund could be controlled and monitored by the community with the assistance of Non-Governmental Organization (NGO).

10.10 COST ESTIMATE FOR R&R

The cost for implementation of Resettlement and Rehabilitation Plan is given in **Table 10.1**. The total cost for R&R implementation plan is ₹ **59108.79 Lacs**.

**TABLE 10.1
COST FOR RESETTLEMENT & REHABILITATION**

Sr. No.	Particulars	Total Amount (In Rs. Lacs)
1		0
a	Fungible FSI premium @ 60% if SDRR Land rate (Fungible BUA X 0.6 X SDRR)	
	Total	4219.76
2	APPROVAL / OUT OF POCKET EXPENSES	
a	Scrutiny Fees, IOD and other deposits (Approximates)	10
b	Development Cess (BUA- Plot Area x 1.33) x 6050	1645.52
c	Staircase and Lift Premium (30% x Sale FSI x 25% x RRR x 10%)	200.32
d	Open Space Deficiency (Approximate)	204.25
e	Labour Cess (1% on Total Construction BUA i.e Rehab, Sale and Parking (F+G+H))	193.71
f	Water + Sewerage (Rs.285 / Sq Mtrs of Total BUA + 70% Sewerage)	187.47
g	Development Charges Land Component (1%) + Const. Component (4%)	1129.96
h	Miscellaneous Expenses (Approximate)	0
i	Assessment Charges (Approximate)	3451
	Total	7022.23
3	TENANT / SITE EXPENSES	
a	Rent (For 48 Months)	19711.09
b	Corpus (Not to be paid)	0
c	Shifting & Brokerage (For Shifting 312 + 331) x 50000) & (1 month Rent)	673.29
d	S.D. Registration of Tenant Agreements (6% of Rent and Brokerage)	705.68
	Total	12467.06
4	OTHER EXPENSES	
a	Marketing & Brokerage Expenses (2% of Revenue)	1126.43

Sr. No.	Particulars	Total Amount (In Rs. Lacs)
b	Architect /Consultant Fees (8% of Const. Cost) (Const. Cost :- S. No. 5 Below in same table) # Tender awarded	980
c	Contingency & Miscellaneous overheads (Rs. 500/Sqft of Incentive Carpet area)	1105.74
	Total	2712.17
5	CONSTRUCTION	
a	Construction - Rehab (Rs. 2500/- psf)	10273.11
b	Construction - Free Sale / Incentive area (Rs. 3000/- psf)	8681.91
c	Parking Area (Rs. 1500/- psf)	2965.5
	Total	21920.53
6	Escalation on Construction Cost @ 5% p.a. (Average to 7.5%)	1644.04
	TOTAL COST	59108.79

Note:

- The cost includes land and buildings as per the Ready Reckoner, 2017-18 for title holders. The higher site cost per residential and commercial tenements has been considered from available sites of resettlement. The area of tenement is considered as 269 sq. ft.*
- The Notional cost of resettlement for non-title holders is considered as stated in the table no. 10.1 for a tenement of 269 sq. ft. which MMRCL has planned.*
- The Local area development option for Kalbadevi and Girgaon station areas will have additional cost impacts which is incorporated in the table 10.1.*

CHAPTER - 11 MONITORING AND EVALUATION

11.1 BACKGROUND

Monitoring & Evaluation are critical activities in involuntary resettlement. Monitoring involves periodic checking to ascertain whether activities are progressing as per schedule while evaluation is essentially to assess the performance of PAPs at the end of the project. For this purpose, a monitoring and evaluation (M&E) program is required to be developed to provide feedback to project management which will help keep the programs on schedule and make them successful. Monitoring and Evaluation of R&R gives an opportunity to the implementation and the funding agency to reflect broadly on the success of the basic R&R objectives, strategies and approaches. However, the objective of conducting M&E is to assess the efficiency and efficacy in implementation R&R activities, impact and sustainability, drawing lessons as a guide to future resettlement planning.

Monitoring will give particular attention to the project affected vulnerable groups such as scheduled castes, BPL families, women headed households, widows, old aged and the disabled. RAP implementation will be monitored internally. MMRC will be responsible for internal monitoring through their field level officers of R&R cell and will prepare quarterly reports on the progress of RAP implementation. An Independent Evaluation Consultant may be hired by MMRC for mid and end term evaluation of RAP implementation.

11.2 INTERNAL MONITORING

The internal monitoring for RAP implementation will be carried out by MMRC. The main objectives of internal monitoring are to:

- measure and report progress against the RAP schedule;
- verify that agreed entitlements are delivered in full to affected people;
- identify any problems, issues or cases of hardship resulting from the resettlement process, and to develop appropriate corrective actions, or where problems are systemic refer them to the management team;
- monitor the effectiveness of the grievance system
- Periodically measure the satisfaction of project affected people.

Internal monitoring will focus on measuring progress against the schedule of actions defined in the RAP. Activities to be undertaken by the MMRC will include:

- Liaison with the Land Acquisition team, construction contractor and project affected communities to review and report progress against the RAP;
- Verification of land acquisition and compensation entitlements are being delivered in accordance with the RAP;
- Verification of agreed measures to restore living standards are being implemented;
- Identification of any problems, issues, or cases of hardship resulting from resettlement process;
- Through household interviews, assess project affected peoples' satisfaction with resettlement outcomes;
- Collection of records of grievances, follow up that appropriate corrective actions have been undertaken and that outcomes are satisfactory;

Monitoring is a continuous process and will be carried out by field level officers of R&R Cell on regular basis to keep track of the R&R progress. For this purpose, the indicators suggested have been given in **Table 11.1**.

**TABLE 11.1
INDICATORS FOR MONITORING OF RAP PROGRESS**

INDICATORS	PARAMETERS INDICATORS
Physical	Extent of land acquired
	Number of structures dismantled
	Number of land users and private structure owners paid compensation
	Number of families affected
	Number of PAPs receiving assistance/compensation
	Number of PAPs provided transport facilities/ shifting allowance
Financial	Amount of compensation paid for land/structure Cash grant for shifting
Social	Area and type of house and facility at resettlement site
	Number of time GRC met
	Number of appeals placed before grievance redressal cell
	Number of grievances referred and addressed by GRC
	Number of PAPs approached court
Grievance	Consultation for grievance redressal
	PAPs knowledge about their entitlements
	Status of cases pending in court and settled.
	Number of grievance cell meetings
	Number of cases disposed by SMU to the satisfaction of PAPs.

Baseline socio-economic survey and the land acquisition data provide the necessary benchmark for field level monitoring. A format for monitoring of RAP implementation is presented in **Annexure 11.1**.

11.3 INDEPENDENT EVALUATION

As mentioned earlier, an Independent Evaluation Agency (IEA) will be hired by MMRC for mid and end term evaluation. A detailed Terms of Reference for IEA is presented in **Annexure 11.2**. The external evaluation will be carried out to achieve the following:

- Verify results of internal monitoring,
- Assess whether resettlement objectives have been met, specifically, whether livelihoods and living standards have been restored or enhanced,
- Assess resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement policy making and planning.
- Ascertain whether the resettlement entitlements were appropriate to meeting the objectives, and whether the objectives were suited to affected persons' conditions,

- This comparison of living standards will be in relation to the baseline information available in the BSES. If some baseline information is not available then such information should be collected on recall basis during the evaluation.

The following should be considered as the basis for indicators in monitoring and evaluation of the project. The list of impact performance indicators suggested to monitor project objectives is delineated in **Table 11.2**.

TABLE 11.2
INDICATORS FOR PROJECT OUTCOME EVALUATION

Objectives	Risk Factor	Outcomes and Impacts
<ul style="list-style-type: none"> - The negative impact on persons affected by the project will be minimized. - Persons losing assets to the project shall be compensated at replacement cost. - The project-affected persons will be assisted in improving or regaining their standard of living. - Vulnerable groups will be identified and assisted in improving their standard of living. 	<ul style="list-style-type: none"> - Resettlement plan implementation may take longer time than anticipated - Institutional arrangement may not function as efficiently as expected - NGO may not perform the task as efficiently as expected - Unexpected number of grievances - Finding a suitable rehabilitation site for displaced population - PAPs falling below their existing standard of living 	<ul style="list-style-type: none"> ➤ Satisfaction of land owners with the compensation and assistance paid ➤ Satisfaction of structure owner with compensation and assistance ➤ % of PAPs adopted the skill acquired through training as only economic activity ➤ % of PAPs adopted the skill acquired through training as secondary economic activity ➤ % of PAPs reported increase in income due to training ➤ % PAPs got trained in the skill of their choice ➤ Role of NGO in helping PAPs in selecting trade for skill improvement ➤ Types of grievances received ➤ No. of grievances forwarded to GRC and time taken to solve the grievances ➤ % of PAPs aware about the GRC mechanism ➤ % of PAPs aware about the entitlement frame work mechanism ➤ PAPs opinion about NGO approach and accessibility

11.4 REPORTING REQUIREMENTS

MMRC will be responsible for supervision and implementation of the RAP. MMRC will prepare quarterly progress reports on resettlement activities. The Independent Evaluation Consultant will submit draft and final reports of their assignment to MMRC and determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement. Submission of the draft report would be carried out after completion of assignment and the final report should be submitted after receiving feedback from MMRC.

REFERENCES

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7. MMRDA (2004): "Master Plan for Mumbai Metro", May, Mumbai.
8. Navbharat Times (2011): "Notification "Mumbai Metro Rail Corporation Limited, Mumbai.

ANNEXURES

LIST OF ANNEXURES

NO	TITLE
2.1	Public Notification in English
2.2	Public Notification in Hindi
2.3	Household Questionnaire
2.4	Format for Public Consultation
2.5	Handbill issued to residents
5.1 to 5.8	Minutes of Public Consultation at Local Level
5.9	Minutes of Public Hearing at City Level
5.10-16	Minutes of Public Consultation at Local Level
5.17	Minutes of Public Consultation of Kalbadevi and Girgaon
6.1	R&R Policy for MUTP, 2000
7.1	List of NGOs
7.2	Draft ToR for R&R Consultant
7.3	Grievance Redressal Committee Mechanism
11.1	Format for RAP Implementation
11.2	ToR for Independent Evaluation Agency
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ces civic ns

WATER METER PROJECT



Began in August 2008
Water meters installed as on December 8: **61,363**
Number of water meters stolen in 2010-11: **800**
Quantity of water BMC supplies to the city: **3,950 mld**
Distribution loss due to leakages and pilferage: **700 mld**

CIL OF AL RESEARCH

ASAD ROAD, NEW DELHI-110 001

INTEREST FOR CONSULTANTS

Consultants/firms for ICAR for development of establishment of agricultural d, (ii) establishment of dia, and (iii) establishment m-Demonstration Centres, ence Centres), and Soil, res in Africa. Terms of are available on ICAR erved persons or rited application format Secretary (GAC), ICAR, Marg, New Delhi 110001 of publication of this

SK Behera
Deputy Secretary (GAC)
Tel (O): 23381378

...were being provided for substitution", said an official, requesting anonymity. Following this, the SS branch team raided the premises and rescued nine girls. The police arrested 12 persons including the manager Yeshwant Krishna Shetty, 33, and the operator Krishnababu Shetty, 34. Senior inspector AS Prijade of Dahisar police station said the accused had been arrested under relevant sections of the Prevention of Immoral Trafficking Act.

16, 1992) ... on a claim lodged by his wife Sangita, the insurance company (National Assurance Company Ltd on behalf of the Standard Chartered Bank) sanctioned Rs. 5 lakh, accepting that Sawadekar had died in an accident. However, when the widow lodged another claim towards the policy drawn by the cooperative credit society, the National Insurance Company rejected it expressing doubt about Sawadekar's death.

...mentioned one policy claim, cannot be heard to say the insured person was guilty of a criminal act in crossing the railway line unauthorisedly, and therefore his death was not accidental. The public sector insurance company will have to pay Rs 5 lakh to the widow as well as an additional amount of more than Rs. 3.5 lakh towards interest at the rate of 7% per annum from the date of rejecting her claim and Rs 5,000 towards litigation costs.

Mumbai Metro Rail Corporation Limited

MMRDA Building, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051
Phone: +91-022-2659 4000, Fax: +91-022-2659 4102,
e-mail: mmrc ltd2010@gmail.com; web: <http://www.mmrdamumbai.org>

NOTIFICATION

Mumbai Metro Rail Corporation Ltd. intends to implement Metro Rail Line-3 (Colaba -Bandra) with an extension to SEEPZ via Airport as fully underground system of 33.5 km. and 27 stations. Government of Maharashtra is negotiating with Japan International Cooperation Agency (JICA) for a loan for this project.

The alignment starts from Cuffe Parade near the World Trade Centre junction and terminates at SEEPZ. Important station Locations on the alignment are Churchgate, Chattrapati Shivaji Terminus (CST), Girgaon, Mahalaxmi, Worli, Mahim, Bandra (BKC), Domestic & International Airport, MIDC and SEEPZ. Details of the alignment and station locations can be found at www.mmrdamumbai.org. The project alignment plan is also displayed at following offices:



- i. Transport & Communications Divn.
MMRDA, Bldg., Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051
- ii. Dy. Director (Town Planning), Greater Mumbai, ENSA Hutment, E. Block, Azad Maidan, Mahapalika Marg, Mumbai- 400 001
- iii. Chief Engineer (Development Plan), 4th floor, Annexe building, MCGM head office, Mahapalika Marg, Mumbai -400 001
- iv. Collector (City), Mumbai City Collectorate, Old Custom House, Fort, Mumbai - 400 001.
- v. Collector (Suburbs), New Administrative Bldg., Bandra Colony, Bandra (East), Mumbai - 400 051

A Social and Environmental Impact Assessment Study is being undertaken as per JICA guidelines. In this regard the alignment and station locations are hereby notified and suggestions / objections for the same are invited from concerned stakeholders in writing by Mumbai Metro Rail Corporation Ltd.

For further details contact Shri. R. Ramana, Additional Chief (Transport Planning), Transport & Communications Divn., MMRDA at above mentioned Address. **Last date of submission of written suggestions/objections is 11th January, 2012 till 15.00 hrs.**

Public hearing regarding the project will be held one month thereafter. Date, time and place of public hearing will be notified through Newspaper Advertisement. Please note that no written communication will be sent to applicants filing suggestion / objections.

Mumbai
Date: 12/12/2011

Sd/-
Managing Director

HT-Mumbai
12/12/2011

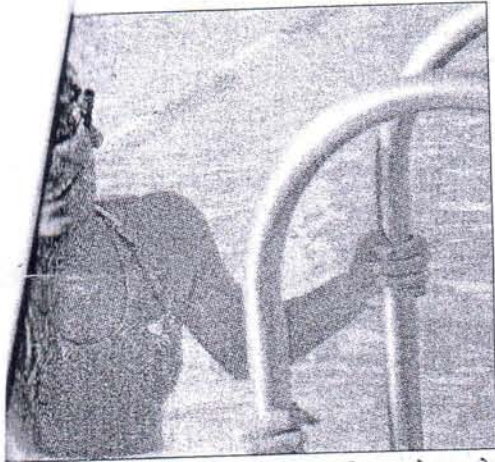
उद्घाटन इस साल 34 मैच का इतना हा
 47.62 की औसत से 1381 रन बनाए, जिसमें
 शतक और 8 अर्धशतक शामिल हैं. कोहली ने इंग्लैंड
 को पीछे छोड़ा, जिन्होंने 29 मैच की 28
 पारियों में 52.60 की औसत से 1315 रन बनाए हैं.
 इन दोनों के अलावा आस्ट्रेलिया के शेन वॉटसन
 (1139), श्रीलंका के कुमार संगकारा
 (1127), पाकिस्तान के मोहम्मद हफीज
 (1075) और श्रीलंका के महेश जयवर्धने
 (1032) ही इस साल एक हजार से अधिक
 रन बनाने में सफल रहे. भारत की तरफ से
 कोहली के बाद इस साल सर्वाधिक रन कप्तान
 महेंद्र सिंह धोनी (764) ने बनाए.

व्यापक सेवा - भारतीय रेलवे
 (निकट संचयन) का विभाग
 17, 18, 24 एवं 25 दिसंबर 2011
बोर्डिंग स्वाइंट : सीएसटीएम
 प्रमुख दर्शनीय स्थल दर्शन
 रेल हेरिटेज म्यूजियम, सीएसटीएम हेरिटेज बिल्डिंग, गेटवे ऑफ इंडिया रोड
 गार्डन, प्रिंस ऑफ वेल्स म्यूजियम, मरीन ड्राइव, ताज महल रोड, फिरोज़ीबाग,
 मंदिर, इस्कॉन मंदिर, जूहू चौपाटी एवं और बहुत कुछ.
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 दि. 12/12/2011, मुख्य कार्यक्रम : भव्य रक्तदान
 स्थळ : टि. व्ही. सेक्टर चौक औरंगाबाद, वेळ : स. 11
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तन्वी अगले चक्र में

तन्वी अगले चक्र में चल रही गौतम ठक्कर मेमोरियल
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 लड़कों के अंडर-19 वर्ग के तिसरे सत्र में आंध्र
 प्रदेश के सुधांषु मेदशिखर को 21-12, 21-7



चल रही 24वीं प्रबोधन अंतर स्कूल क्रीडा महोत्सव के
 स्पर्धा में जमनाबाई नर्सरी हाईस्कूल की जुमना अटारी
 सर्वश्रेष्ठ तैराक चुनी गईं.

Mumbai Metro Rail Corporation Limited

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Mumbai
 Date: 12/12/2011

Sd/
 Managing Director

कल्याण दर्शन
 ति- महाशिवरात्रि - महाशिवरात्रि - कल्याणकुवासी त्रिवेदम-कोषात्मक
स्टैंडर्ड - शयनघाना श्रेणी ₹10,400/-
 बेसिंग आधार पर बजट होटल में रात्रि का ठहराव.
 बेसिंग आधार पर बजट होटल/ धर्मशाला/शयनशाला
 एवं चेंबर.
 - गुणवत्ता वाले शाकाहारी भोजन, ब्रेक फास्ट, लंच एवं
 पीने का पानी.
 रिवहडन 3x2 (नॉन एसी) बसों द्वारा.
कफर्ट- 3एसी श्रेणी ₹15,600/-
 बेसिंग आधार पर स्टैंडर्ड होटल (एसी) में रात्रि का ठहराव.
 बेसिंग आधार पर बजट होटल (नॉन एसी) में बॉथ एवं चेंबर.
 - गुणवत्ता वाले शाकाहारी भोजन, ब्रेक फास्ट, लंच एवं डिनर,
 पीने का पानी.
 रिवहडन 2x2 (नॉन एसी) बसों द्वारा.
 प्रति व्यक्ती (सब शामिल)
बोर्डिंग : अहमदाबाद - कल्याण - पुणे
प्रस्थान : अहमदाबाद 02.01.2012
 22-22644378/9 - 9561130186 / 9004082756 / 9004082810
 828 / 9004082761 / 9004082815/ 9004082814 / 9004082806
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Naubharat - Mumbai

Details about vulnerability: 1.Disabled, 2.Below the Poverty line, 3.Orphans, 4.Women headed household, 5.Unmarried girls,
6. Abandoned women's, 7.Elderly over 50 years old

9. Inventory survey of Affected Assets: Individual / Community

i) Structure likely to be lost:-						
A	B	C	D	E	F	H
<u>Type of structures :</u> Residence, Toilet, Storage, Farm House, Animal Shed, Well, Shop, Workshop, Factories, Other business establishment (specify)	<u>Ownership of structures:-</u> Self-Owned, Tenants, Unauthorized, Uncertain	Total Area (Sq. m)	Affected Area (Sq. m)	Year of construction	<u>Type of construction :-</u> G+1, G+2, G+3 or more, Apartment/Row house duplex, Shanties connected to each other, Tents/Hut	<u>Type of Materials: -</u> (Roof): G.I. sheets/AC/Tiles (Wall): Masonry, Concrete & wood, Others

ii) Land likely to be lost							
Sr. No.	A	B	C	D	E	F	G
	<u>Type of Land :-</u> Residential, Commercial, Industrial, Mixed (specify), Others (specify)	<u>Ownership of Land :-</u> Self Owned, State- owned land for rental, Private-owned land for rental or borrow, Family/Group or Community-owned, Uncertain ownership, Illegal land occupation	Total area in sq. mtr.	Affected area in sq. mtr.	<u>No. & type of lessees :-</u> Registered Lessees, Lease holder, Unregistered Tenant Legal tenant, Others (specify)	<u>Type of uses:-</u> Residential / Commercial / Resi.+Comm. / others	If rented monthly rent (Rs/ Month)
1.							

III. Open question to Local Leader/Influential Persons:	
Where do you want to reconstruct this facility?	

IV. SOCIO ECONOMIC SURVEY:	
BASIC PROFILE OF RESSETTLERS/LAND OWNERS	
1.	How many years have you been living here?
2.	Religion: 1. Hindu 2.Muslim 3.Christian 4. Jain 5.Sikh 6.Buddhist 7.Others (specify)
3.	Social category 1.General 2.SC 3.ST (specify) 4.OBC
4.	Mother Language
5.	Municipal Ward

Movable Assets:	
A. Livestock holding of the family (unit in no.)	
1.Cow	2.Buffalo 3.Others (specify)
B. Household items owned by the family	

Indebtedness	
1. Total Annual Savings (Rs.)	
2. Have you taken any loan? 1. Yes, 2.No, 3. Don't know	
3.If yes, then please inform the following details:-	
Name of Loan provider	Bank/other

Perception on the project	
1.	Do you think the project will bring any benefits to the people? 1. Yes, 2.No, 3. Don't know

(Signature of Respondent)

(Signature of Investigator)

(Signature & Seal of Survey Agency)

FORMAT FOR PUBLIC CONSULTATION

Project Name: _____

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders

Signature of Stakeholders:

Metro Line -3 Colaba-Bandra-SEEPZ (Fully U/G)

Project Description:

- Metro Line 3 Colaba – Bandra - SEEPZ is 33.50 km long and fully underground with 27 stations. It connects major CBDs of Nariman point and Bandra-Kurla Complex, Domestic and International Airport and industrial areas of MIDC and SEEPZ. Line3 also connects various areas in island city that are not served by Suburban Railways i.e. Kalbadevi, Worli, Prabhadevi, Airport area and Andheri (E).
- Interchanges with Western Railway, Central Railway, Monorail Phase 1, Metro Line 1 and 2 have been planned for seamless travel.
- Daily ridership is projected as 13.9 lacs in 2021 and is expected to rise to 17 lacs in 2031. Implementation period of the project is 2013-14 to 2019-20

Project Status:

- Mumbai Metro line 3 project is proposed to be implemented with JICA funding.
- GoM vide their letter dt 1st Feb. 2013 sanctioned the 30 Ha. area of Aarey milk colony (Parjapur) to MMRDA for construction of Metro depot.
- Central Cabinet approval accorded for Metro line – 3 on 27th June 2013.
- JICA loan agreement for project was signed on 17th Sep 2013.
- MMRDA has appointed IC to carry out SIA survey of all affected areas. Survey being carried out by M/s Snehal and M/s LBG.
- The alignment has 26 underground & 1 at grade stations; land pockets/ Buildings adjacent to the station are required to be acquired for Station Entry/ Exits, allied facilities. Approximately 12 Ha. Land is required for station Entry/ Exits and allied services.
- Rehabilitation & Resettlement of affected families will be done under MUTP- R&R policy. The legal buildings / structures shall be acquired as per Govt land acquisition laws. Efforts will be made to resettle affected persons as close as possible to their existing location.

मेट्रो लाईन - ३ कुलाबा-वांद्रे-सिद्ध मार्ग (संपूर्णतः भुयारी)

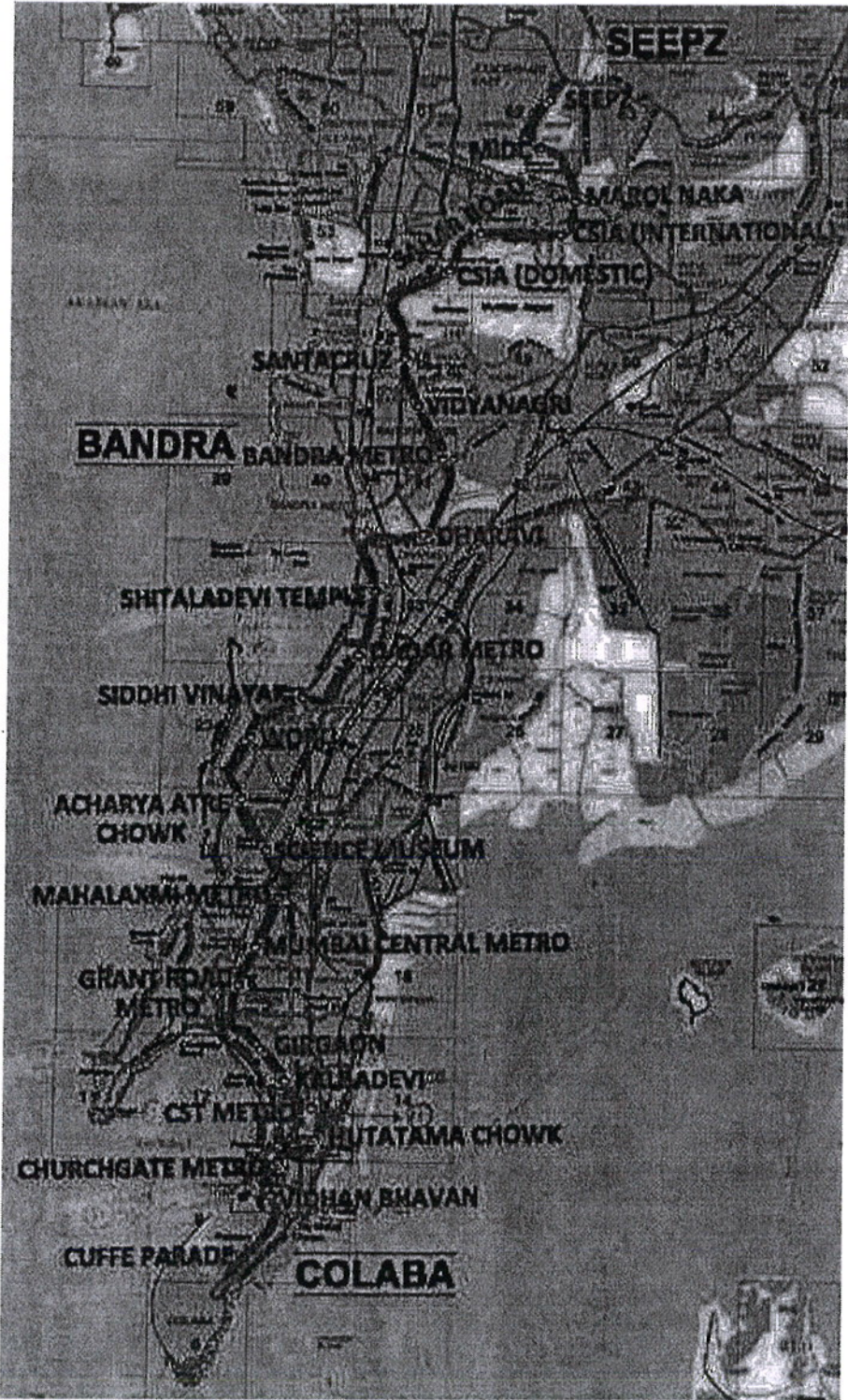
प्रकल्पाचे विश्लेषण :

- मुंबई मेट्रो लाईन-३ ची लांबी ३३.८५ कि.मी. (संपूर्णतः भुयारी) असून एकूण २७ स्थानके प्रस्तावित आहेत. मेट्रो रेल्वे लाईन-३ हा नरिमन पॉईंट, वांद्रे-कुर्ला संकुल, आंतरराज्यीय व आंतरराष्ट्रीय विमानतळ तसेच मरोळ औद्योगिक वसाहत आणि सिद्ध या महत्वाच्या केंद्रांना याचबरोबर काळबादेवी, वरळी, प्रभादेवी आणि अंधेरी (पूर्व) अशा सद्यस्थितीत रेल्वे सेवेने न जोडलेल्या प्रभागांना मेट्रो सेवेने जोडले जाणार आहे.
- मेट्रो लाईन-३मुळे पश्चिम रेल्वे, मध्य रेल्वे, मोनोरेल, मेट्रो रेल्वे लाईन १ व २ यांच्याशी एकत्रीकरण व समन्वय करण्याचे प्रस्तावित असून ज्यामुळे प्रवाशांना अखंड प्रवास सेवेचा लाभ होईल.
- प्रतिदिन प्रवासी सन २०२१ मध्ये संख्या १३.९ लाख जे सन २०१३ पर्यंत १७ लाख प्रतिदिन पर्यंत वाढण्याचे अपेक्षित आहे. प्रकल्प अंमलबजावणी कालावधी सन २०१३-१४ ते सन २०१९-२० इतका आहे.

सद्यस्थिती -

- सदर प्रकल्प जपान आंतरराष्ट्रीय सहकार्य संस्थेमार्फत (JICA) राबविण्याचे प्रस्तावित आहे.
- महाराष्ट्र शासन यांनी दिनांक १ फेब्रुवारी, २०१३ रोजी आरे दुग्ध वसाहत, परजापूर येथील ३० हेक्टर क्षेत्र प्राधिकरणाकडे मेट्रो कारडेपो उभारण्याकरीता हस्तांतरीत करण्यास मंजूरी दिली.
- केंद्रीय मंत्रीमंडळाने दिनांक २७ जून, २०१३ रोजी मेट्रो लाईन-३ प्रकल्पास मान्यता दिली आहे.
- जपान आंतरराष्ट्रीय सहाकार्य संस्था (JICA) व भारत सरकार यांच्यामध्ये कर्जाच्या करारनाम्यावर दिनांक १७ सप्टेंबर, २०१३ रोजी स्वाक्षरीत करण्यात आला आहे.
- प्रकल्प बाधित जमीन, इमारतींचे व कुटुंबांचे सर्वेक्षण करण्यासाठी मुं.म.प्र.वि.प्राधिकरणाने अंतरिम सल्लागाराची नियुक्ती केली असून सर्वेक्षणाचे काम मे. स्नेहल आणि मे. LBG यांच्या मार्फत सुरु आहे.
- सदर प्रकल्प अंमलबजावणीसाठी (२६ भुयारी आणि १ जमिनीवर) स्थानकांच्या आगमन निर्गमन सुविधा, संबंधित सेवा सुविधा उपकरणे, इमारती, इत्यादीकरीता स्थानकांलगतच्या जमिनीचे/इमारतींचे कायमस्वरूपी अधिग्रहण करणे आवश्यक आहे. स्थानक सुविधांसाठी सुमारे १२ हेक्टर जमिनीची आवश्यकता आहे.
- सदर प्रकल्पाची अंमलबजावणी करतेवेळी स्थानक परिसरामधील स्थावर मालमत्ता/इमारती बाधित होणार असून त्या अधिग्रहीत करणे आवश्यक आहे. प्रकल्पबाधित कुटुंबांचे मुंबई नागरी परिवहन प्रकल्पाच्या पुनर्वसन व पुनर्वसाहत धोरणा (MUTP-R & R Policy) अंतर्गत पुनर्वसन व पुनर्वसाहत करण्याचे प्रस्तावित आहे. तसेच अधिकृत इमारती/ स्थावर मालमत्ता यांना शासकीय नियमानुसार/भूसंपादन कायद्याप्रमाणे मोबदला/नुकसान भरपाई देण्याचे व सदर कुटुंबांचे शक्य तितक्या जवळपास पुनर्वसन करण्याचे प्रस्तावित आहे.

METRO LINE - 3 ALIGNMENT MAP



FORMAT FOR PUBLIC CONSULTATION

ProjectName: Mumbai Metro Rail Line - III

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
Kiran Nagar, MIDC,	21/2/2012	<p>35 males & 28 female participated in the meeting.</p> <p>✓ Lakshkumar Sagar 9322832259</p> <p>Bala Ingale 9702504980</p> <p>✓ ANJAREDDY N. MUDYAL 9987694437</p> <p>U. H. Talwar 9664297756</p> <p>Rajk Kamble 9969227358</p> <p>V. M. Shinde 9869873495</p> <p>Chandrakant 9867078082</p> <p>Vijay V. Chavan</p> <p>Rakha Anet - pure</p> <p>Vijay 9987694437</p> <p>Sudha Shetty</p> <p>Shabkir Shaikh 9987661105</p> <p>N. P. Lambay 9820485139</p> <p>Sunil Kumar 8652039550</p> <p>Panchsri 9321942974</p> <p>mathurap yadav 9833779029</p> <p>Charandas 9323852015</p> <p>Sanjeel Reddy 9987855915</p> <p>VASRE</p>		<ol style="list-style-type: none"> There should not be no building on station location. people are not interested to put their signature in survey form. Those who are staying at 1st floor or second second floor should be benefited for R & R people should be informed through notice. PAPs should be given job opportunity in metro project Those who have families who has door & kitchen should be given constructed buildly instead of any proof documents. Alternative accomodation should be provided in this location only All family should be included in survey 400 sq. ft area is required for each family

Signature of Stakeholders: VIKRAM PUSARI 98693910, people want to relocate U. H. Talwar 1833 in the same place.

1) [Signature]

2) [Signature] V.V. Chav

3) ANJAREDDY N. MUDYAL [Signature]

4) [Signature] 9987694437

5) V.M. Shinde [Signature]

FORMAT FOR PUBLIC CONSULTATION

ProjectName: Mumbai Metro Rail Project, Line-111

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
Kiran Nayer MIDC	23/01/2012	Francis Rodrigues Atma ram Karande Ramvikes Sainne Ramu Thorat Secretary Adicals' society, MIDC. Rajesh yadar Jaywant Derran Anand Parvaram more Uttam maruti Ghodke Ganesh, SPARC Sashikant, SPARC Pankaj Sonawane Vishal Naik Dr. S. Pradhan, RITES. Gitroy Misquitta General Secretary Congress, MIDC. 09324601424	Rehabilitation Shri Area of Residential Flat job opportunity	1. People of the Kiran nayer area accept the development of the metro rail project. 2. 5000 sq.m area is available. 3. people want to be relocated in the same available place. 4. Govt. should build multi store houses for affected families in within the area. 5. Minimum 350 sq.ft should be given to residentially affected families. 6. job opportunity should be given to each one member of each affected family. 7. structure for house for house 8. one Balwadi centre, one community centre & one office should be provided in the resettlement area. 9. A temple (Hanumanji) will be affected it should be relocated in the same place.
			Temple	10. Those who are having ground + first floor they should be given minimum Rs. 1000 lacs for the 1st floor. 11. Govt. should take total ghugi area near by proposed metro (MIDC) station & rehabilitate to all affected & non-affected families in same area.

Signature of Stakeholders:

[Signatures]
 Abharande
 Jaywant Derran
 Rajesh yadar
 Jaywant Derran
 [Signature]

[Signatures]
 whole 23/11/2012
 shankar 23/11/2012
 Prabhakar 23/01/2012
 Pankaj
 [Signature] 23/1/12

[Signatures]
 10. Those who are having ground + first floor they should be given minimum Rs. 1000 lacs for the 1st floor.
 11. Govt. should take total ghugi area near by proposed metro (MIDC) station & rehabilitate to all affected & non-affected families in same area.

FORMAT FOR PUBLIC CONSULTATION

ProjectName: Mumbai Metro Rail Line - III

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
Santacruz Gate - 1	17/11/2012	ABDUL RAUF SHAIKH ASIF Qureshi Shujauddin S. Shaikh मिथलाल शक्ति सांखला M.D. APTAB KH मिथलाल Pannikar मिथलाल		<ol style="list-style-type: none"> 1. people accepted the project. 2. people are more concerned about dislocation & rehabilitation & compensation. 3. If people are dislocated temporarily they should be given proper compensation & alternate recommendation. 4. Affected commercial people want to relocate in the same place. 5. People who are residentially affected should be relocated in the same place. 6. At least one member of each affected firm should be given job opportunity. 7. No transit camp during construction period. 8. Those who want to 9. Ready Reckoner of Maharashtra govt should be followed for residential & commercial premises. 10. Commercial - 22% Residential - 30% Religious place should not be dislocated. 11. People want to relocate at the same place as per survey number of MMRDA.

Signature of Stakeholders:

Ramp. *Mithalal*
Asif
Shujauddin S. Shaikh
M.D. APTAB KH
Pannikar

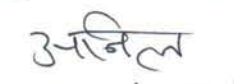
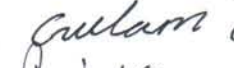
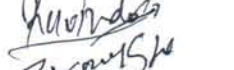
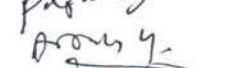
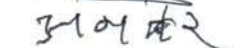
10. Commercial - 22%
 Residential - 30%
 Religious place should not be dislocated.
 11. People want to relocate at the same place as per survey number of MMRDA.


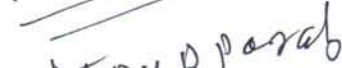
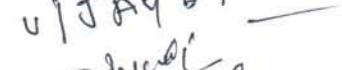
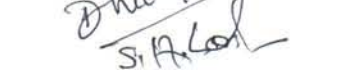
FORMAT FOR PUBLIC CONSULTATION

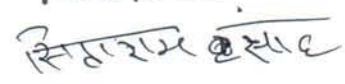



Project Name: Proposed Metro Rail Line - III (Colaba-Bandra-SEEPZ)

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
Santacruz	17/11/2012 3:15 pm - 4:15 pm	Basant Dada Gulam Nabi Anil Koneja Bhushan Karkar Sunita Jadar Babaji Sarwanikar Anwar Ali Khan Kaxum Jeetendra Rabinbrahal Dhondi wadkar Anil chohan Sudha Yadar Daxa Sankar Kabindeva Prasad Suresh Ramnaran Yogesh Sitaran Shah vijay Parb Parmesh Anil Koneja Ashokrani Sudhir Yerker Parasuttam Yadar Sankaram Atharvan	Displacement job oppertun.	<ol style="list-style-type: none"> 1. People want to vacate the place but want to relocate in the same place as their jobs, family & children's education are in the same place. 2. Shop for shop 3. Those who are affected residential cum residential structure should get both facilities at the same area. 4. Minimum 500 sq ft area is demanded by people for residential purpose. 5. At least one member of each affected family should get job opportunity in metro project. 6. Shifting allowance 7. Affected family should be rehabilitated properly before start of construction of project. 8. Attention should be given properly to commercial affected people.

Signature of Stakeholders:


 Gulam Nabi

 Anil Koneja

 Sunita Jadar

 Babaji Sarwanikar

 Anwar Ali Khan


 Anil Chohan

 Vijay Parb

 Parmesh

 Anil Koneja


 Ashokrani

 Sudhir Yerker

 Parasuttam Yadar

 Sankaram Atharvan

FORMAT FOR PUBLIC CONSULTATION

ProjectName: Mumbai Metro Rail Line-III (Colaba-Bandra-SFEPZ)

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
<p>Hanuman Temple Pandit Deen Daxel Upadhye Nager, MIDC, Mumbai</p>	<p>09/02/12 12:00AM</p>	<ol style="list-style-type: none"> Bherat Goswami President Mr. Jagatap Chakachak Dubey Sunder Twar Vice President Santa Ram Siywana Gangadham Lambe Indal Yedav Sakunji Patel Laxmibai Sigwan (F) Gumjar seikh (F) Manohar Ganpre Render Singh Bhat Ram Ashray Yedav Sulachana More Arvind Ingle Moti Singh Panduram Natre S. Rout Atma Ram Karande राजेश्वरी (श्री गणेश) राजेश्वरी बाई कावले 		<ol style="list-style-type: none"> people accept the project. Total family of Upadhye Nagar slum should be rehabilitated instead of only family coming along the alignment. people want to resettle in the same location. total area is 22,000 sq.m. Owner slum was set up in 1979, most of the people are daily labourer. Owner of each structure should get constructed house. Area of the house should be 350 sq.ft. people want to cover all family of Upadhye slum under social survey. if only affected area/PAs are surveyed then people do not want to put their signature on survey form. Affected temple should be relocated in nearby area. All social amenities should be provided to the people. During construction of the project, structure family should not be disturbed. mitigation measures is required for vibration control. people of the area should be given priority for job during construction & operation. The family who has kitchen & door should get a constructed house instead of bearing any official document proofs.

Signature of Stakeholders:

1) [Signature] - 9967915227 (8) & 9820143584
 2) [Signature] B.R. GOSWAMI 9323220628
 3) MS - [Signature]
 4) [Signature] Surendra Tilwani - 9769875254
 5) [Signature] 9773554719
 6) [Signature] 8108701089
 7) [Signature] 8652039550

8) [Signature]
 9) [Signature]
 10) [Signature]
 11) [Signature]
 12) [Signature]

FORMAT FOR PUBLIC CONSULTATION

ProjectName: Mumbai Metro Rail Project Line - III

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
Acharya Atray Chowk	18/2/2012	<p>Sanjay Jain</p> <p>Sanjay Jain</p> <p>S. A. Lalji</p> <p>S. A. Lalji</p> <p>S. A. Lalji</p> <p>Prav. Ghelge</p>	<p>Station location</p>	<p>1. There is no need of station at Acharya Atray chowk as station at Science museum (within 200-250m) is already proposed. The next work station at Graxo is nearly 1.2 km from Science museum.</p> <p>2. ST-13H (Anandgagan) should be located at near place of Babau Milk centre.</p> <p>3.</p>

Signature of Stakeholders:


 9821245360
 (Sanjay Jain)
 Cont. Person of Landlord


 S. A. Lalji (9867250781)
 Smt. Dalvi Secretary


 Prav. Ghelge

FORMAT FOR PUBLIC CONSULTATION

ProjectName: Propose of Mumbai Metro Line-III (Colaba - Bandra-SEAP)

Location	Date & Time	Stakeholders	Issues Discussed	Suggestions by Stakeholders
Girgaon	13/01/2012	1. Mr. Pramod Puro 2. Mr. Hemant Sagwera 3. Mr. Sanjeer Raisaker 4. Mr. Ajit Khot 5. Mr. Gaurav Sagwera 6. Mr. Balkrishna 7. Mr. Vijay Sampal 8. Mr. Ramesh Gujarati 9. Mr. Murlidhar Nandagaukar 10. Mr. Ashok Wadkar 11. Mr. Kishor vedan 12. Mr. Kishore Lamne 13. Mr. Shiraji Rahane 14. Mr. Shantilal Gale	Demolition of structure Displacement Land Acquisition	1. Rele Building (Girgaon Ekta Cooperative Housing Society at ST 81 (162sq.m) should not be disturbed. 2. Ventilation shaft (ST 81-162sq) should be on right side near Shirsa office & Rupee Cooperative Bank. 1. Commercial people should not be disturbed and they should be settled in the same place. In case they are disturbed during construction the project proponent should build a complex and give the priority to the affected people. Land Compensation should be given to Girgaon Ekta cooperative housing society as this land belong to society.

Signature of Stakeholders:

[Signature]
 13/01/12
 9819673720
 7303701085

[Signature]
 13/01/2012
 9869475757

[Signature]
 13/01/12
 [9967657959]

[Signature]
 13/01/12
 022-23850985

[Signature]
 13/01/12
 GHORAN
 SAGWERA

Annexure-5.9

Mumbai Metro Line-3 Colaba-Bandra-SEEPZ(Fully U/G)

Public Hearing for EIA and SIA study of Metro Line -3

Vide newspaper Notification Dated 12th Dec 2011 suggestions / objections from concerned stakeholders were invited for Environmental Impact Assessment and Social Impact Assessment (EIA & SIA) of Metro Line 3 (Colaba – Bandra – SEEPZ). M/s RITES consultants has submitted Draft EIA report draft SIA. A public hearing for concerned stakeholders of the project was organized on 11th April 2012 the details given below.

Date	Time	Venue
11 th April, 2012	10.00 am - 1.00 pm	Insurance Institute of India (college of Insurance), 'G'block, Plot no.C-46, Bandra-Kurla Complex, Bandra(E) Mumbai-400051

2. Public hearing was attended by 200 stakeholders and 27 stakeholders raised their suggestion objection. Hearing panel consist of following officers :-
- (1) Shri Rahul Asthana, Chairman, MMRC
 - (2) Shri S.V.R. Srinivas, MD, MMRC
 - (3) Shri P.R.K. Murthy, Director, MMRC
 - (4) Shri G.R. Madan, Director, MRTS
 - (5) Shri Vishram Patil, Chief, R&R
 - (6) Shri Vikas Tondwalkar, JT.PD (Env.)
 - (7) Shri V.K. Phatak, Urban planning Expert Ex-Chief, T&CP Division

Details of suggestion objection raised by stakeholders are summarized below.

Token No.	Name	Suggestion/Objection	MMRC Remark
4	Nitin Kilawala	<p>Metro line 3 to be combined with Metro line 2 and One depot location can be saved. He has submitted a plan and mentioned about ridership.</p> <p>A letter addressed to the then C.S., GoM, Shri Johnny Joseph by Mr/ Shrideran, MD, DMRC was read by him regarding Charkop-Bandra-Colaba corridor and MMRDA later changed as Charkop-Bandra-Mankhurd corridor.</p>	<p>PPP contract has been awarded for Metro Line 2 (Charkop – Bandra – Mankhurd). Merging with Line 3 is not possible at this stage. Area required for a combined depot will be much greater than the space available at any one site. Combined depot will not be feasible for Metro Train operation of Line-2 and Line-3</p>
22	Rishi Agarwal	<p>Aarey Milk Colony should be taken up very strongly. He supported metro line 2 – 3 connectivity. MMRC has a responsibility for mass public transport; it has also responsibility towards environment. How to dispose of the muck coming out of excavation? Where will it be dumped?</p>	<p>MMRC is working on several options for muck disposal. Due care will be taken with regards to environmental impact. MMRC has already undertaken EIA study for Metro Line 3.</p>
21	Satish Ashtaputre	<p>He supported for fully underground section and expressed doubt regarding completion year 2019 in light of VAG corridor Line 1 experience.</p> <p>How much will be the fare? What are the minimum and the maximum? The area from where the line 3 will go through is a very highly congested area. We have to take great caution because of the underground cables, pipelines, etc.</p>	<p>Based on experience of Line 1 and other underground metros in India MMRC will device a construction plan including comprehensive utility diversion to complete project within given time frame.</p> <p>MMRC is in the process for fare fixation for line 3.</p>
5	Ms. Kunika Lal	<p>MMRC to take utmost care for underground utilities Disaster Plan and Evacuation Plan etc. to be prepared. She also supported Metro line 2-3 connectivity.</p>	<p>MMRC will device a comprehensive utility diversion plan.</p> <p>Disaster and evacuation plans will be as per Indian standards</p>

38	D'souza	Absolutely no problem with underground alignment. Supported the idea of Metro line 2-3 connectivity to avoid duplication. Difficult to understand the logic of having 2 parallel lines.	Line 2 and 3 are serving different areas and there is no duplication.
50	Ashok Datar	Due to metro line 3 coastal road not required. Enquired about cost per k.m. of underground metro.	Coastal road project is not linked with Metro Line 3. Approximate cost of u/g metro is Rs 600 cr / km
20	Anil Gaikwad	Enquired about people living in Ballard Estate, Colaba, Gateway of India to access metro station. How will you connect this metro line with the main line?	CST station, Churchgate, Cuffe Parade Station and Hutatma Chowk stations serve these areas. Metro stations will be integrated with suburban stations at interchange points with main lines
1	Sudhir Badami	<ol style="list-style-type: none"> 1. High cost of underground metro 2. Suburban train overcrowded , 44% walk trips and 3.1% cars 3. Enquired about technical details of metro line 3 4. DPR not available 5. Method of construction 6. Disaster Management Plan, Evacuation Plan etc. 7. Mumbai affected by seismic zone 8. Commuter dispersal at stations 9. Encouraged BRTS due to less cost and less time for construction. 10. Metro projects are very costly & time consuming 	<p>Technical details and DPR is available for review at MMRC office.</p> <p>Tunnelling bt TBM, station s by either cut and cover or NATM.</p> <p>MMRC will device a comprehensive utility diversion plan. Disaster and evacuation plans will be as per Indian standards</p> <p>MMRC will take due care during detailed design stage</p> <p>Since ridership is in excess of BRTS capacity metro is required to satisfy demand.</p>
51	Rep. from Indian Institute of Shipping	Sky walk third party audit done by them. We are involved in fire safety and can guide MMRC, if associated. How to minimise construction cost?	MMRC will consider the proposal.
36	Rajesh	There are 2 stations. It is going through Marol slum. Why these stations are so close? Why it should go through the slum?	Marol naka station is an interchange station with Line 1. 3 stations have been proposed in Airport as per their requirement.
17	Mr. Poojari	Some numbers are put in slums at Marol Naka. What is the meaning of that? From where will the project start? Whether the numbers will increase or decrease?	Slum numbering is part of survey work being done for SIA. Project extends from Colaba to SEEPZ MMRC is in process of determining R&R sites.

		When we can get an idea? When and where will we be shifted?	The actual impact for resettlement will depend on detailed designs. Affected persons will be shifted to nearly R& R Colony where tenements are available
5	Ms. Kunika Lal	We want to know about the problems we will be facing because of this metro line 3? One more hearing for PAPs may be held? VAG experience is very bad.	MMRDA can hold meetings with representatives of people and provide necessary information to them.
34	Sandip	Line 3 is very good for the future of Mumbai. We cannot deny the role of slum people for the development of Mumbai. When we loose our place please give us good place to settle within the same locality. So that we can serve the people of Mumbai. Please explain why you cannot settle us in nearby places. It is good for the future of our country.	PAPs can join local Slum Rehabilitation Scheme if such scheme is promoted by developer and is feasible, and MMRDA can provide transit accommodation. If SR Scheme is not feasible PAPs will be shifted to nearby R&R colony depending on availability of tenements.
35	MIDC Zopadpatti representative	Rehabilitate PAPs nearby and do not send to far off place. Take confidence of PAPs living in slums. People have got different views.	As above (token No.34
51	Sandip Patil	He enquired about technical details of metro line 3 like diameter of tunnel, width etc. He had suggested 7 storey building to be constructed within 20 mtr. width and partly rehabilitate PAPs and sale remaining flats for public to recover part cost of metro line 3. Due to this vibration effect will be less. He will give the detailed presented of the same to MMRC officials in due course.	MMRC will consider the proposal and will take appropriate decision.
61	Shailesh Sawant	Your officers also should come. People at home are getting afraid because some people came to put the number in their slums. Please do not give to any agency to put no. Only MMRDA officers/staff should come for this. Please give the prior date on Sundays so that all the concerned association people are called.	MMRDA can hold meetings with representatives of people and provide necessary information to them
71	Anil Galgali	Give details of Central Assistance to MMRDA for	Central govt. will give equity and subordinate

		executing infrastructure projects in Mumbai.	debt for the project
55	Shubhangi Sarang	What is the role of MMRDA in Girgaon. Redevelopment. How much area will be taken for dev.? Area for sub-station 162 sq. mtr. marked and enquired about details of R&R,	
57	Rajesh	Meeting should be arranged in the area of Project affected people. All PAPs should be taken in to Confidence , enquired about project whether U/G	MMRDA can hold meetings with representatives of people and provide necessary information to them
78	Mr. Almeida	Where is the dumping ground? Mumbai affected by seismic fault line and how you will evacuate passengers?	MMRC is in the process of examining various options for muck disposal and finalising muck disposal strategy. Designs will account for Mumbai's seismic zone. Disaster and evacuation plans will be as per Indian standards
7	Sawant	Location for metro – Whether it is underground or elevated? Our beaches will be lost due to coastal road Prabhadevi – Mahim. He enquired about some connectivity project belong to MCGM.	Proposed Metro line-3 is fully U/G
77	Shri. Prasad	Numbers put on slums in Marol area and enquired about reason. Enquired about R&R compensation / TDR . What is the criteria for rehabilitation? Whether you will take care of owner ?	Survey being done for SIA. The rehabilitation will be done as per MUTP R&R policy approved by Govt. and based on BSES.
66	Sudhir	When line 3 will be implemented practically? What are the SRA plans?	Implementation of Mumbai Metro Line-3 is proposed between 2013 and 2019.
72	Rahaman	There are more than 10,000 houses at Chimatpada. How you are going to settle them? Whether MMRDA is the authority to change the RG/PG. There is a PIL and court order for no development and enquired about whether metro can be constructed. He enquired about SRA schemes. Basic facilities like schools, markets, temple etc to be constructed.	MMRDA does not have the authority to change the D. P. reservations but it can examine the matter and offer possible help. The R&R colonies are provided facilities as per the SR Scheme norms.
80	L. M. Sagar	Benefit to be given to people affected by metro. They need job in Metro. They need house there only.	PAPs can join SRA Scheme if locally feasible else will be rehabilitated in R&R colonies.

73	Mr. Gilroy J.Misquitatz	Is there any special schemes for the Adivasis?	Policy /Scheme not yet finalized.
64	Pramod Shinde	When will you conduct the next meeting? You have to declare the meeting date today. There should be transparency in conducting survey of slums. Enquired about 1 point contact officer from MMRC Advised to form a committee amongst them.	The details of survey will be explained to PAP, Stakeholders. Survey is being conducted by NGO SPARC and process is transparent. MMRC has designated Community Development Assistance to address R&R issues of this project.

Annexure 5.10

**MUMBAI METRO – 3 (COLABA- BANDRA – SEEPZ)
DETAILS OF PUBLIC CONSULTATION HELD WITH PROJECT AFFECTED PEOPLE & VARIOUS OTHER ORGANISATIONS / INSTITUTIONS.**

Sr.No.	Division	Date	Place
1	Gyaneshwar Nagar-BKC	28-11-2014	Namtree G- Block Bandra Kurla Complex, Bandra (East).
2	Agripada (Santacruz) & Dharavi	02-12-2014	Namtree G - Block Bandra Kurla Complex, Bandra (East).
3	Sariput Nagar (Aarey Colony)	11-12-2014	Community Hall Durga Nagar Rehabilitation Colony Jogeshwari-Vikhroli Link Road.
4	M.I.D.C	26-12-2014	Labour/Worker Welfare Centre Andheri – (East).
5	Maheshwari Nagar Police (Resi) Colony - Discussion Session	13-02-2015	Police Colony Maheshwari Nagar Rd.No.16, M.I.D.C. Andheri (East).
6	Kalbadevi & Girgaon	02-03-2015 To 04-03-2015	CR-2 Building, 1 st Floor Nariman Point, Mumbai.
7	Cuff Parade & Churchgate Local Residents Association - Discussion Session	05-03-2015	CR-2 Building, 1 st Floor Nariman Point, Mumbai.
8	Sahar (Shanti Nagar)	12-03-2015	Namtree G - Block Bandra Kurla Complex, Bandra (East).
9	Kalbadevi & Girgaon Action Committee	16-03-2015	CR-2 Building, 1 st Floor Nariman Point, Mumbai.
10	Indian Merchant Chambers - Discussion Session With Them & Presentation	26-03-2015	CR-2 Building, 1 st Floor Nariman Point Mumbai
11	Mumbai 1 st Press Club. - Discussion Session With Them & Presentation	27-03-2015	CR-2 Building, 1 st Floor Nariman Point Mumbai
12	M.I.D.C. Officers & M.I.D.C. Plot Owners	08-06-2015	Territorial / Regional office M.I.D.C., Thane Div. Office Complex Bldg. 1 st Floor, Thane
13	M.I.D.C. Officers & M.I.D.C Plot Owners	22-06-2015	Association Office PL. No. 15; Street No.14, M.I.D.C Marol, Andheri – East. Mumbai.
14	Cricket Club Of India - Discussion Session With Them & Presentation	24-07-2015	CR-2 Building, Floor Nariman Point Mumbai.
15	Janata/Naya Nagar Mahim	29-07-2015	Namtree G- Block Bandra Kurla Complex, Bandra (East).
16	Oval Ground Association. Mumbai Discussion Session With Them.	24-08-2015	CR-2 Building, Floor Nariman Point Mumbai.
17	Girgaon Kalbadevi Residents Association - Discussion Session With Them.	28-08-2015	CR-2 Building, Floor Nariman Point Mumbai.
18	Kalbadevi and Girgaon PAFs	09-12-2016 13-12-2016 14-12-2016 15-12-2016 30-01-2017	CR-2 Building, Floor Nariman Point Mumbai.

In case of any disagreement with English translation, original Minutes in Marathi will govern.

THE MINUTES OF THE PUBLIC CONSULTATION WITH PROJECT AFFECTED PEOPLE OF GNYANESHWAR NAGAR, BKC AREA ON 28-11-2014.

Metro-3 work has been under taken by Metro Rail Corporation Limited (M.M.R.C.L) which is jointly owned by Govt. of India & Govt. of Maharashtra state. State has given the approval **COLABA - BANDRA - SEEPZ - Metro 3** Project. This Project will be implemented, Monitored and financed by **Japan International Co-Operative Associations** (JICA) and as per their guidelines. Maharashtra State Government has declared Metro-3 project as “an important public project” & “Important City transport project” on 3rd March 2014. The approval is given for the Rehabilitation of the people who are affected by this project, as per **Maharashtra Urban Transport Project** (MUTP) Resettlement & Rehabilitation policy. As per the JICA Guidelines open public consultation were held and brochures were distributed, specially prepared with full details of the project and resettlement policy; in Marathi, Hindi & English languages to inform them about their rehabilitation from the place that is affected by this public project.

In response to various quarries raised by Project affected persons all information was given to them and their suggestion have been noted down.

Date	Time	Place
26/11/2014	11.00 am to 1.00 pm	NAMTREE, G-BLOCK BANDRA KURLA COMPLEX, BANDRA.

In the public consultation the following officers from the MMRCL had guided the slum dwellers / shop owners (PAP's).

- 1) Mr. Ramana - Executive director.**
- 2) Mr. Vishram Patil - General Manager (SOCIAL development) M.M.R.C.**
- 3) Mr. G. C. Mangle - Add. Collector (PU & PU)**
- 4) Mr. Charuhas Jadhav - Dy. General Manager (Tunnel)**
- 5) Mr. Vikas Tondvalker - Joint Project Director (Environment)**
- 6) Mr. Dani - Asst. Manager (Safety)**

In the beginning a video film of the Metro-3 Project highlighting the importance of this Project, station location and alignment etc., was shown to the projects affected people; following officers guided the PAP's.

- **Mr. Charuhas Jadhav:** - He had given the detail information of project alignment station locations of Metro-3 to the people affected by this project.
- **Mr. Vishram Patil:** - He had given the detail information about the (MUTP and R&R policy) for those people who are affected by this project. He also had given guidance about the persons those who can take the advantages / benefits of this project. Apart from this he had given very clear idea about survey, FLGRC, SLGRC, Information centers, the distribution of tenements and Rooms for the common usage of co-operative housing society & its maintenance fund etc.
- **Mr. G. C. Mangle:** - He had given the detail information about the details list of survey of the people affected by this project The name of the person affected, area affected, usage & ownership right etc. he had also given an information about how to give a complaint /Request in writing and also, which officer to be contacted.

In case of any disagreement with English translation, original Minutes in Marathi will govern.

In this public consultation 205 people were present who were affected by this project. The list of the persons present is attached as appendix - 1. The details about point raised by the project affected persons and reply to their quarries have been tabulated below:-

Sr. No.	The points that were raised by the PAP's.	The information provided by the officers
1	We are the people from BKC division /area. We are the affected one you all know the present rate of this BKC division /areas land, so our rehabilitation must be done in this area only.	Till today MMRDA has built Rehabilitation Room only at 45 different places. Out of which the nearest & sufficient in quantity are at Wadala Bhakti park & Oshiwara. At present at BKC div. MMRDA Rehabilitation Rooms are not available in sufficient numbers.
2	Only 2 options like / Wadala and Oshiwara are told but there are various other colonies of MMRDA.	Replied as above, however rehabilitation in other colony at various places can be taken into consideration as per the availability of rooms
3	In the list of survey there are mistakes in the names of the slum owners and notices are not yet received and numbered. Such small-small questions need attentions.	Any mistakes in the list of PAP's or numbering on the hutment, the concerned person has to submit an application with proofs/documents attached for his complaint. The complaint shall be investigated and necessary required action shall be taken to make any changes, if complaint found to be correct.
4	MMRDA colonies in Oshiwara and Bhakti Park location are situated, where no facilities are available.	At both the Places the work of basic necessities for development has been taken up by authority / under process. At Oshiwara Road development work is under process. At Wadala Mono Rail / Eastern freeway Projects are going on; Because of this, the different options of transport are being made available. Along with this the basic necessities are being developed here. Similarly at Wadala there's a proposal for development for the Important center like BKC. Complaints connected with MMRDA rehabilitation / resettlement colony are being attended.
5	We must get the Rooms of 269 sq. Feet as per the SRA-Revised Rule.	When MMRDA's Rehabilitation plans were getting Ready at that time SRA's Rule was only for 225 sq. ft. That's why only 225 sq. ft. Area's Rooms are available. In future when 269 sq. ft. size rooms are made available then those size rooms' distributions could be considered.

In case of any disagreement with English translation, original Minutes in Marathi will govern.

6	When rehabilitation was done at Aanik Panjarapole, within 2 months notices for vacating of the rooms were issued.	To qualify for resettlement the person for Aanik Panjarapole joint Road project survey was done by deputy Dy. Collector (Encroach & Removal) & this procedure was always delayed. When the project work started his/her Rehabilitation was done on temporary basis but the affected persons didn't submit the necessary documents with in prescribed time & hence the qualifying him /her wasn't done at all. So it was necessary to give notices to such project affected persons for getting them eligible. But in case of Metro-3 Project MUTP's standard would be applied. If the project affected persons names are in the surveyed list, then, there aren't any separate criteria for eligibility for resettlement.
7	In the natural calamities of 2005 many people's Important documents are lost. Now in such cases how could you consider the documents/proofs (of such persons)?	After calamity of 2005 approximately another 10 yrs. have passed & now new documents for this periods must be available. To qualify, the persons, eligibility is decided on the basis of survey. So old documents wouldn't be required. When these cases will be referred to the redressal committee then the available documents would be examined.
8	Give Rehabilitation at SRA at "KURLA PREMIER" site.	The Rehabilitation Rooms are built only for Airport project therefore its availability is uncertain in this present situation. But for Metro project affected people we could try to get those Rooms.
9	We still have many more points, how would we get further information regarding them?	Regarding any question Related to Rehabilitation one can visit / see Addn. Dy. Collector Similarly chief (social development class) could be given visit between 3 pm to 5 pm on Monday. Similarly visit can be given to Addn. Collector (social development cell) on Monday between 3pm to 5pm. Similarly in NAMTREE bldg. on the 1 st floor, Public information center has been established and any information regarding Rehabilitation & maps are kept for perusal by the project affected people.
10	Our rehabilitation should be done in a proper way otherwise we may resort to agitation.	The co-operation of project affected person is very good. Do continue your co-operation to complete the Rehabilitation task successfully. Administration will try to solve all the problems in reasonable manner.

The meeting then ended with thanks to all the participants with a request seeking co-operation of residents for timely implementation of the project.

SUNNY_{NX}
DELUXE
ACCOUNT BOOK

1

मुंबई मेट्रो रेल कॉर्पोरेशन
मुंबई मेट्रो लाईन — ३ प्रकल्प
(कुलाबा — बांद्रा — सीड्रा)
पुनर्वसन व पुनर्वसाहत (R&R) विभाग

बी.के.सी. (बांद्रा) येथील प्रकल्पबाधित व्यक्तींसाठी आयोजित
करण्यात आलेले चर्चासत्र, दिनांक २८/११/२०१४.

हजेरीपत्रक

वाढ्या

①

अ क्र.	प्रकल्पबाधित/उपस्थित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी
1)	रियाज आलिमोहम्मद मन्सुरी	42	RYAZ M.
2)	इरफान अली मो. मन्सुरी	43	IRFAN
3)	इस्दिदाबेगम मो. हरुन	161	اسدیدا بیگم
4)	पांडुरंग गोविंद पवार	305	पांडुरंग गोविंद पवार
5)	गजानन सूर्यकांत जोशी	38	गज
6)	भारत लुकराम गावडे	304	भारत
7)	राजेश्वरी राजेंद्र पवार	223	राजेश्वरी
8)	मंगला गोविंद पवार	270	मंगला गोविंद पवार
9)	रामचंद्र अनाजी कदम	217	रा. अ. कदम
10)	नालिशुद्धी ज. शेख	98	नालिशुद्धी
11)	संजय सूर्यकांत जोशी	39	संजय
12)	सुखदेव बाबाजी कानडे	260	सुखदेव
13)	किशोर विठ्ठल सारवठाकर	261	किशोर
14)	आनंद गोविंद तोलर	206	आनंद
15)	कमल पुनाजि हावडे	267/307	कमल

16)	नालिनी मनोहर विचारे	34	None
17)	अशोक बाबाजी कानडे	256	Akonde
18)	लक्ष्मी कमला यादव	27	
19)	निर्मला कमल यादव	25	
20)	प्रिशनन मुलू हरिजन (गोपी कृष्णन हरिजन)	56/6	6-8
21)	सिनाराम ताजाजी पांडे	13	सीनाराम पांडे
22)	अरुण रामचंद्र पांडे	12	सीनाराम पांडे
23)	सुभाष डि नाकर	202	सुभाष व. नाकर
24)	सुरेश एस. कलमकरे	143	सुरेश ए. कलमकरे
25)	मजोहर कुसाजी कापिलकर	144	
26)	मोहम्मद वाहिद कुरेशी	59	मोहम्मद
27)	शिवानी गंगाराम पावर	257	शिवानी
28)	काशिराम उमाजी बारे	141	काशिराम उमाजी
29)	राकुल गंगाधर कोड	171	Rattul
31)			

अ क्र.	प्रकल्पबाधित/उपस्थित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी
32)	मोहम्मद खलिदउली खान (अली शेख)	158	मोहम्मद खलिदउली
33)	इरशाद अहमद शेख	103	इरशाद
34)	सुकुंद विठ्ठल शंभे	195	सुकुंद
35)	दत्तुराम पाल	149	दत्तुराम
36)	मोहम्मद रजिक अजसरी	220	मोहम्मद रजिक
37)	हरिजनना मिमराव अंबेकर	189	हरिजनना
38)	लक्ष्मील सेवठाल कामी	65	
39)	इजाज अहमद	164	इजाज
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41)	रमेश पी. माचरना	84	MRachar
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48)	केराव महादेव जगदाळे	36	<i>Ke</i>
49)	संभाजी वामन गिरेवास	113	<i>Sambaji</i>
50)	रंतोष वामन भांडरवार	115	<i>Rantosh</i>
51)	अजय डी सावंत	18	<i>Ajay</i>
52)	अब्दुल डी अब्दरिफ	245	<i>Abdul</i>
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56)	राजकपूर विश्वकर्मा	216	<i>Rajkumar</i>
57)	सिद्दिकी लाला	122/123	<i>Siddiki</i>
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59)	सत्यवान यशवंत खामकर	15	<i>Satyawan</i>
60)	राकील अहमद बालुसाहब	229	<i>Raqiel</i>
61)	नासिम हदर मो. मली रायबद	157	<i>Nasim</i>

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63)	अहमद मोहम्मद नाईक	69	<i>Ahmad</i>
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65)	सत्यवती वाळाजी रावत	31	<i>Satyawati</i>
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73)	मोहम्मद अकिम खान	178	<i>M. Akhram</i>
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79)	मसूमर आलम खान	230	Al	95)
80)	सुबोध सिंग (विजयकुमार सिंग)	160	Al	96)
81)	वैदना सूर्यकांत खामकर	9	Al	97)
82)	जयश्री सुरेश बेरडे	224	Al	98)
83)	किशोर तुकाराम मोंकर	16	Al	99)
84)	भिमलाल अली	136	Al	100)
85)	वापू भिवा सर्वगोड	134	Al	101)
86)	शमिभावाणू शेख राशिद	255	Al	102)
87)	द्रोपदा सोनजी निकोळे	276/277	Al	103)
88)	दावण म्हा दस्तूर शेख	95/96	Al	104)
89)	Victor Sequeira	88	Al	105)
90)				106)
91)				107)
92)				108)

(1)

अ क्र.	प्रकल्पबाधित/उपस्थित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी
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३	सायबा खैरनीसा	188	
४	पुनवती खास		Punavati Sah
५	तुकाराम देसाई	110	
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९	गारायण कृष्ण जाधव	131	NJadhav
१०	रमेश अशाशीव साळवी	142	रंते ना
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१२	अकबर कासिम बोख	154/155	AKBAR
१३	मोहम्मद सिद्दीकी साहेबगान शेख	105	MD.Siddiqi ASE
१४	बोलेशा पांडी गाडर	191	
१५	शमचंद्र पांडुरंग जाधव	222	शं. रं. जाधव

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227	मीना गुरुनारायण नायक.	145	
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267	हज्जल शेख जामिलाल	170	
277	वेजेन्दी जिवेंद्रा शना	169	
287	ललिजा राजेश मोसले	218	
297	नम्रता देवराजम तोरासकर	201	
307	जनाबार्द शमेश वाकाडे	185	
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377	सुजाता के. डोटी.	114	
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49]	शमा बेगम अन्सारी.	248/249	शमा बेगम अन्सारी
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51]	माधवी मोहन डामरे	210	श.म.न. डामरे
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59]	केसर जहाँ.	112.	Keiser Sahar
60]	शुभांगी वामकर.	98.	Sathambkar
61]	पुष्पा शेलार.	109.	पुष्पा

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63]	एम हरिभुल्लु.	258.	
64]	जनादन मोरे	132.	मंदा. जोरे
65]	हुसेनबी अली रसा शेख.	228	
66]	शय्यावानो मोहम्मद इस्लाम शेख.	107	राईसा बानु
67]	मेहसुब वाहिद शेख.	151	जाहीदा बानु
68]	अकबरी कासम व्थान.	102.	श्री
69]	आशा अजित सुराना.	175	Asha R. Surana
70]	संपदा सतिष निवारिकर.	199	सौ. संपदा स. निवारिकर.
71]	मंगल शानदेव काळे.	274.	मंगल. काळे
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75]	निष्ठा वानो.	241	नीरवत-कोजा
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88]				104]
89]				105]
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91]				107]
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10/11

Sr. No.	Name of PAB	ID No	Remarks
1	श्री श्री अशोक चंद्र शर्मा	79	Narain 28/11/2014
2	श्री अब्दुल नबी बादशाह	67/68	Abul
3	श्री नन्दल गुप्ता	119/120	Nandlal
4	श्री रविप्रसाद गुप्ता	125, 126, 120	Raviprasad
5	श्री निखा राजीव अन्सलूम	272	Nisha
6	श्री चन्द्रशंकर सिंग	173, 174	Chandra
7	श्री. नारमदा हार्पल मण्डल	152	Narmada
8	श्री रेखा अबुबकर सायद	76	Reha
9	श्री. सुरेश सोमा मेरा	221	Suresh
10	श्री. नाशक मनिश शािक	264	Nashak
11	श्री. हुसैन अजाम खान	63	Hussain
12	श्री. शकील अब्दुल रासक	153	Shakil
13	श्री. मो. कासम फुखुदिन	66	Mohammed
14	श्री. रास अकाम शािक	186	Ras
15	श्री. रविन्द्रा जी. भोसले	35	Rhosale
16	श्री. महाकमल मन्ना	268	Mahakamal

P.T.O.

17	Mr. Asadun Shezali Meridi	259	Hasan	33	Mr. Sham Kame Kame	139	Shyam
18	Ramkrishna M. Bindra	85	ABDULLA	34	Mrs. ^{Ajaj} Salam ^{Ajij Khan} Shauk	121	Ajij
19	Mr. Kasi Mianan	273	K. M. Kasi				
20	Mr. Jayprakash Vikram Khairnar	211 212	जयप्रकाश खैरनार				
21	Mrs. Lata Mangesh Desai	10	Desai				
22	Mr. Vinod Bhaskar Mulje	11					
23	Mr. Ramakant Vitthal Pawar	17	Desai				
24	Mr. Pappasam Venkatesh Chaudhari	180	पपुसाम चौधरी				
25	Mr. Mahamad Ayub Kusari	148	अयुब कुसरी				
26	Mr. Ganesh Sann Rame	269	गणेश साने राने				
27	Mrs. Rajiyabano Masudani	231/232	Desai				
28	Mr. Malatidevi Rushisam Shetty	251	मलतिदेवी रूषिसम शेट्टी				
29	Mr. Rajesh Vanktesh Kondar	70/71	Desai				
30	Mr. Mahamad Ekbal Hussain	78	Imhad Ahmed				
31	Mr. Sayasabamu Fayyy	133	Fayyaz. Sk				
32	Mr. Yusuf Khan	159	Yusuf				

BKC - Public Consultation Meeting held on 28.11.2014



BKC - Public Consultation Meeting held on 28.11.2014



MINUTES OF THE MEETING / PUBLIC CONSULTATION WITH PROJECT AFFECTED PEOPLE OF AGRIPADA (SANTACRUZ) & DHARAVI STATION AREA ON 02/12/2014.

Metro-3 work has been under taken by Metro Rail Corporation Limited (M.M.R.C.L) which is jointly owned by Govt. of India & Govt. of Maharashtra state. State has given the approval for **COLABA - BANDRA - SEEPZ - Metro 3** Project. This Project will be implemented, Monitored and financed by **Japan International Co-Operative Associations (JICA)** and as per their guidelines. Maharashtra State Government has declared Metro-3 project as “an important public project” & “Important City transport project” on 3rd March 2014. The approval is given for the Rehabilitation of the people who are affected by this project, as per **Maharashtra Urban Transport Project (MUTP)** Resettlement & Rehabilitation policy. As per the JICA Guidelines open public consultation were held and brochures were distributed, specially prepared with full details of the project and resettlement policy; in Marathi, Hindi & English languages to inform them about their rehabilitation from the place that is affected by this public project.

In response to various quarries raised by Project affected persons all information was given to them and their suggestion have been noted down.

Date	Time	Place
02/12/2014	11am to 2 pm.	NAMTREE G - BLOCK BANDRA KURLA COMPLEX BANDRA - (East).

In the public consultation the following officers from the MMRCL had guided the slum dwellers / shop owners (PAP's).

- 1) Mr. Ramana - Executive director.**
- 2) Mr. Vishram Patil - General Manager (Social Development) M.M.R.C.**
- 3) Mr. G. C. Mangle - Add. Collector (R&R)**
- 4) Mr. Charuhas Jadhav - Dy. General Manager (Tunnel)**
- 5) Mr. Vikas Tondvalkar - Joint Project Director (Environment)**

In the beginning a video film of the Metro-3 Project highlighting the importance of this Project, station location and alignment etc., was shown to the projects affected people. Following officers guided the PAP's.

- **Mr. Ramana:** - He had given the detail information of project alignment, station locations of Metro-3 to the people affected by this project.
- **Mr. Vishram Patil:** - He had given the detail information about the (MUTP and R&R policy) for those people who are affected by this project. He also had given guidance about the persons those who can take the advantages / benefits of this project. Apart from this he had given very clear idea about survey, FLGRC, SLGRC, Information centers, the distribution of tenements and rooms for the common usage of co-operative housing society & its maintenance fund etc.
- **Mr. G. C. Mangle:** - He had given the detail information about the details of list of survey of the people affected by this project The name of the person affected, area affected, usage & ownership right etc. he had also given an information about how to give a complaint /Request in writing and also, which officer to be contacted.

In this public consultation 39 people were present who were affected by this project. The list of the persons present is attached as appendix - 1. The details about point raised by the project affected persons and reply to their quarries have been tabulated below:-

In case of any disagreement with English translation, original Minutes in Marathi will govern.

Sr. No.	The points that were raised by the PAP's.	The information provided by the officers
1	<p>Hon. MLA. Mr. Parag Alawani: - He said that the development plans could definitely get the co-operation from the leaders of public and he expressed his thoughts about the facts that there are problems that bother these people who suffer from various & serious difficulties of the project affected people. He proposed to find Rehabilitation Place near Milan ROB.</p> <p>He had also put a proposal to include persons of new Aagripada, Santacruz affected by this project in the SRA scheme there.</p>	<p>Hon. MLA's suggestion could be definitely given a thought & then such options could be definitely examined. But in case the option isn't available then PAP's Rehabilitation would be done in the bldg. of MMRDA.</p>
2	<p>We feel that our rehabilitation should be done at SION - DHARAVI, MHADA where Rooms are available.</p>	<p>MHADA is an independent organization and bound by their own policy and rules for allotment of teammates, if Rooms are available under these policy/rules then it may be considered.</p>
3	<p>We feel that all the Rooms /slums which are given I.D. no's should be given Rehabilitated</p>	<p>While making survey a few extra slums are given I.D. no's , but in practice, only required slums/huts that are necessary to be removed for the Engineering work (Project) are only given Resettlement.</p>
4	<p>At Dharavi's in BMC's Buildings few rooms are available for resettlement. We feel that our rehabilitation should be done there.</p>	<p>Your suggestions would be taken into consideration. However BMC has its own Rehabilitation projects. All the project affected people from Dharavi should give joint application and information about the availability of rooms there.</p>
5	<p>Godowns & shops are different. Godowns need more space & shops need less. So what is the provision for that?</p>	<p>As per MUTP Rules of non - Residential purpose the area equivalent to the place in use would be given. If the original area is more than 225 Sq. ft. then 225 Sq. Ft. will be given free of cost and balance area owner has to pay at the rate of ready reckoner. However maximum area 756 Sq. ft. can only be given depending upon the availability.</p>
6	<p>What could be the extra amount that has to be paid?</p>	<p>State announces the ready reckoner rates every year. As per Ready Reckoner, amount is to be paid.</p>

7	What area would be given to the persons who have shop of lesser area?	For Example: - Whosoever's affected structure (Shops) is of 100 Sq. ft., will be given 100 sq. ft. in rehabilitation. If only 125 sq. ft. of non-residential area available in MMRDA then, those who want to accept, they have to pay for extra 25 sq. ft. area. The rate would be charged as per Ready Reckoner.
8	In the natural calamities of 2005 many people's Important documents are lost. Now in such cases what rules will be applicable?	The date on which the survey has been done will be the date of eligibility for resettlement if they are found residing there at the time of survey. More than 10 years have passed after calamity of 2005. Since eligibility is decided on the basis of survey, old records for proof will not be required. All cases of complaints if any given to grievance redressal committee shall be scrutinized based on available records.
9	For rehabilitation you have mentioned only 2 locations - Oshivara & Wadala in the brochure but SRA's rooms are also available at many other places.	With reference to this present location affected by this project the nearest one for Rehabilitation are at Oshiwara & Wadala where ample rooms are available. Apart from this to have Rehabilitation in MMRDA's rooms at other places would be considered only after knowing the availability of rooms.
10	When can we start the Rehabilitation?	In general such Rehabilitation work is likely to start with in next 6 months.
11	It is observed that there are errors in name while making a survey.	To correct the name, affected persons has to give application with documentary proofs. Correction will be made after verification of the submitted documents.
12	We would like to have our rehabilitation in at KURLA - Premier location.	Till today MMRDA has done Rehabilitation of people at various 45 colonies where there are rooms of 225 sq. ft. But except Mahul, Vashi Naka, Mankhurd, Govandi vacant rooms are not available in large number. At present MMRDA's Rooms for rehabilitations are available at Wonderland - Oshiwara & Bhakti park - Wadala. At Kurla Premier rehabilitation rooms are built for airport Project, therefore at present its availability is not decided but we will try to get rooms for this Metro - 3 Project.
13	We must get the rooms of 269 sq. ft. As per the SRA revised rules.	When MMRDA's rehabilitation rooms were getting ready at that time SRA's rule was only for 225sq.ft. That's why only 225 sq. ft. area's rooms are available. In future when 269 sq. ft. rooms are made available for distribution it would be considered.

14	There is an independent group of displaced persons. All these affected persons would like to support with unity for rehabilitation.	If this project affected people give the details of their leaders/Representative then our further communication would be with them only in future. Or, even if personal support is likely to be given then concerned officer could be contacted.
15	When could be the next public consultation held?	For that, the information would be provided at the proper time.

This project affected people were given information that if they want to have any further information in addition to the above discussed points they can get it from the branch of Rehabilitation of MMRC.

The meeting then ended with thanks to all the participants with a Request seeking co-operation of Residents in timely implementation of the project.

मुंबई मेट्रो रेल कॉर्पोरेशन
मुंबई मेट्रो लाईन - ३ प्रकल्प
(कुलाबा - बांद्रा - सीड्रा)
पुनर्वसन व पुनर्वसाहत (R&R) विभाग

धारावी, येथील प्रकल्पबाधित व्यक्तींसाठी
आयोजित करण्यात आलेले चर्चासत्र, दिनांक ०२/१२/२०१४.

हजेरीपत्रक

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मुंबई मेट्रो लाईन - ३ प्रकल्प
(कुलाबा - बांद्रा - सीड्रा)
पुनर्वसन व पुनर्वसाहत (R&R) विभाग

सांताक्रुझ, आग्रीपाडा येथील प्रकल्पबाधित व्यक्तींसाठी
आयोजित करण्यात आलेले चर्चासत्र, दिनांक ०२/१२/२०१४.

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Agripada (Santacruz) & Dharavi - Public Consultation Meeting held on 02.12.2014



Agripada (Santacruz) & Dharavi - Public Consultation Meeting held on 02.12.2014



MINUTES OF THE MEETING / PUBLIC CONSULTATION WITH PROJECT AFFECTED PEOPLE OF SARIPUT NAGAR (Aarey Colony) on 11-12-2014.

Metro-3 work has been under taken by Metro Rail Corporation Limited (M.M.R.C.L) which is jointly owned by Govt. of India & Govt. of Maharashtra state. State has given the approval COLABA - BANDRA - SEEPZ - Metro 3 Project. This Project will be implemented, Monitored and financed by Japan International Co-Operative Associations (JICA) and as per their guidelines. Maharashtra State Government has declared Metro-3 project as “an important public project” & “Important City transport project” on 3rd March 2014. The approval is given for the Rehabilitation of the people who are affected by this project, as per Maharashtra Urban Transport Project (MUTP) Resettlement & Rehabilitation policy. As per the JICA Guidelines open public consultation were held and brochures were distributed, specially prepared with full details of the project and resettlement policy; in Marathi, Hindi & English languages to inform them about their rehabilitation from the place that is affected by this public project.

In response to various quarries raised by Project affected persons all information was given to them and their suggestion have been noted down.

Date	Time	Place
11/12/2014	11.00 am to 2.00 pm.	COMMUNITY HALL DURGA NAGAR SRA JOGESHWARI-VIKROLI LINK ROAD.

In the public consultation the following officers from the MMRCL had guided the slum dwellers / shop owners (PAP's).

- 1) Mr. Vishram Patil - General Manager (Social Development) M.M.R.C.**
- 2) Mr. G. C. Mangle - Add. Collector (R&R)**
- 3) Mr. Charuhas Jadhav - Dy. General Manager (Tunnel)**
- 4) Mr. Vikas Tondvalkar - Joint Project Director (Environment)**
- 5) Mr. B. A. Redkar - District Superintendent Land Records**

In the beginning a video film of the Metro-3 Project highlighting the importance of this Project, station location and alignment etc., was shown to the projects affected people; following officers guided the PAP's.

- **Mr. Charuhas Jadhav:** - He had given the detail information of project alignment, station locations of Metro-3 to the people affected by this project.
- **Mr. Vishram Patil:** - He had given the detail information about the (MUTP and R&R policy) for those people who are affected by this project. He also had given guidance about the persons who can take the advantages / benefits of this project. Apart from this he had given very clear idea about survey, FLGRC, SLGRC, Information centers, the distribution of tenements and rooms for the common usage of co-operative housing society & its maintenance fund etc.
- **Mr. G. C. Mangle:** - He had given the detail information about the details of list of survey of the people affected by this project the name of the person affected, area affected, usage & ownership right etc. He had also given information about how to give a complaint /Request in writing and also, which officer to be contacted.

In this public consultation 202 people were present who were affected by this project. The list of the persons present is attached as appendix – 1. The details about points raised by the project affected persons and reply to their quarries have been tabulated below:-

In case of any disagreement with English translation, original Minutes in Marathi will govern.

Sr. No.	The points that were raised by the PAP's.	The information provided by the officers
1	The rooms you have proposed at Wadala bhakti park & Oshiwara for Rehabilitation are not acceptable by us. Project affected people's Rehabilitation should be done at PMGP colony, Nesco Aajgaonkar plot, Powai.	The rooms at Nesco, Aajgaonkar plot, Nirlon are already handed over to B.M.C. No rooms are available there with SRA. Till today MMRDA has built rehabilitation rooms at 45 various places, out of which the rooms at nearest location are available in sufficient numbers for rehabilitation at Wadala - Bhaktipark & Oshiwara.
2	Most of the project affected people work in the area at M.I.D.C or near Seepz. They could face the problem of their livelihood. Therefore all such people must be given Rehabilitation in the nearby area only.	Your suggestions for rehabilitation are noted down. We would definitely examine the rooms which are available in nearby area for rehabilitation & if you can give information regarding it. Resettlement may be considered in other MMRDA resettlement colonies if rooms are available. MMRC may consider framing the policy for helping poor affected families who may lose their jobs / livelihood due to resettlement.
3	Whether our names are in the survey's list? Is this list available on NET? Which are the proofs/documents required to become eligible?	At this moment rehabilitation dept. has the draft list of PAP's. Applications/representation as per draft survey list is received. All these applications would be examined & then final draft would be made available on NET. The project affected person's name must be in the survey's list & his structure must also be affected by project work, then only that person is eligible for rehabilitation. If there are mistakes in names & if the slum/room has not received ID no's then an application with proper proof(s)/document(s) has to be necessarily given. All such complaints shall be examined thoroughly & then decision will be taken for correction if required.
4	As per SRA revised rules rooms of 269 Sq. ft. are allotted but you have proposed rooms of 225 sq. ft. area.	When MMRDA's rehabilitation rooms were getting ready at that time SRA's rule was only for 225sq.ft. That's why only 225 sq. ft. area's rooms are available. In future when 269 sq. ft. rooms are made available for distribution it would be considered.
5	Will we get allotment letter before the actual work of project begins? In the earlier cases, the project affected persons were first shifted to transit camp & then they were given allotment letter.	Before the displacement of the project affected people the allotment letter would be given. In the earlier case of MUTP project the rooms/builds were not ready so the shifting was done in the transit camp. But here in the case of Metro project for slum owners such things may not require to be done.

6	When the rooms would be allotted?	Unless alternate rooms are allotted existing house will not be demolished. Sufficient time shall be given for shifting. As per the MUTP policy transport charges shall be paid.
7	If rehabilitation is provided in western side, it will be better. We will not go to Wadala or Oshiwara location.	Oshiwara location is in western side only.
8	What would be the method for rehabilitation? Would there be lottery system or rooms will be distributed after calling one by one?	Once the Rehabilitation building is decided, on the ground floor few rooms would be reserved for handicapped & old persons. Thereafter, Rehabilitation would be done by lottery system. If possible we may think of resettling people of same area in the same building.
9	You have said that unless the key of the allotted rooms are handed over demolition of existing structures shall not be done. Whether possession letter shall be given simultaneously?	The possession letter shall be given at the time of rooms' distribution. All rehabilitation shall be done as per government policy.
10	How much area shall be allotted for commercial purpose?	Whatsoever area is affected that same size/area shall be given. For ex: - If the affected area is of 100 sq. ft. Then for rehabilitation 100 sq. ft. Area (gala) will be given. But in case MMRDA's bldg. 125 sq. ft. size non-Residential galas are available and if PAP's wants to accept that, then as per Ready Reckoner rate/price extra 25 sq. ft. charges are required to be paid. As per availability maximum size/area of Commercial galas is 750 sq. ft. which could be given, out of which 225 sq. ft. area would be given free of cost.

This project affected people were given information that if they want to have any further information in addition to the above discussed points they can get it from the branch of Rehabilitation of MMRC.

The meeting then ended with thanks to all the participants with a Request seeking Co-operation of Resident in timely implementation of the project.



सारीपूत नगर / आरे कॉलनी

मुंबई मेट्रो रेल कॉर्पोरेशन
मुंबई मेट्रो लाईन - ३ प्रकल्प
(कुलाबा - बांद्रा - सीड्र)
पुनर्वसन व पुनर्वसाहत (R & R) विभाग

सारीपूत नगर / आरे कॉलनी (नकाशा क्र. २७) येथील प्रकल्पबाधित
व्यक्तींसाठी आयोजित करण्यात आलेले चर्चासत्र, दिनांक ११/१२/२०१४

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अ.क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणाला आय.डी क्रमांक	स्वाक्षरी
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		११	श्री. रजअप्पा

अ.क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणाला आय.डी क्रमांक	स्वाक्षरी
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अ.क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वसणातील आय.डी. क्रमांक	स्वाक्षरी
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2]	ओम प्रभाकर देवरास पल	47	साह 1211621114
3]	व्हादेव पुंडलिक धाडिगांवळ	23	साह 1211621114
4]	प्रसाद पांडुरंग आवंत	31	
5]	वाजेबा रमेबा गांवळे	83	शेजेंडा
6]	शिशोर वामना पाजरी	79	
7]	अनिल गोडिबा बोडगे	143	साह 1211621114
8]	दनुमंत माणिकराव किंदे	222	
9]	श्री देवा सोपान सुयंत्रि		शेजेंडा सुयंत्रि
10]	श्रीपती लक्ष्मण शिंदे	909	
11]	श्री पुष्पा सुबोधका प्रजापती	908	
12]	श्री चंद्रमाला मंगलका माडे	30	
13]	श्री सरवती नोर		साह 1211621114
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अ.क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वसणातील आय.डी. क्रमांक	स्वाक्षरी
16]	श्री विष्णू चंद्रमाला पांडुरंग	590 592	
17]	श्री अश्विन महादेव मीरजे	157	शेजेंडा
18]	श्रीपती सुलोचना चंद्रमाला पांडुरंग	599	
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24]			
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29]			

अ.क्र.	मुकल्पबाधित/उपारथित असलेल्या व्यक्तीचे नाव	सर्वसंगतील भाय.डी.क्रमांक	स्वाक्षरी
1	शुभे काशिनाथ कोडे	26	
2	दीपक फडरे	118	
3	नंदा मंजय ठवळे	137	
4	संतोष पांडुरंग कुळकर्णी	140	
5	श्री. राधिका	10	
6	विजय लक्ष्मण घाग	96	
7	विनोद वसुध पाडवे	160	
8	विजय पाडवी	44	
9	अमृत लाल गुप्ता	31	
10	बाबू ठाकुर	72	
11	कसनी ठाकुर	72	
12	शकुलता लक्ष्मण कुतेकर	19	
13	गणेश जोशी	24	
14	अपिगा लक्ष्मणकांत पंचाळ	93	

अ.क्र.	मुकल्पबाधित/उपारथित असलेल्या व्यक्तीचे नाव	सर्वसंगतील भाय.डी.क्रमांक	स्वाक्षरी
15	प्रिया चंद्रकांत मेस्त्री	61	
16	दर्शना दीलीप मेस्त्री	321	
17	सुरेश स्वप्न कोडे	26	
18	छंदू लक्ष्मण वाडते	91-92	
19	दीनीप मेस्त्री	31	
20	लक्ष्मी सिद्धलता लोकर	106	
21	अनंता शेट्टे	139	
22	अलताफ अब्दुल रेहमान शेख	84	
23	अनिल कुबचन ठाकुर	71	
24	चंद्रकांत विठ्ठल गावडे	14	
25	दिनेश लारामण म्हाडगे गवस	144	
26	प्रिती रविंद्र गवस	166	
27	शिमराव सिद्धलता जोशी	12	
28	पतिवाचक सरदाराम मोरे	58	
29	वि. सु. पाटील	98	

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अ.क्र.	प्रकल्पवाधित/उपास्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी	अ.क्र.	प्रकल्पवाधित/उपास्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी
37	सचिन हेमंत सावंत	122		46	इज्वला रावते		
32	दीरदर फ़ोयनम राय	52		47	कारशिकाई अ (शिवमदुगरी)		कारशिकाई अ (शिवमदुगरी)
33	राजाराम रामभाऊ जाधव	54		48	शिवाजी विठोबा निळखंड	167	
34	रुनिल दत्ताराम रवौळ			49	दीलशा इनामदार	213	
35	अरुणा मनिक राझे	154	अरुणा मा. राझे	50	लक्ष्मण शंकर लांडगे	215	
36	महादेव मधुकर मयेकर	62		51	गौतम लक्ष्मण लांडगे	214	
37	दिलीप राम मयेकर	95		52	वैशाली नितारु प्रामाणिक	86	Vaishali
38	संतय कैसरकर	99		53			
39	मन्मथिनी मनोज कांबळे	117		54			
40	रुशिला देवी चादव	111		55			
41	बदलाराम अनंत कायशी	68		56			
42	मिनाल महेश राणे	142		57			
43	निलिन जयराम कुबळ			58			
45	पारसरायपाल			59			

Sariput Nagar (Aarey Colony) – Public Consultation Meeting held on 11.12.2014



Sariput Nagar (Aarey Colony) – Public Consultation Meeting held on 11.12.2014



MINUTES OF THE MEETING / PUBLIC CONSULTATION WITH PROJECT AFFECTED PEOPLE OF M.I.D.C. on 26-12-2014.

Metro-3 work has been under taken by Metro Rail Corporation Limited (M.M.R.C.L) which is jointly owned by Govt. of India & Govt. of Maharashtra state. State has given the approval for COLABA - BANDRA - SEEPZ - Metro 3 Project. This Project will be implemented, Monitored and financed by Japan International Co-Operative Associations (JICA) and as per their guidelines. Maharashtra State Government has declared Metro-3 project as “an important public project” & “Important City transport project” on 3rd March 2014. The approval is given for the Rehabilitation of the people who are affected by this project, as per Maharashtra Urban Transport Project (MUTP) Resettlement & Rehabilitation policy. As per the JICA Guidelines open public consultation were held and brochures were distributed, specially prepared with full details of the project and resettlement policy; in Marathi, Hindi & English languages to inform them about their rehabilitation from the place that is affected by this public project.

In response to various quarries raised by Project affected persons all information was given to them and their suggestion have been noted down.

Date	Time	Place
26/12/2014	11.00 am to 2.00 pm.	LABOUR WELFARE CENTRE ANDHERI-(East). Mumbai - 4000096.

In the public consultation the following officers from the MMRCL had guided the slum dwellers / shop owners (PAP's).

- 1) Mr. Vishram Patil - General Manager (Social Development) M.M.R.C.**
- 2) Mr. G. C. Mangle - Add. Collector (R&R)**
- 3) Mr. Nitin Patil-Upper - Add. Collector MMRC.**
- 4) Mr. Charuhas Jadhav - Dy. General Manager (Tunnel)**
- 5) Mr. Vikas Tondvalkar - Joint Project Director (Environment)**

In the beginning a video film of the Metro-3 Project highlighting the importance of this Project, station location and alignment etc., was shown to the projects affected people; following officers guided the PAP's.

- **Mr. Charuhas Jadhav:** - He had given the detail information of project alignment station locations of Metro - 3 to the people affected by this project.
- **Mr. Vishram Patil:** - He had given the detail information about the (MUTP and R&R policy) for those people who are affected by this project. He also had given guidance about the persons those who can take the advantages / benefits of this project. Apart from this he had given very clear idea about survey, FLGRC, SLGRC, Information centers, the distribution of tenements and Rooms for the common usage of co-operative housing society & its maintenance fund etc.
- **Mr. G. C. Mangle:** - He had given the detail information about the details list of survey of the people affected by this project the name of the person affected, area affected, usage & ownership right etc. he had also given an information about how to give a complaint /Request in writing and also, which officer should be contacted.

In this public consultation 307 people were present who were affected by this project. The list of the persons present is attached as appendix - 1. The details about point raised by the project affected persons and reply to their quarries have been tabulated below:-

Sr. No.	The points that were raised by the PAP's.	The information provided by the officers
1	We should get 269 sq. ft. area's rooms as per new SRA rules.	When MMRDA's rehabilitation plans were getting ready at that time SRA's rule was only for 225 sq. ft. That's why only 225 sq. ft. area's rooms are available. If in future when 269 sq. ft. Size rooms are made available, then these size rooms' distribution may be considered.
2	Many homes are not given I.D. no. or homes are two but only one notice is received.	Whatever mistakes in survey are brought to the notice of this office for not giving ID no. etc. shall be examined for which PAP's has to give written application with documents, and decision for correction shall be taken if necessary.
3	We feel that our rehabilitation must be done in the same area. M/s Aakruti developers is implementing an SRA scheme through MMRDA and we should be rehabilitated through this scheme only.	We have to get information of the Metro-3 project affected people included in M/S. Aakruti Developers - SRA scheme. Moreover we do not know as to how many years this project will take to complete. Metro-3's project work can't be delayed till the SRA project is completed. For Metro-3 project the timely Rehabilitation is very essential. After acceptance of rooms allotted by MMRC, at a later stage PAP's can opt for shifting to developers SRA scheme as per the norms for qualifying in SRA scheme. They have to return /surrender already allotted rooms under MUTP scheme. However the criteria for resettlement in the SRA scheme and MUTP scheme are different and the concerned PAP's should take a note of this.
4	In Metro-3 project the local jobless persons should get jobs. Most of the project affected people work in the area at MIDC or near SEEPZ & they would face the problem of their jobs. Therefore all such people must be given rehabilitation in the nearby area only.	The point has been taken into consideration. Policy decision may be taken for helping those who may lose lost their jobs due to displacement & if they are below poverty line.
5	Whosoever's land is bigger than 225 sq. ft. or whosoever has private land, what is the actual provision for them as per rule?	Whosoever's land is private they must submit their ownership documents/poof. Once their documents are examined by authority, proper decision will be taken. When the question of rehabilitation comes the real users would be given homes & the land owners could be offered the compensation for their land value as per the rules & regulations. Even if slum owner's rooms are bigger in area they will be given rooms as per the policy of the resettlement only.

In case of any disagreement with English translation, original Minutes in Marathi will govern.

6	The Rehabilitation societies are far away from the present school; therefore school children's journey would be extended. For school going children-long journey is not possible.	We shall examine the possibility of introducing a bus service from the Rehabilitation society to the original place. In near future there could be transport facilities available for connecting all the routes so that journey could be easier. The recommendation letter can be given to the students who are seeking admission in new school and facing any problem.
7	Many of PAP's homes have independent upper floor, where independent family is residing. What sort of solutions/plans is available?	At present there is no provision to provide resettlement for upper floor families as per existing rules of the State government. But if there is a stair case from outside for their residence and documentary proofs for their being independent residence is available, a policy decision may be taken about survey of upper floor structures, their qualifying criteria and benefits to be given for the upper floor rooms.
8	How many sq. ft. non-Residential galas are available in this scheme for Rehabilitation?	For Metro-3 project as per MUTP's Rules Regulations for rehabilitation the project affected persons (Non-residential/commercial) get new area which would be equivalent to the old affected area only for Ex:- If the affected area is of 100 sq. ft. then for rehabilitation, equivalent area of 100 sq. ft. area will be given. But in MMRDA's bldg. if 125 sq. ft. size non-residential shops are available and PAP's wants to accept, then as per Ready Reckoner rate, cost for extra 25 sq. ft. are required to be paid. As per availability maximum area of commercial galas is 750 sq. ft. this could be given out of which 225 sq. ft. area would be given free of cost.
9	Metro - 3 project is at the place where we are residing & our rehabilitation would be at the other place due to which we won't get any benefit out of it.	At Oshiwara & Wadala Bhakti park various transport PROJECT are being undertaken e.g. Monorail, Eastern freeway, Metro-2 etc. At Oshiwara new road development's work is being under taken & at wadala MONORAIL PROJECT has already been started. There is a proposal for Wadala to develop as important center like BKC. Looking at all these factors it is beneficial in future to have rehabilitation at Wadala.

This project affected people were given information that if they want to have any further information in addition to the above discussed points they can get it from the branch of Rehabilitation of MMRC.

The meeting then ended with thanks to all the participants with a Request seeking Co-operation of Resident in timely implementation of the project.

In case of any disagreement with English translation, original Minutes in Marathi will govern.

SUNNY^{NX}
DELUXE
 ACCOUNT BOOK

मुंबई मेट्रो रेल कॉर्पोरेशन
 मुंबई मेट्रो लाईन - ३ प्रकल्प
 (कुलाबा - बांद्रा - सीड्र)
 पुनर्वसन व पुनर्वसाहत (R & R) विभाग

एम.आय.डी.सी., अंधेरी पूर्व (नकाशा क्र. २५) येथील प्रकल्पबाधित
 व्यक्तींसाठी आयोजित करण्यात आलेले चर्चासत्र, दिनांक २६/१२/२०१४

हजेरीपत्रक

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अक्र	प्रकल्पवाधित/असथित असलेल्या व्यक्तीचे नांव	सर्वेक्षणातील आयडी क्रमांक	खासरी	अक्र	प्रकल्पवाधित/असथित असणाऱ्या व्यक्तीचे नांव	सर्वेक्षणातील आयडी क्रमांक	खासरी
1)	विल्लियम विल्वेस्टर लोणे	647		15)	नरेश नारायण खासरी	633/634	
2)	उदय मय शेट्टी	14		16)	वसंत खासरी	656	
3)	आबजिप हिगजी पटेन	151		17)	इम्रान मेहबूब शेख	339/340	
4)	नालिनी मय कुंवर	323		18)	जानेश्वर देवराज नवले	276	
5)	रामविलास कजे सायाने	577		19)	देवराज नाना नवले	277	
6)	चंद्रमान जयसी दिवेंदी	432		20)	कुपिता जाधव	127 127	
7)	शुरेश सोमा लाखन	427		21)	प्रशवंत सोभा गारडे	130	
8)	जसमन गोपीनाथ काखेकर जयराज	112		22)	चंदन नामोद	459	
9)	नरसिंग शिवाजी कांबळे	252		23)	भरत गोरचामी		
10)	कुमलेश चंद्रमोहन चमोला	338		24)	चंजक प्रकाश जिणर चुलसरे	623/624	
11)	अनिता शंकर कांबळे	368		25)	अनिल चव्हाण	105	
12)	लाखन वासरे	351		26)	सुकुलक्ष्मी लोंडामहार	360	
13)	स्वविता अंतोष आरोकर	275		27)	मारुती लालबा कांबळे	279	
14)	गणपत राऊत	149		28)	गौतम लक्ष्मिशर कांबळे	278	
15)	प्रकाश सतदेव लीबळे	193		29)	श्रीगारी देवी रामधत	638	

अक्र.	प्रकल्पवाधित/उपस्थित असणाऱ्या व्यक्तीचे नाव	सर्वेक्षणातील आय.डी. क्रमांक	स्वाक्षरी	अक्र.	प्रकल्पवाधित/उपस्थित असणाऱ्या व्यक्तीचे नाव	सर्वेक्षणातील आय.डी. क्रमांक	स्वाक्षरी
31	राजानन शेळे	445	म.प.प. 5.20	46			
32	विजया उलम वाघमारे	104	1025	47			
33	शेवंता किसन वांगे	375		48			
34	सुनिता किसन वांगे	374		49			
35	रामलाल गजधर भाटव	438	6060488	50			
36	शिवपुजन कुंभार	395		51			
37	बकीराम कुन्नार पाटव	306		52			
38	कुमन आर मित्रा	627		53			
39	अश्विनी गोपाळ मारुत	318		54			
40	अंतोष कुभार चौरासिया	467		55			
41	सदानंद तेजपा शेदरी	142/760	S.T. Shetty	56			
42	कुलकर्णी राम रामारिब गुप्ता	229		57			
43	जितनकुमार मंडक	469		58			
44	आहिल बंडुकर	694		59			
45	विनीद खावस	561		60			

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अ.क्र.	प्रकल्पबाधित/अप्राप्त अंशलेख्य व्यक्तीचे नांव	सर्वेक्षातील आय.डी. क्रमांक	स्वाक्षरी	अ.क्र.	प्रकल्पबाधित/अप्राप्त अंशलेख्य व्यक्तीचे नांव	सर्वेक्षातील आय.डी. क्रमांक	स्वाक्षरी
1	श्री सुभाषचंद्र आर. भादव	442	सुभाष	15	श्री जगन्नाथ वरत	141	J.P. Chavdar
2	श्री अब्बास बेडा			16	श्री आशिषेश राजभट	303	
3	श्री प्रेमचंद्र सरोज		पुष्पचंद्र सरोज	18	श्रीमती फजल अनवर शरीफ शेख		
4	श्री वासु गवळी	449		19	श्रीमती फरीदा अनवर शेख	661	
5	श्री सुरेश दगन धारवी	582	सुरेश	20	श्रीमती विवानी पौडुड (पत्नी)	249	श्री. नंदिनी श्री. चेंबे
6	श्री शान्ताराम डे. राऊत	520		21	श्रीमती सविता वसंत पांडाड (पत्नी)	294	साविता
7	श्रीमती सुकला रमेश शेडगे नवनाथ लक्ष्मण	24		22	श्री मधुसूदन मंगल गायकवाड	293	
8	नवनाथ लक्ष्मण सिरकाड	319	Dinabhar	23	भवनी रंगशेट पटेल	708/703	
9	श्री सुवर्णराज मणिकान्ठ नाईक	19		24	गणेश सातार वासिष्ठे	123	
10	श्री अनिल गोंविंद वरत	564		25	विजय पट्टण पवार	365	Pawar
11	श्री मधु नागजा पापटे	317		26	आमिठ विश्वकर्मा	464	
12	श्री मधुकर सिद्धाजी वेवळे	664	सखी वेवळे	27	सुलक्षणा काशीनाथ मोटे	93	श्री. सु. मोटे
13	श्री कनरीप काशीनाथ पवार	557		28	विठ्ठल लखाराम पवार	241	
14	श्री सुरेश सातार मोटे	269		29	राजाराम अशु गेलगाव	224	

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क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणतील आय.डी. क्रमांक	स्वाक्षरी :	क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणतील आय.डी. क्रमांक	स्वाक्षरी
31	श्री पवन पवार	422		40	श्रीमती शान्ती रामचंद्रराव घाटी (पत्नी)	210	शान्ती
32	श्रीमती यशुदा पाटील (नागवार्डि)	672	यशुदाभाय	41	श्री संजय भासव ठरुण जाधव	92	Syadav
33	श्री शेखेरा पाळ (नागवार्डि)	429	शेखेरा पाळ	42	श्री अजयकुमार दास	392	Ajankumar
34	श्री कुंभविषु उते (नागवार्डि)	310/311		43	श्रीमती उषा रामचंद्रकाळ कर्दार (पत्नी)	326	उषा
35	श्री अमाकाव गणपत गुरव	126		50	श्री कुपरा शिंदे	302	Shinde
36	श्रीमती मंगळी गुरव	-	A.V. Gurav	51	श्री नरेश क. शर्मा	398	322-7-2000
37	श्री नवीन कमल चामन (नागवार्डि)	549		52	श्री निष्किंद मोहन देउके	410	Nishkinder
38	श्री शांताराम शिवायण	-		53	श्री लक्ष्मण नवसाजी गावडे	619	Laxman
39	प्रकाश सिताराम केकार	348/		54	Aniket Vilas Patil	-	
40	अरुण नयनाळिंग सनकरा मोरारकिंग	-		55	श्री रोहन वाम शिंदे (नागवार्डि)	140	
41	श्री अशोक रावकी पवार	-		56	श्री अशोक मंडोका (नागवार्डि)	686	Ashok
42	नरसिंहाड दिंडीय विश्वनाथ पांडुरंग निरंकर (नागवार्डि)	538	Ashindor	57	श्री विष्णू लोकराव	-	
43	श्री विश्वनाथ गायकवाड	292	विश्वनाथ	58	श्रीमती कचवती वसि (पत्नी)	689	
44	श्रीमती हिरावती रामचंद्र	679		59	निरेश शर्मा (पुतळा)	-	

अ.क्र.	प्रकल्पवाचिन/उपास्य/अमलेल्या व्यक्तीचे नाव	सर्वेसणातील आप.जी. क्रमांक	स्वाक्षरी	अ.क्र.	प्रकल्पवाचिन/उपास्य/अमलेल्या व्यक्तीचे नाव	सर्वेसणातील आप.जी. क्रमांक	स्वाक्षरी
६१)	श्रीमती सुधा चव्हाणे	६१५	सुधा	७१)	श्री राजेश पोतवार शान्ति		<u>Shanti</u>
६२)	श्रीमती सोफीया बोर (पत्नी)	६१६	<u>Soфия</u>	७२)	सुडन्या शिंदेबाळ नोंचरी	५५८	<u>S.</u>
६३)	श्री सुकांत ठेंगरी	६१२	<u>Su</u>	७३)	श्री संतोष धरत	६६२	<u>S.</u>
६४)	श्री अश्वि गडगाट सखेबाळ	६६५	<u>Ashvi</u>	७४)	श्री लक्ष्मी गडाचौट		<u>L.</u>
६५)	श्री दिनेश प्रधान	६२०	<u>Din</u>	७५)	श्री गणेश मोदरे		<u>G.</u>
६६)	श्री सतिश रमेश गावकवार	१५०	<u>Sati</u>	७६)	श्री लक्ष्मी वामन नाडिक		<u>L.</u>
६७)	श्री अनोड रेड्डी	-	<u>Ano</u>				
६८)	श्रीमती जयली काडर	२३७	<u>Jay</u>				
६९)	Mohishat Basha (नातोरफ)	२६२	<u>Moh</u>				
७०)	श्री सुनील बनवडे	७१५	<u>Sunil</u>				
७१)	श्री अशाठे साहूदे (नातोरफ)	२६५	<u>Asha</u>				
७२)	श्री नयन साहूदे (नातोरफ)	२६५	<u>Nayan</u>				
७३)	श्री विनायक भेंडे		<u>Vinay</u>				
७४)	श्री अशाठे वामनगड		<u>Asha</u>				

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	मापनी क्रमांक	
विठ्ठल शास्त्रकार		
1 अशोक बोशी	10	
2 राम रस शिवराम	5	
3 अमोल मोरे	144	
4 फातिमा अनिसा अबुबकर	44	
5 सुभाष बर गवडे	382	
6 शंकर कृष्ण शरियन	41	
7 सुनिल भोला भोशी	195	
8 असमा कितपा लाडके	136	
9 शिवाजी भिडंगडे	541	
10 सुरेश स्वर्णिम शोथे	308	
11 किष्ण भेदमान		
12 भारती नगराज फारम्वेलकर	111	
13 मिनाबाई साधुराम नाईमाणे	192	
14 संतोष ववन पांचाळ	294	

15) बाणाजी शंभू कावळ	7	
16) छिरदारी लक्ष्मीराम जाधव	373	
17) शाब्वर मरुमद शेख	595	
18) छिशोर वामन चव्हाण	25	
19) सुभाष कुमार राजकीशोर खरई	315	
20) अण्ण रामजी पेटल	660	
21) महेंद्र लक्ष्मण वामणे	107	
22) देवमा अमराज वाडोती	363	
23) रामू वी बोरात	716	
24) वैजनाथ रानाप्पा लाठे	738	
25) शंभू वैजनाथ लाठे	25	
26) मल्लिकार्जुन काशिनाथ लाठे	734	
27) मीरा मल्लिकार्जुन लाठे		
28) डॉकलीन मधीळा सुंदरराज चौधरी	356	
29) लीला नारायण देसाई	680	





	आप-जी प्रॉफ		
1. बानसी कुमार खन्ना थादव	529	खन्ना	46
2. लोकेन्द्र सिंग	637	खन्ना	47
3. प्रकाश नंदलाल भुक्ता	636	- 1212	48
4. तारा नोरा नानकर	628	18110	49
5. रमिदा बेनजी खारवी	629	16155	50
6. नन्मी रमेश खारवी	630	15155	51
7. जगदीश राजमन पाठकर	288	खन्ना	52
8. रामकरण जी चौरसिया	462	10140115	53
9. रमराम रान शेरि	6	1111111	54
10. शेहनज साजिद शेख	25	1111111	55
11. अविदेश चौरवा कान्छे	682	खन्ना	56
12. अमिल महारेव खनसोडे	25	खन्ना	57
13. वदना विनोद खंवत	561	खन्ना	58
14.			59
15.			60

अ.क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणातील आय.डी. क्रमांक	स्वाक्षरी	अ.क्र.	प्रकल्पवाधित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणातील आय.डी. क्रमांक	स्वाक्षरी
1	अरि विनाय शंकर बेवले	321		16	नेम रौद्र नर बांतार	359	
2	क्रांतीक सोपिक सोपिक	158		17	रसउ मंगनाथ		
3	वसुधा बाबू हांगारगी	336		18	अरि सुमेश्वर राठे	317	
4	वनी वसुधा हांगारगी	336		19	उत्ता कोलते	321	
5	उत्तासुत महादेव गराटे	352		20	आशिष कोलते	321	
6	सागरदेव देवराज नवले			21	डी अकर नासा	138	
7	अनासुर शिवा शिवत	122		22	अशोक रामाशिव पाखीर	3532	
8	मंडु पिरलिंग गारेया	377		23	सागरदेव त्रियुत उदक	593	
9	राज लक्ष्मी विनायक आशिषे	329		24	लालचंद अशुभ शिवाजी	265	
10	शुद्ध सागर			25	आशिष रघुनाथ कोरिया	651	
11	अशोकि विनायक शिडे	429		26	दिनेश कोरये	458	
12	Vikram m Pujari			27	दिनेश बाबुबाळ उगोसिया	85/86	
13	Jaine Rodrigues	39		28			
14	मिरेन रसिपत	655		29			
15	उत्ता बाबू पळे	639/640		30			

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अ.क्र.	पुस्तकवाचित/अपस्थित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आवडी क्रमांक	स्वाक्षरी	अ.क्र.	पुस्तकवाचित/अपस्थित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आवडी क्रमांक	स्वाक्षरी
1	राजेश दिलीप ठरम	588		16	विकास बालुदेव चव्हाण	101	
2	दशरथ केशव मांडवकर	616		17	संजय बालुदेव रेवाळे	322	
3	शिवकुमार बसवराज पुष्पाटी			18	सुहास विश्वकर्मा (पत्नी)	248	
4	गोपाळ सुमाना शिवराण	430		19	जगदिश सीता शवन	351	
5	बाबु वसिंत कोरडे	35		20	शांताराम महादेव सावरे	113	
6	प्राणो मणिकान्त ठरिंक	19		21	दिपक शांताराम सावरे	110	
7	राजपाल विश्वकर्मा	आवडी नाही		22	अंजारेडडी मुंडयडले	222	
8	आत्माराम कांडे	665		23	विष्णु धापसी (मुळगा)	646	
9	सुधाना देवी मंगल जयसवाल	417		24	संतोष शंकर कांड (पत्नी)	316	
10	अमोलप्रकाश कुतुंबिया			25	प्रिजविहारी चौराविया	309	
11	गंगाराम सागराज वरक	118		26	चंद्रकांत बाने	25	
12	सुपमा सिताराम वरक	569		27	लालमन जोखार	234	
13	राजसारे परेक	445		28	गणेश वसु डावरे	114	
14	राजकिशोर कागवन सावरे	307		29	मुकेश जवधा कांड	109	

अ.क्र.	प्रकल्पवाचित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणाला आय.डी क्रमांक	स्वाक्षरी	अ.क्र.	प्रकल्पवाचित/उपस्थित असलेल्या व्यक्तीचे नांव	सर्वेक्षणाला आय.डी क्रमांक	स्वाक्षरी
37	पारसनाथ सिंग	654		46	जेवेंदरियन कुर्सेस डीयुला	284	8-020020
38	वशिष्ठ पांडे	548		47	राजु टी. सापा	347	
39	रामसुखरा जुरे (पुण्या)	43		48	अपेश छिलन वांगे (भाउ)	380, 376	
39	बघोरा भाकर देव	694		49	सचिन रवि प्रधान (पुण्या)	698	
35	विजय लखन जंगम	545		50	राजु राम प्रधान	699	
36	अमला रघुनाथ नेळगे (पनी)	43		51	लेविड देव्यारग (पुण्या)	145	
37	मधुका शेकाळ हजुरबाघुल (भाउ) सांगार	444		52	पुष्पा शेर्की	424	
38	विश्वास गणु वारि	125		53	मेघल रोनारड मेन्डोसा	696, 385	
39	मोनु प्रकाश कुंजोलिया (पुण्या)	226		54	मेकविग रोनारड मेन्डोसा	408, 685	
40	गिणाराम रामराज जेव्कार	235		55	भरग कांबळे		
41	नारा खाटकी	635		55	अंशुगी से जेटीयार (पुण्या)	355	
42	रेखा हरिशंकर निवाडी (पनी)	530		56	अशित छिलन धुकरे	626	
43	पद्मावनी मुन्शीकाळ कर	29		57	महेश मोरी	-	
44	मंगेश राजु सावर	128		58	विजय वृष्णा कोर्कि	100	
45							

अ.क्र.	सकल्पवाचित/अपारपित असलेल्या व्यक्तीचे नाव	सर्वेक्षणाला आणजे क्रमांक	स्वाक्षरी	अ.क्र.	सकल्पवाचित/अपारपित असलेल्या व्यक्तीचे नाव	सर्वेक्षणाला आणजे क्रमांक	स्वाक्षरी
८१	चैड्डींग आम मागे	३००					
८२	जसदल वर्गीस	०३					
८३	जयश्री शिवशंका चौधरी (पत्नी)	५५४					
८४	बाळिमा फादल शेख	-					
८५	सुबिक डी मोरे	५५०					

अ.क्र.	प्रकल्पवाधित/अपारधित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी	क.	प्रकल्पवाधित/अपारधित असलेल्या व्यक्तीचे नाव	सर्वेक्षणातील आयडी क्रमांक	स्वाक्षरी
१	जमुनाउसाए वी. शर्मा	३९४	P.P.Sharma	१६	जामदेव गोविंद मोरे	२५६	मोरे
२	पद्मजम्भ तिम्बना वांगेरा	३३०	P. Tiambna	१७	लाचप्पा भाऊसाहेब पावळे	१३१	...
३	संदिप कुंदर	४	S.P.Kunder	१८	शोभा वसुधा कुजारे	३५३	...
४	उमेशभाश कदम	३२४	Umesh Bhasha	१९	आफरा वीरव		...
५	अजयेश उमेशभाश कदम	३२७	Ajayesh Umesh Bhasha	२०	सुधा सिंग	४५१	सुधा सिंह
६	रेडली शीवर्ड भाच्यल्लडो	२३२	R.L.Lado	२१	गंगाधर वी. मांढे	७२५	गंगिकाभा
७	विष्णू श्रीदेवी विल्व	३७	Vishnu Shrivadi	२२			
८	नालिनी सदानंद शेट्टी	७	Nalini Sadanand	२३			
९	शाकुंतला सिंग	१७	Shakuntala Singh	२४			
१०	त्यामा देवी उम पटेल	४१५	Tyama Devi Um Patel	२५			
११	बेनी जवहा वंगड	१०८	Bani Javaha Wadgaonkar	२६			
१२	गणपत वसुधाजी नामे	३४३	Ganapati Vasudhaji Name	२७			
१३	सिवाराम शेंडू मराठे	६७१	Sivaram Shendur Marathe	२८			
१४	बंतीष वंडू मारे	२७०	Bantish Vandur Mare	२९			
१५	राजेश वसुधा वंगडे	१९१	Rajesh Vasudha Wadgaonkar	३०			

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अक्र.	प्रकल्पवाधित/अपार्षित अमलेख/अप्रतीचे नाव	सर्वसंगतील आयडी क्रमांक	स्वाक्षरी	सूक्र. क्र.	पक्ष	चिते/उपसंपत असल श्या/अपत्तान्याप	समयमाना आयडी क्रमांक	स्वाक्षर
1	श्री. चंद्रकांत एन.मंग. हंडेकर	309	B.C. Handkar	16		श्री. विठ्ठल कोडीवा. घोडके	850	<i>[Signature]</i>
2	श्रीमती आशा लुणा चावठकर	262	<i>[Signature]</i>	17		श्री. उत्तम मारुती घोडके	880	<i>[Signature]</i>
3	श्रीमती बालगंगा हजर्ता नाईकेवडी	302	<i>[Signature]</i>	18		श्री. व्यंदिप सिताराम दडवी	880	<i>[Signature]</i>
4	श्री. दादासो सदाशिव साळुंखे	408	D.S. Salunkhe	19		श्री. भिस्कर तांब्या सावर	895	<i>[Signature]</i>
5	श्री. अनंल मानका निलोरे	268	A. Manare	20		श्री. राजन वी. जायर	33	<i>[Signature]</i>
6	श्री. राकेश राजभर	308	<i>[Signature]</i>	21		श्री. रामदास धनपत भारती	220	<i>[Signature]</i>
7	श्रीमती भारतीकाई कारिनाथ बाळडे	200	भारती बाळडे	22		श्रीमती ज्योती दिपक पालकर	860	Deepak B. Patil
8	श्री. राकेश भगवान रावत	330	<i>[Signature]</i>	23		श्रीमती विजया उत्तम वाघमारे	359	<i>[Signature]</i>
9	श्री. हनुमान रेडी आर वामरे	320	<i>[Signature]</i>	24		श्री. अश्विंद शंकर इंगळे	869	<i>[Signature]</i>
10	श्री. अशोक रामचंद्र रसाळ	650		25		श्री. संजय शंकर इंगळे	888	<i>[Signature]</i>
11	श्रीमती वंदा शंकर प्रोहिते	283	<i>[Signature]</i>	26		श्री. सुभाष किसारेडी डोंगळे	239	<i>[Signature]</i>
12	श्री. रविकांत वसदाशिव पावसकर	423	श्री. रविकांत पावसकर	27		श्री. शिवा रेडी गंगारेडी आंबटे	858	<i>[Signature]</i>
13	श्री. शिंदे विठ्ठलदास मसाजी	300	<i>[Signature]</i>	28		श्री. मोहन नारायण शेहीगर	89	<i>[Signature]</i>
14	श्री. चरणदास आंबोजी सोनकांबळे	222	<i>[Signature]</i>	29		श्री. दिलीप पांडुरंग साजीवे	282	<i>[Signature]</i>
15	श्री. राहुळ चरणदास सोनकांबळे	209	R.C. Santane	30		श्री. नरेश केसाथ लुणा	235	<i>[Signature]</i>

70

14/15

क्र.	प्रकल्पवाचिन/अपार्षित असलेल्या व्यक्तीचे नांव	सर्वसामाजिक आपडी क्रमांक	स्वाक्षरी	क्र.	प्रकल्पवाचिन/अपार्षित असलेल्या व्यक्तीचे नांव	सर्वसामाजिक आपडी क्रमांक	स्वाक्षरी
३१	श्री. रामा शेट्टी	३६	३६	५६			
३२	श्री. सुरंग अठे		५६/०२	५७			
३३				५८			
३४				५९			
३५				६०			
३६				६१			
३७				६२			
३८				६३			
३९				६४			
४०				६५			
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४२				६७			
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४४				६९			
४५				७०			

(३६)

१५/१८

MIDC – Public Consultation Meeting held on 26.12.2014



MIDC – Public Consultation Meeting held on 26.12.2014



(Translated copy from Marathi language to English)

REF: VI.ZA.PRU.PRA/Metro-3 line/2015/24

(MMRC LOGO)

To,

Hon. Police commissioner
Police Commissioner Office,
Greater MUMBAI 400001

SUB:- The minutes of the meeting of the proposed Mumbai Metro Line -3 (COLABA – BANDRA – SEPPZ) on dt.13/02/2015 at 6.00pm

Ref:- 1) This office letter no. T&C/MM-3CBS/Police/LA/2014 dt.9/01/14
2) Your office letter no.PA /Kaksha-8 (11)30/8/14

With reference to the above subject, it is to inform that due to MUMBAI Metro line 3 (COLABA – BANDRA –SEPPZ) that due to proposed complete underground metro railway alignment which would be affecting police quarters of Maheshwari NAGAR Road no.16; M.I.D.C. police station , MMRCA-officers had arranged a meeting with the actual residents of government bldg.; police officers & authorities as well as their respective family members on 13/2/15, Friday at 6.00 pm. which was held in the premises of present police quarters and discussion was carried out.

The copy of minutes is sent herewith for your reference and for necessary action please.

Sd/-

(Ashwini Bhide)
Administrative Director
Mumbai Metrorail

Copy to: - For information as necessary action

- 1) Hon. Deputy Police Commissioner (Administrative) Police Commissioner Office, Greater MUMBAI.
- 2) MR. Prashant Holkar - Deputy Police Commissioner Division-10
- 3) MR. R. Ramana, Executive Director MMRC
- 4) MR. Anil Wankhede – DMC - MMRDA (Land Div)
- 5) MR. G. C. Mangle – Add. Collector (R&R)
- 6) MR. Pradip Sonawane - Assistance Police Commissioner Andheri (E) Div.
- 7) MR. Charuhas Jadhav – Dy. General Manager (Depot)
- 8) Mrs. Sangeeta Varade – Tahsildar MMRC
- 9) MR. Sanjay Dani - General Manager (Security) MMRC

In case of any disagreement with English translation, original Minutes in Marathi will govern.

THE MINUTES OF MEETING DT.13/2/15 AT MAHESHWARI NAGAR ROAD NO.16 M.I.D.C ANDHERI (E) DIVISION WITH FOR POLICE OFFICERS AND THEIR STAFF OF POLICE COLONY.

The metro line-3 project is undertaken by joint venture of Government of India with Maharashtra State Government (COLABA-BANDRA -SEPPZ) is a 33 Kms. complete underground PROJECT which has 27 proposed Railway stations. This project shall be implemented through Mumbai Metro Rail Corporation and is financed by JAPAN International Corporation Agency. (JICA)

This present PROJECT has been approved by from govt. of India and was published in the Gazette on dt.19/11/13 under Metro Act (Alignment). Maharashtra Govt. has declared Metro line 3 PROJECT as an "Important public project" & an "Important city transport project" .In this project police H.Q's state's Residential premises at Maheshwari Nagar Rd.no.16 ,M.I.D.C Andheri (E).are getting affected. In this premises there are 5 bldg, in which there are 16 flats for officers & 48 flats for police staff [Amaldar], a pump house. And a Gymnasium for all the residents of the staff & their family members .In Metro line 3 (COLABA-BANDRA -SEPPZ) out of 27 stations M.I.D.C station is the 25th Railway station for which 97 sq.ms permanently & 785 sq.ms. of temporary land is required .The residents of this police quarters will be required to be shifted temporarily at other locations during execution of the project and it is proposed to resettle them back after completion of the project by constructing new buildings in the balance leftover area.

With reference to the above subject all the officers, staff & their family members participated in the meeting on 13/2/15, Friday @ 6.pm at the police quarter's premises and detail discussion were carried out.

In this above meeting officers of MUMBAI METRO RAIL CORPORATION & following officers from Police Department guided the police officers, Amaldar and their families staying in the police colony

- 1) Mr. Prashant Holkar- Deputy Police Commissioner Parimandal-10**
- 2) Mr. R. Ramana, Executive Director MMRC**
- 3) Mr. Anil Wankhede - DMC MMRDA -Land Div.**
- 4) Mr. Ghanshyam Mangle - Additional Collector -MMRC (R&R)**
- 5) Mr. Pradip Sonawane -Assistant Police Commissioner Andheri (E) Div.**
- 6) Mr. C. M. Jadhav -Gen. Manager [Depot]**
- 7) Mrs. Sangeeta Borade -Tahsildar MMRC**
- 8) Mr. Sanjay Dani-Deputy General Manager (Security) MMRC**

In the beginning Mr. Pradip Sonawane the Dy. Police Commissioner Andheri East -made a preliminary introduction of all the present authorities there. After that Mrs. S. Borde -Tahsildar, welcomed all the police officer, staff(s), Police Amaldars as well as their family members on behalf of Mumbai Metro Rail Corporation & then she requested MR. R. R. Ramana to continue the further guidance. As per her request he had given the primary information about Metro line 3 project to the persons present there. Similarly he had also given information regarding MIDC station that it would need some space initially & mentioned that present residents will need to shift temporarily to some other places. The video of Metro- 3 project was shown to the people present there which actually mentioned the importance of Metro- 3 project & gave further more information.

Following are the points that were raised by the police quarter's residents including Police officers, Police staff, Amaldars, as well as their family members. MMRC's authority /officer replied to the related queries and guided them as follows:-

Sr.no.	The points that were Raised by the persons affected by this PROJECT.	The information provided by the OFFICERS.
1	Instead of giving temporary homes from MMRC, let us get permanent homes of our ownership, for such homes if we need to pay; we are ready to pay that amount.	These homes are GOVT. homes made available by home division for police officers & staff .In the present scenario to give ownership home by MMRC for Govt. officer/staff isn't possible. Regarding this there isn't any govt. policy decision, circular, plan or any standards about it.But regarding this present subject you may put forward a demand to state govt. through Hon. police commissioner.
2	Will it be possible for us to settle down permanently in the homes those will be provided by MMRC on the temporary optional basis?	Homes from MMRC given would be of temporary type optional homes only.in such types of homes one can't stay permanently there. As soon as this PROJECT gets completed /over the homes would be built by MMRDA /MMRC on the earlier govt. land & as when such homes allotment would be given to you then permanent settlement would be possible.
3	Will there be any arrangement done or expenditure paid by MMRDA/MMRC for shifting /transporting the police officers /staff & their members of family from police staff quarters?	Yes .the shifting /transporting expenditures would be paid by MMRDA /MMRC for shifting from police staff quarters
4	Will the fans, lights also be transported at the new govt. homes from old police quarters?	Yes, the fans, lights will also be transported at the new govt. homes from old police quarters.
5	Will the maintenance of the police quarters of state govt.be same [as the old one here]?	Yes, the maintenance of the police quarters of state govt.will be same as the old one here. It is expected because the homes provided by MMRC are for a short period on temporary basis.
6	There are many joint families staying here in police quarters of state govt.so give us larger/bigger homes than the present one	As per the order from the State for the area of homes the homes of similar area would be made available to the police officer /staff [&their members of families.
7	Is the information filled in the question form for homes is for our convenience only or how it is?	Yes, the information filled in the question form for homes is for our convenience only. these proper information would help us to take further decisions.
8	The option should be there with you to take another place instead of Maheshwari Nagar Rd.16, M.I.D.C Andheri (e) police divisional staff quarters.	Any other convenient option for land isn't available & as it is declared by Maharashtra Govt. that Metro-3 project as "Important city transport project .This land is very Important & is necessary for the project. No other suitable alternative land is available.

9	Public work(s) dept. & other Govt. homes must be made available for police officer/staff of police quarters & their family members so that these affected families needn't be re-shifted.	MMRC is ready to provide alternative room at convenient places .If rooms at any other locations are made available by government and residents are ready to shift there, police department can think and decide about it.
10	Is the parking arrangement available there for parking vehicle?	That facility would be given only if there is space availability in the shifted colony.
11	Is water supply available for 24 hrs?	As per the rules of B.M.C. the prescribed schedule water supply would be made available.
12	At present there is space provided for Gymnasium as well as for stage & open ground. Will those facilities be provided?	The space will be provided for Gymnasium in the option homes but the provision of ground, stage etc. Won't be possible at all.
13	Would you inform the Govt. about this present subjects meeting which is held today & the discussion we had?	The Minutes of this today's meeting held & the discussion we had would be given to police department/division along with the demands of the residents.

MIDC Police Quarter's-Public Consultation Meeting held on 13Feb2015



MIDC Police Quarter's-Public Consultation Meeting held on 13Feb2015



MIDC Police Quarter's-Public Consultation Meeting held on 13Feb2015



MIDC Police Quarter's-Public Consultation Meeting held on 13Feb2015



MIDC Police Quarter's-Public Consultation Meeting held on 13Feb2015



THE MINUTES OF THE PUBLIC CONSULTATION WITH RESIDENT/COMMERCIAL/NON-RESIDENTIAL PREMISES OWNERS OF KALBADEVI & GIRGAON DT. FROM 02/03/15 TO 04/03/15.

1) Metro-line- 3 (Colaba –Bandra –SEEPZ) project is implemented through Mumbai Metro Rail Corp Ltd which is a joint venture company of Govt. of India & Maharashtra State Government. Its alignment is 32.5 kms. Long and is completely underground which has 27 proposed railway stations. The Kalbadevi & Girgaon stations are proposed to be constructed under the subway /tube at Jagganath Shankar Seth road.

2) In this project the tube /subway is below the ground level at about 20 to 25 meters .Stations will be approximately at a distance of 1km. Though it's a tube /subway line, the passenger's entry /exit & its ancillary bldg. /ventilator shafts etc. would have to be built only above the ground. For which some part of land is required to be used .During construction work some adjoining land area will also be temporarily required (for 3 to 5 yrs.). For Kalbadevi & Girgaon (package-2) stations land admeasuring – 2064.00 sq.m. on temporary basis & 907.00 sq.m. On permanent basis & land admeasuring 1865.00 sq. m. on temporary basis & 787.00 sq. m. (Approximately) on permanent basis respectively are required. As per M.C.G.M plan road's breadth must be 27.4 meters but the present road width at this location is between 12 to 15 meters only. The arrangement s/facilities required for Metro PROJECT are planned as per the width of this road in the map .If the roads widths as shown in the map would have existed then none of the bldg.'s acquisition would have been necessary for this Metro project.

3) This area is always overcrowded and has high density population & there is a lack of open space. Similarly the road's width isn't as per the map .To acquire the necessary land for this project some part of few bldgs. Are getting affected and families would need rehabilitation & that's necessary. Therefore in connection with this subject it was necessary to carry out the discussion on the problem of this project with the affected residents/families. So after giving information a few meetings were arranged as follows. The meetings intimations were given by letters to the related /concern persons.

4) These meetings were arranged in Ionox theater.CR-2 bldg. Nariman point, MUMBAI building wise and division wise -

SR. no.	Building's Name	Date	Time	No.of Representative s present
1	Narmada Trust. Kotak bldg. (17, 19) Madina house/Talathi house /Todiwala /Deepak gold /Munnalal Mansion A & B wings.	02/3/15	11.00 to 12.00 Noon	32
2	Mona chambers, fish market, Hem villa, Chhatriwala bldg.	02/03/15	12.30 to 13.30	85
3	Abehant Bldg.-1, Khan House Bldg.No.55/1,55/3 & 55/5 Rajheet, Kapadia Chambers.	2/3/15	15.00 to 16.00	52
4	Chira Bazar bldg.no.606 & 607 Sitapur Bldg.	03/3/15	11am-noon	25
5	Saif Dakshin, Vitthaldas bldg.V.I.P. Luggage	3/3/15	12.30 to 1.30	31
6	The open space between 2 bldg. Bank of India & Waman Hari Pethe jewelers, Shriram Bhavan Swami Niwas.	3/3/15	3 to 4 pm	24
7	Annapurna bldg. Kranti ngr.Ekta Niwas ,Dhaduma pokar	4/3/15	11.00 to 12.00 noon	83
				332 Total present

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5) In the beginning of these meetings a briefing was made about MUMBAI Metro line 3, a prestigious project of Central Government and Maharashtra Government and its importance was narrated. Mrs. Ashwini Bhide the Managing Director of Mumbai Metro Rail Corporation & many other senior officers /authorities were present. In each & every meeting the opinions of the representatives of the residents and non-residential commercial shop owners and family details were taken. Their concerns about their rehabilitation were noted down.

6) 1st of all what is the need of this project for MUMBAI was explained. Information about project alignment, Station location, construction methodology was explained. TBM cut & covers stations, NATM station's many technical details were given in short. Many underground digging tests have been carried out. As the safest techniques are going to be used even for hardest rock, there is no fear of any danger in digging so deep at the distance of 20 to 25 mts. below the ground level. The weakest bldgs. Which may crack down anytime was surveyed with all the details. So while the construction work is on, all the safety measures are taken & all the planning's are done for their methodology of working to ensure its ground water level does not go further down .All the service channels /routes & the temporary traffic diversion & their alternative solutions were explained to people.

7) The details of the land required for this PROJECT on permanent as well as on temporary basis were given. It was most clearly told /said that as the entire Metro Rail /stations are under ground, only very little land is required on permanent basis for entry /exit, for stairs, for ventilation shaft & sub-station. For this project people should not believe in the rumors that about 1000 to 2000 buildings are getting affected & would go for displacement/demolition due to this project .From Girgaon, Kalbadevi & Chira bazaar area. For 2 stations 26 bldgs. are going to get affected. Approximately 777 families would get affected due to this project .All these buildings are getting affected because of their very special type of construction. Though very little land is required on permanent basis for this project & in FSI development plan this much width of the road not being there reconstruction of the bldg. on the balance/remaining land is not possible. For increasing the roads width all the options would be examined & those options have to be accepted. To give rehabilitation to the project affected families in the same vicinity is the mind set of MMRC, for which deep study & its planning is required & MMRC is agreeable and ready to put those planning/proposals before the people. Unless proper plan of affected families rehabilitation is finalized & people give their consent for it, no building would be demolished. This was very clearly told and explained.

8) In this area many bldgs. are very old and about to collapse. Metro project is developing simultaneously which is a very big facility .An opportunity is available to have rehabilitation of the project affected family along with implementation of this Metro Project. Its quiet possible to have many more obstacles in the private plots development, even then due to this Metro PROJECT such obstacles are likely to be solved out to redevelop the project affected building in a "cluster" style for which a details plan has to be prepared & then to get consent from public as well as from state Govt. is the responsibility of MMRC which was expressed very clearly. Temporary redevelopment's ready options would be kept in front of the people very transparently .This was also explained .Co-operation of resident is very much essential and solicited since without their support and co-operation implementation is not possible.

9) After this in every meeting, the present representative put forward their queries. All these queries were replied by MMRC.

All the points raised in all the meeting which were discussed out in public & the clarification given in the meeting is as follows-

Sr.no.	The points that were raised by the persons affected by this PROJECT.	The information provided by the OFFICERS.
[*]	Kalbadevi & Girgaon are the most Important spots. Here these families are staying since last 50 yrs. Their many generations have been staying there at the same place .Though the tube / subway railway is under the ground but considering the difficulty of rehabilitation & difficulties that we may face now we feel that alignment route should be reconsidered and changed At present these people have sufficient transport facilities so there is no need to displace this people & have this metro project here	This MUMBAI Metro PROJECT is taken in hand just to remove the traffic congestion problems of Mumbai roads .This Metro project is Important from the point of view to reduce road congestion so that in future safe & happy public transport would be easily available for the best transportation Metro line & stations are required where there is dense population so that citizen / traveler can have the facility to travel & the congestion is relieved .With this aim Kalbadevi & Girgaon Metro station are under this plan .Due to these stations nearby area would be developed & even there will be value addition .
[*]	As there is very less distance between Kalbadevi & Girgaon station and just near these stations there is a Western Rly., these stations should be excluded from Metro line.	In the suburban Rly. the local stations are at a distance of 800 mts. to 1 km. As per international guidelines/ rules in. in the thickly populated area it has to be at the distance of 500 mts. so that to no other transport is necessary to reach the stations. If these stations are excluded now, then all the facilities that would be available to the area would be missing forever and the area would be deprived of the new development. Without these stations there would be distance of 2.5 kms. between 2 stations & then no one can deny of the difficulties citizens may have to face. This point doesn't fit well in the Metro plan.
[*]	Do think about making tube /subway Rly. alternatively below Maharshi Karve Road instead of .J.S. Road	Before finalizing Metro -3 line many other options were given studied thoroughly & then only it has been finalized. Due to many more technical difficulties it is impossible to have Metro-3 line under Maharshi Karve Road .Apart from this all other legal facts & many other prescribed procedures are fulfilled & then only based on best option Metro3 line is finalized .It is very Important to note this point
[*]	1 st of all construct the Rehabilitation bldgs. In the same area for this project affected families & then only begin the procedure of vacating the premises.	In the opinion of the MMRC that it is possible to have Rehabilitation of this project affected families of Metro -3 line project without changing station locations in the same area. Regarding this the detail study would be made & then final plan would be kept before the affected families'. Unless & until the necessary plan worth

		implementation isn't finalized for rehabilitation in the nearby area. No bldg. would be demolished.
[*]	While constructing rehabilitation bldgs. Cross maidan, Azad maidan & other open spaces must be taken into consideration.	Open maidan /grounds are very essential for cities and as per development control rules for land proper usage grounds cannot be used. Also considering many Hon. High Court's decisions, rehabilitation homes can't be constructed on open grounds. Since the Rehabilitation is possible in the same vicinity necessary plan shall be prepared.
[*]	Do put forward a detailed plan before the residents about the temporary & permanent rehabilitation after the suitable policy decision by the corporation.	Even if rehabilitation is decided to be in the same vicinity, until the bldg.'s construction works gets completed, the temporary rehabilitation is necessary and MMRC would give its full co-operation in making available the temporary rehabilitation in the same area. The bldgs. of BPT at P'Dmello Road, Back Bay Reclamation and at other locations which are available with MHADA would be checked . Otherwise to have rehabilitation in the nearby vicinity, rent would be given to the residents.
[*]	Make a policy decision for rehabilitation of the residents like land owners, living with Pagadi systems or tenants ...etc.	If the rehabilitation is in the same /nearby vicinity to be done it shall be as per the development control rules and all shall be accommodated whether land lord or tenants ...etc. during resettlement.
[*]	A few representatives who were present agreed to give their full co-operation if the rehabilitation is in the same vicinity .They requested to produce detail resettlement plan and call them for to discussion again.	On behalf of MMRC thanks were given to those who had co-operated .the very clear idea was given to the people that regarding the rehabilitation in the same vicinity MMRC would make a detail study & then prepare a plan & then that would be represented to the residents. Request seeking co-operation of Resident was made/done.

10) A few people from Chira Bazar's fish market as well as few non-residential but project affected people demanded for the temporary rehabilitation in the same vicinity .The residents of the DHOOT PAPESHWAR bldg. demanded that their bldg. is in very good condition so insisted to find the other option or alternate way. Few residents also said that their bldg.'s were recently repaired & made in good condition either by MHADA or by tenants themselves. A few residents also insisted that temporary rehabilitation must be in the same vicinity only. A few residents also agreed to co-operated for rehabilitation on temporary basis in

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the other vicinity also but temporary non-residential /commercial shops arrangement must be done in the same vicinity/locality only.

11) After having listened to all the residents it was promised by the MMRC authorities /officers that all your suggestions /objections of project affected people would be definitely considered & the best possible beneficial decision would be taken. In future also the public consultation would go on & the plan for rehabilitation in the same vicinity would be prepared soon and then once again meeting would be held. It was told that today's meeting is not for taking any final decision but for arriving at a beneficial decision for all, after discussion with all affected persons.

The above meeting that was organized by MMRCL ended with the thanks to all the participants with a request seeking co-operation of residents for Metro Project which is an important project.

Nitin Patil
Additional Collector
& Special Land Acquisition Officer M.M.R.C

Kalbadevi Girgaon - Public Consultation Meeting held on 02.03.2015



Kalbadevi Girgaon - Public Consultation Meeting held on 03.03.2015



Kalbadevi Girgaon - Public Consultation Meeting held on 04.03.2015



Public consultation with Residents and concord Groups of Cuffe Parade & Churchgate

Date : 05th March 2015

Venue : 1st floor, CR2 bldg, Nariman point, Mumbai

In response to various letters and reports Received from Resident Local Area Association /Group and concerned citizen's organisation a public consultation program was arranged on 05th March 2015 at 2.30 pm 1st floor CR2 Bldg. / Inox Cinema, Nariman point, Mumbai-32. Communication about the scheduled meeting was conveyed to stakeholder's individual by email and other messaging methods with a request to propagate the message to others. Managing Director (MMRC) chaired the meeting where 72 citizens were present.

Initially a brief presentation covering Project Alignment, Station locations, Designs, Project benefits, Construction methodology and Safety etc. was made. Followed by Question & Answers.

The following is the compilation of questions / suggestions / objections made by the participants.

1. Cuffe Parade resident suggested 3 alternative alignments

a) Terminate the line at Vidhan Bhavan.

b) Modify the alignment to avoid BMC Park and Colaba Woods along Caption Prakash Pethe Marg

c) To relocate Cuffe Parade station in CPRA Garden (North of GD Somani marg. They highlighted that the Colaba woods Park being used by entire Colaba residents without any social barrier. Facilities created by Rotary Club for the welfare of nearby children were also highlighted,

- In support of above suggestions they argued
- That there are no provision for parking of private vehicles, Taxi and Bus stands and absence of feeder road network around south of Bhadwar Park for traffic diversion.
- Colaba Woods is 40 yrs old garden developed & maintain by residents should not be disturbed. This is the only open space available for slum dwellers.
- The Rotary Club of India developed facilities for the nearby slum children like night study etc.

2. Suggestions / Objections on Churchgate Station.

- a) Residents enquired about number of trees affected in the Church Gate Metro Station, period of construction, Noise and Dust issues during construction.
- b) Entry exit to buildings, parking during construction period to be addressed.
- c) Most of the residents being old, construction process barricading, traffic diversion and restriction on entry exit to properties should not hinder emergencies especially movements of Ambulances, medical aid etc.
- d) Several buildings vibrate due to the movement of heavy vehicles on road this should be taken in to consideration when TBM work is in progress. Safety of these buildings due to open trenching.
- e) Flooding is experienced in a number of buildings during monsoon / high tide. How these issues will be addressed.

3. Residents also suggested to shift the project alignment along coastal road being planned.

4. To all the queries raised Metropolitan Commissioner, MMRDA briefly responded as below;

- a) The alignments of public transport systems like MRTS/Metro are ideally located and pass through dense developments. Therefore suggestion to shift the alignment to Coastal road is not appropriate.
- b) MMRC is deploying state of the art construction technology vis a vis monitoring system that would address all concerns about building safety.
- c) Concerns of residents regarding traffic circulation and parking will be addressed in consultation with Traffic Police.
- d) Reports related to project planning, EIA, SIA, construction methodology and Traffic integration planning will be uploaded on MMRDA/MMRC website.
- e) MMRC will review the suggestions made in today's consultation the response will be conveyed through web site including a copy in writing to resident groups who gave representation suggestion in writing.

The meeting then ended with thanks to all participants with a request seeking cooperation of resident in Timely implementation of the project.

Public Consultation with Residents and concerned
Group of Cuffe Parade & Churchgate held on 05
March 2015



MINUTES OF THE MEETING / PUBLIC CONSULTATION WITH PROJECT AFFECTED PEOPLE OF SAHAR (SHANTI NAGAR) on 12-03-2015.

Metro-3 work has been undertaken by Metro Rail Corporation Limited (M.M.R.C.L) which is jointly owned by Govt. of India & Govt. of Maharashtra state. State has given the approval COLABA - BANDRA - SEEPZ - Metro 3 Project. This Project will be implemented, Monitored and financed by Japan International Co-Operative Associations (JICA) and as per their guidelines. Maharashtra State Government has declared Metro-3 project as “an important public project” & “Important City transport project” on 3rd March 2014. The approval is given for the Rehabilitation of the people who are affected by this project, as per Maharashtra Urban Transport Project (MUTP) Resettlement & Rehabilitation policy. As per the JICA Guidelines open public consultation were held and brochures were distributed, specially prepared with full details of the project and resettlement policy; in Marathi, Hindi & English languages to inform them about their rehabilitation from the place that is affected by this public project.

In response to various queries raised by Project affected persons all information was given to them and their suggestion have been noted down.

Date	Time	Place
12/102/2015	11.00 am to 12.30 pm.	NAMTREE GR.FLOOR.M.R.C.BLDG. BANDRA - KURLA COMPLEX BANDRA (EAST)MUMBAI 51

In the public consultation the following officers from the MMRCL had guided the slum dwellers / shop owners (PAP's).

- 1) Mr. Vishram Patil - General Manager (Social Development) M.M.R.C.
- 2) Mr. S. K. Gupta - Director (PROJECT) MMRC
- 3) Mr. Nandargikar - Chief General Manager MMRC
- 4) Mr. G. C. Mangle - Add. Collector (R&R)
- 5) Mr. B. A. Redkar - District Superintendent land record
- 6) MR. Dani - Asst. General Manager MMRCL

In the beginning a video film of the Metro-3 Project highlighting the importance of this Project, station location and alignment etc., was shown to the projects affected people; following officers guided the PAP's.

- Mr. Nandargikar: - He had given the detail information of project alignment station locations of Metro - 3 to the people affected by this project.
- MR. Vishram Patil: - He had given the detail information about the (MUTP and R&R policy) for those people who are affected by this project. He also had given guidance about the persons those who can take the advantages / benefits of this project. Apart from this he had given very clear idea about survey, FLGRC, SLGRC, Information centers, the distribution of tenements and Rooms for the common usage of co-operative housing society & its maintenance fund etc.
- MR. G. C. Mangle: - He had given the detail information about the details list of survey of the people affected by this project the name of the person affected, area affected, usage & ownership right etc. he had also given an information about how to give a complaint /Request in writing and also, which officer should be contacted.

In this public consultation 128 people were present who were affected by this project. The list of the persons present is attached as appendix - 1. The details about point raised by the project affected persons and reply to their queries have been tabulated below:-

In the beginning Hon. MLA Mr. Alvani presented his own view. Earlier this SAHAR (Shanti Nagar) residential area was not coming in Sahar station of Metro - 3 project, then how this new location has got included in Sahar station of Metro - 3 project. He stated that, it appears this has been done for facilitating Mumbai International Airport LTD. (MIAL) and sought clarification from MMRC officials, similarly he also emphasizes that all PAP's should be given rooms of area 269 sq. ft. and the same locality where they are staying at present. Earlier MMRDA has resettled the PAP's in the same area in Milan subway project and suggested that similar approach should be adopted for resettlement of PAP's affected due to Sahar metro station.

In addition, points raised by other persons who were present are as follows:-

Sr. No.	The points that were raised by the PAP's.	The information provided by the officers
1	Mr. Almeda. Ex- corporator said - 1. For resettlement, rooms of 225 sq. ft. are not acceptable. As per Daravi Patten rooms of 300 sq. ft. should be given. 2. Rehabilitation of PAP's should be done as per National rehabilitation policy 2007 in this matter orders of high court must be obeyed.	1. As per SRA a rule previously 225 sq. ft. was being given. Later on this rule has been change 269 sq. ft. area for SRA projects. For metro project we are making efforts to give rooms of 269 sq. ft. area at Kurla premier (Kurla-West), Kurla (East) & at Chakala. 2. Central Govt. has adopted rule for land acquisition & rehabilitation rule in 2013, in that rule there's no provision made for rehabilitation of slum owner on the public place. 3. However Government of Maharashtra has given approval for resettlement under MUTP policy and we are doing rehabilitation as per this policy.
2	Mr. N. Sureshan said "we are ready to accept rooms of 269 sq. ft. area only at Marol Andheri (East) as stated by you.	Our answer is same as above only.
3	Mr. Makdul Khan said - Earlier rehabilitation has been done at Marol fire brigade therefore Metro-3 project affected people's rehabilitation must be done there only.	Earlier only at Oshiwara / Wadala the rehabilitation was to take place. But now the rooms will be available for rehabilitation at Kurla premier & Marol Andheri (East) also.
4	Mr. Sachin Konde said - 1. For the joint family rooms of 225 sq. ft. are not sufficient for staying so bigger size rooms may be given. 2. Structures (Room) of 1 st floor may be considered.	1. About area the clarification has been already been given. 2. The survey of first floor structures (rooms) will also be done. Regarding eligibility, benefits etc. a policy decision will be taken.
5	Mr. Shashikant Shirke- the rehabilitation of the local people must be done in SAHAR village only. What is the distance between every station?	We are making a note of your demand. Every station of Metro is approximately at 1 km. distance.

6	Mr. Almeda: - Till today there aren't basic facilities available at rehabilitation site at Kurla premier division. Even today rehabilitated families are sending their children for schooling at previous/old place only. We want things in writing from you that our rehabilitation would be in the local area only.	Cooperate with us to do survey, by which we would come to know exactly how many homes are getting affected due to this project. On the basis of this information only the rehabilitation plan would be drawn. After the co-op. society's registration by SRA, Bldg's repairing & one time upgradation of basic needs can be undertaken at site.
7	Mr.Makdul Khan:- If any of the N.G.O. interferes here in the work, would the rehabilitation stop? Similarly which rules are applicable for private land?	At present no N.G.O. is participating in rehabilitation work. Pvt. land's affected person's rehabilitation would be done as per land acquisition's rules(s)/with mutual consent.
8	Mr.Almeda:-MMRDA says that the project affected person's rehabilitation would be done in the local area only. Then why in Metro project rehabilitation is shown in other areas?	Earlier for rehabilitation rooms at Oshiwara and Wadala-Bhaktipark area were only available. Now rooms at Kurla-Premier, Kurla (East), Marol Andheri (east) may also become available. All these places are very close & nearby to our local division.
9	Mr.Almeda Airport authority's officers should be called for discussion.	This Metro project-3 is an MMRC's project. Therefore, this project affected peoples rehabilitation responsibility is on MMRC only.
10	We are the people affected on Airport land. So we should get rehabilitation benefit accordingly.	For Metro affected people's rehabilitation is as per MUTP rules. To qualify for airport project, person staying here must be of earlier than 01-01-200. But according to MUTP rules as on the date of BSES survey all the project affected persons found staying there are eligible. Therefore MUTP's rules for rehabilitation are beneficial for project affected people.

The Public Consultation ended with thanks to all the participants with a request seeking co-operation of resident during survey work and in timely implementation of the project.

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DELUXE

मुंबई मेट्रो रेल कॉर्पोरेशन

मुंबई मेट्रो लाईन - ३ प्रकल्प

(कुलाबा- बांद्रा - सिड्ढा)

पुनर्वसन व पुनर्वसाहत (R&R) विभाग

सहार (शांतीनगर) अंधेरी-पुर्व नकाशा क्र-२२ येथील




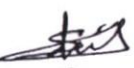


प्रकल्पबाधित व्यक्तींसाठी आयोजित

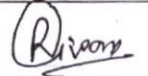


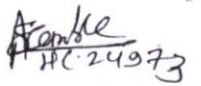
करण्यात आलेले चर्चासत्र, दिनांक - १२/०३/२०१५

हजेरीपत्रक

1)	शारदा परब	शारदा परब
2)	पुनम परब	
3)	N. Sureshram	
4)	M. R. H. Hosur	M. R. H.
5)	हजिल शिंदे	
6)	सुरेड सुता	
7)	हजिल वेद	
8)	गोमम रामर	
9)	वास. ली. शर्मा	
10)	हजिल का गणेशजी	
11)	वरीप शोभ	
12)	वांगराम गौरी	जलपाल
13)	सुलताड खान	
14)	शारदी लालु उंके	
15)	सुरेड रामेश्वर उंके	
	Gyanprakash Appali	

16)	रत्ना पुनिल नलसे	रत्ना
17)	शारदा शोभ	शारदा शोभ
18)	सुमना कुत	
19)	नितावई उंके	
20)	शारदा दिलीप मारामपुड	आशा
21)	सुमना इंदुर	
22)	मामना विक्रम उंके	
23)	संजुवई गणेशजी	
24)	सुतरमा शिंदे	श्री श्रीरमा
25)	लक्ष्मी उं गौरी	lakshmi. Kerala.
26)	M. Muthamilselvi	T. M.
27)	पि. व. जेणडिया	मंजु सुकुम शेरमा
28)	शारदा शोभ लोड	Shobha
29)	हजिल शिंदे	
30)	शिरा उंके	

अनु. क्र	प्रकल्पबाधित / उपस्थित असलेल्या व्यक्तीचे नाव	स्वाक्षरी
31)	महेश्वर बुंगेरे	
32)	विराज ठामिन	
33)	दुमिल शिंदे	
34)	P. J. S. 20x	
35)	दुमिल शिंदे	
36)	श्रीमती चंद्रकाळी कावडे	श्रीमती कावडे
37)	कॉन्टीस मिसकीटा	
38)	शेखर गुरुव	Shekhar
39)	राजु वंगडे	
40)	अभिजित ठुपे	Abhijit
41)	राजेश गुपता	Rajesh
42)	केशवराव शर्मा	केशवराव
43)	गायत्री महेश शिंदे	Gayatri
44)	अश्विनी अमल रवेंदरे	Ashwini

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46)	R-K-T, wan	
47)	Shiv Baran Sinal Bhadlosing	
48)	रविशंकर अण्णापु	
49)	F. Subash	A. Subash
50)	अशोक कावडे	
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१) पंडुरंग कांबळे

पी.के. कांबळे

२) संदीप पेडनेकर

संदीप पेडनेकर

३) रमेश विश्वनाथ शिंगाडे

४) शांतमठ सं महागोमंडे

शांतमठ सं महागोमंडे

५) गणेश उत्तम गोपाल

गणेश -

६) M46006

७) शांतमठ उपरा

शांतमठ उपरा

८) M.M. Nadgiri

९) शांतमठ उपरा

१०) शांतमठ उपरा

अमलावती गुप्ता

११) प्रकाश मिश्रा मिश्रा गुप्ता

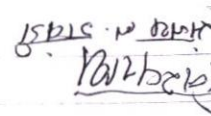
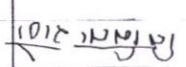
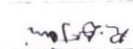
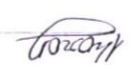
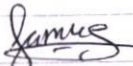

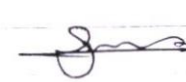



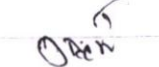

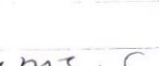
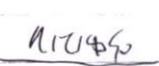
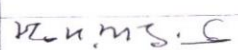
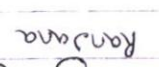
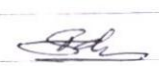
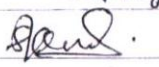
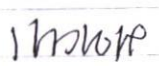
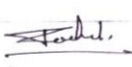
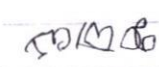
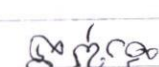

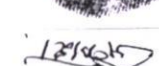
P. B. Mishra

१२) शांतमठ उपरा

१३) शांतमठ उपरा

१४) शांतमठ उपरा

१५) शांतमठ उपरा

अनु. क्र	प्रकल्पबाधित / उपस्थित असलेल्या व्यक्तीचे नाव	स्वाक्षरी	अनु. क्र	प्रकल्पबाधित / उपस्थित असलेल्या व्यक्तीचे नाव	स्वाक्षरी
16)	रमेश लक्ष्मण गिरी		31)	विजिता राणे	
17)	विश्वनाथ वांगे		32)	कल्याण कानडे	
18)	रामेंद्र चरणदास जोशी		33)	सागर कानडे	
19)	शैलेश परमपूर		34)	अश्विनी जोशी	
20)	गणेश कलाम		35)	मंगेश विनायक जोशी	
21)	रवि शिंदे		36)	पुनीत शैलेश जोशी	
22)	वीरम जावत		37)	महाराष्ट्र शैलेश शिंदे	
23)	मंगेश चरणदास जोशी		38)	रंजना मोहिते	
24)	R.S. Dhased		39)	Vinod Kumar Gond	
25)	मंगेश मुदळी सखुडा		40)	राहुल बोकरे	
26)	विजय शायन कानडे		41)		
27)	सुभाष पाटील		42)		
28)	मंगेश अश्विनी जोशी		43)		
29)	पुनीत शैलेश जोशी		44)		
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अनु. क्र	प्रकल्पबाधित / उपस्थित असलेल्या व्यक्तीचे नाव	स्वाक्षरी	अनु. क्र	प्रकल्पबाधित / उपस्थित असलेल्या व्यक्तीचे नाव	स्वाक्षरी
1)	सी निकोळा अब्दुल		16)	मलम्मा पिताराव सोलगाडे	
2)	" शशिधर शिरो"		17)	के. पर्वतधा टेळट	
3)	Nizam Saheed		18)	छद्मण गौज	
4)	एस एल कव्ना		19)	रघु शात्रुघ्न जैन	
5)	SS Azami		20)	रुद्रा विष्णु जोगे	
6)	पांचाड वसवेश्वर		21)	रविंद्र सायबन्ना कांबळे	
7)	बाबु भारती कांबरे		22)	रमेश अलीकुट	
8)	सानाजी शिंदे		23)	इश्वर केशन	
9)	शिवराज हनुमंतप्पा कुपार		24)	सुभाष नारायण वाळके	
10)	महुम जाफर अकी शाह		25)	एन एस खान	
11)	दत्ताराम बी. शिंगे		26)	सुभाष कुडजप्पा सायबन्ना डेपीचुर	
12)	राजेंद्र सायबन्ना टाचगट		27)	छद्मण सैवप्पा कांबरे	
13)	श्रीमती नाराबाई कोरे		28)	अजय जाधव	
14)	श्रीमती शांतिबाई शेख		29)	अभिषेक यादव	
15)	गंगुबाई चंभान शिंदे		30)	महावीर अण्णापा चिंदे	

31)	माल्येन विसोसा	<u>Franger</u>
32)	ओडीन अल्मडे	<u>O.S.L.</u>
33)	रुघीर रेवाडे	<u>Reverle</u>
34)	भोगेरा जाधव	<u>Yash</u>
35)	अशोड वासुपा इडगाट	<u>Astoll</u>
36)	विजय शिवराम कांवडे	<u>Sanjivale</u>
37)	श्री गोंविह चावव	<u>Sanjiv</u>
38)	सुभाष रागदास चावव	<u>Sanjiv</u>
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Sahar (Shanti Nagar) – Public Consultation Meeting held on 12.03.2015



Sahar (Shanti Nagar) – Public Consultation Meeting held on 12.03.2015



The Minutes of the meeting with ACTION COMMITTEE of the project METRO LINE-3 affected people staying in bldg. on Dt. 16/03/2015

This meeting was held on 16/03/15 with ACTION COMMITTEE of the project Metro line-3 affected people staying in bldg. at Girgaon-Kalbadevi at SRA office CR-2, Nariman point-Mumbai. The summary of the meeting held with KRUTI COMMITTEE is as follows.

1) Kurla Corporation insisted/suggested that the railway of Metro line-3 project must be from Maharshi Karve road rather than J.S. Road.

The lady administrative conductor spoke on this point & gave the information that plan of this project has been made by international consultant keeping in mind all the technical data's details & then this must be very much beneficial to very common man & then the railway path has been selected. During hearing public consultation also such question was raised and then the checking was done by technical experts/consultants whether this project could be passed from MAHARSHI KARVE road or not? There are various/infinite difficulties on Maharshi Karve road. The technical experts/consultants voted for rechecking the rly. path. Looking to all the sides of this situation the path of metro line-3 can't be changed.

2) The Central & Western rly. stn. are very close by Girgaon-Kalbadevi stations, so the residents said that Girgaon-Kalbadevi station aren't required such words were said by Kruti Committee in the meeting.

The lady administrative conductor said while giving an answer to this point she added that the Metro point-3 is for present population of the city & many more persons yet increasing the population in future of this city. Keeping in mind the present transportation of the city and Keeping in mind the next 100 years & the city transport that's available as public transport are being kept in mind.

Metro line-3 project is a plan made after points are being kept in the mind & mainly it's for public welfare/benefits. It's not only for Girgaon-Kalbadevi station but it's for the entire city's benefits, so kindly don't create any such objections in this public project on the contrary put your difficulties & suggestions & see there habilitation & redevelopment that will happen because this project, and all the necessary solutions to the questions would be found out & a full try will be made.

3) This project affected family's rehabilitation must be at the same place at Girgaon-Kalbadevi Station.

The lady administrative conductor said while giving an answer to this point, the land to its only for entry & exit at metro station or other such related work it may be required. The land required for metro project & to Redevelop the affected bldgs. & similarly to have to have rehabilitation of the affected people at the same place [or in the same vicinity] what can be done in such matter by consultants/advisors. A plan would be prepared by them & such well-prepared plan would be discussed / approved by affected people & whatsoever approvals that is required to be obtained from the state those all would be requested to state govt. The lady administrative conductor also added that unless until all the above procedures aren't in practice till then no other actions/procedures would be taken on the project affected bldgs. At Girgaon-kalbadevi-station.

4) The temporary transit [camp] of all the affected residents at Girgaon-Kalbadevi must be in the same area/vicinity. The lady administrative conductor said while giving an answer to this point. As mentioned earlier that expert consultants or advisors would be appointed & though would be given to all the possible options there similarly MHADA or other such state bodies would be consulted for the same. The extra confirmed rooms from / different projects for ex: - 337[7] & 33[9]... etc. [would be demanded by us] are demanded by us from MHADA office. Likewise the temporary transit [camp] would be in the same region between 500 to 1000 meters-such try would be done. In case if this isn't possible then the project affected families would be given rent that option would be applicable.

5) The technical points of/about Metro-line-3:-

Many technical points of/about Metro-line-3 were raised for ex:- Borewell, quality of mountains, the railway path of the project, the techniques that are going to be utilized, similarly the effect[affect] on the old bldg. in this area because of this project work all these facts/factors are studied by MMRC or how

In case of any disagreement with English translation, original Minutes in Marathi will govern.

about these The lady administrative conductor said while giving an answer to this point.-the world's best techniques would be used to plan & to implement this plan & such world -class consultants/advisors are appointed for his. Even the world- class technical know-how & such machine would be used for this whatsoever points are being raised all were studied in details. And a very brief report would be available for [our] information(s).

As this Metro project is tube/subway so all the construction would be done at around 20 to 25 below the ground/earth level so its construction work wouldn't have any affect in the surrounding bldgs.no danger would be there. Even otherwise a complete care/supervision would be kept on the entire surrounding by a very specially designed technique.

6) The redevelopment of the metro project affected rehabilitation of the affected families of this Girgaon-Kalbadevi have to be done in a very uniform method [in a united way] the lady administrative conductor said while giving an answer to this point. It's the [prime] responsibility of MMRC to have redevelopment of the Metro project affected bldg. Rehabilitation of the affected families of this Girgaon-Kalbadevi area and accordingly the procedures would be adopted.

Similarly Metro project required land & other lands development in the area of Girgaon - Kalbadevi is a public issue too. it's not only in the limitations of MMRC .if the local people give the details point request about this then those points would be definitely put forth to the state govt.to the related dept. and then very proper procedures request can be done.

Presentation to Indian Merchant's Chamber held on 26th March 2015



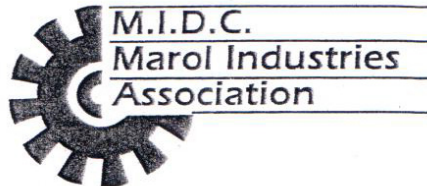
Presentation to Mumbai First- Press Club held on 27th March 2015



155/15

M. D. Office 1999
MMRCL
Dt: 5-8-15

Date: 3rd August, 2015.



To,
Mumbai Metro Rail Corporation Ltd.
Bandra Kurla Complex,
Bandra- East, Mumbai – 51.

Reference: The meetings with RO MIDC, MMRC officers and affected Members in MIDC Dt, 8.06.2015 at RO MIDC Thane office and Dt. 22.06.05 at our Association office.

Subject: The Upcoming Metro 3 Project in MIDC Marol.

MMRCL
DATE: 5-8-15
No: 999

Sir,

We represent all the Plot Owners of Marol MIDC and are an Association that attempts to address all the issues of our Plot Owners.

Firstly, we would like to put on record our appreciation of the joint efforts of RO MIDC and DSLR MMRDA of all concerned in getting the Metro Line 3 into MIDC Marol for the benefit for all.

A broad outline of the project was provided at the earlier meetings held at the RO MIDC Thane Dt. 8.06.2015 as well as at our Association office Dt. 22.06.2015. All Individual issues was discussed at these meetings and we are prepared to take into our stride the hardships that may be caused because of the work of setting up the Metro Rail during the upcoming years.

The major aspect arising out of the meeting and needing appropriate response and redress have been listed here under:

- 1) Excavation beyond 2.5 mtr. into the compound would make it impossible for the Members to operate.
- 2) Any of the building cannot be damaged during the work of this project.
- 3) If boundary wall of any building will be excavated then Plot-holders would like to have the same reconstructed and reinstated upon completion of the project. In the interim. A temporary structure of corrugated sheets to be provided by DSLR MMRDA.
- 4) Plot-holders should get hardship allowance / Compensation and would like to know the basis of compensation.
- 5) Security Problems would have to be addressed.
- 6) All necessary steps to prevent any damage to glass facade buildings was also sought.

ATTACHES TO: e & / a
INWARD NO.
DATE: 5/8/15

Hoping that you shall immediately do the needful in the matter. Thanking you in anticipation and assuring you of our continued co-operation as always in collectively making MIDC Marol a better area.

For MIDC-MAROL INDUSTRIES ASSOCIATION

Joint Secretary
(Ms. Apurva Patel)

Substantive issues would be discussed in MIDC meeting with CEO.

We should prepare ourselves to address these during meeting.

Charity Commissioner Mumbai Registration No. E-10683 dt. 13-3-86

Plot No. P-15, Street No. 14, MIDC - Marol, Andheri (East), Mumbai - 400 093.
Tel: 6525 9243, 6506 5074 / 75 e-mail: association@mmia.biz

G.M (Depot) 4
S. B. 15
S. B. 15

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(Maharashtra State government undertaking)

Tel.no.25820703/25829569
M.I.D.C

off: Add: - Regional office

Fax no.912225821886

Thane Div. office COMPLEX
Bldg.1st fl. wagle estate
Thane -400604
Dt. 2/6/15

Outward Reg. M.I.D.C/Pra.Ka.Tha.1/Marol-2340

By.-RPAD

To,

- 1) M/S E.S.I.C plot no. 23
- 2) M/S Lalji Gadhu & co. plot no. 53/4
- 3) M/S Sarju House plot no. 10
- 4) M/S Ranbaxy Laboratories plot no . 89
- 5) M/S C.M.S Infosystem Pvt. Ltd. plot no. 91
- 6) M/S ACME glass seals pvt. ltd. plot no. 92
- 7) M/S Akruti Nirman O.S 4
- 8) M/S Slum rehabilitation Authority BANDRA MUM. plot no. AM27
- 9) M/S Executive Garment processor pvt. Ltd plot no. F-20
- 10) M/S Bikalane Fabrics plot no.F-21
- 11) M/S Electronic Regional test laboratory plot no.F7/8
- 12) M/S Sudha Vihar Restaurant F-6 [Industrial bldg3]
- 13) M/S Marine Electrical plot no.F-5 & F-6
- 14) M/S Power grade corp.India ltd.[Vyarvali Project BMC
- 15) M/S Western Region Electricity board plot no . F-3

Sub: - Marol Ind. Est./Area .About transferring land on temporary & permanent for Mumbai Metro 3

Ref: Mumbai Mahanagar Region Development Authority [M.M.R.D.A.] letter no.09 dt.12/01/15.

Respected sir,

With reference to the above subject you are informed that Metro line3 project is proposed through corporation's Marol industrial area. A few land/plot are affected due to this project. Corporation's representative & M.M.R.D.A-divisions representative have jointly inspected the site with demarcation given & surveyed the location. As per this, some of the areas which are distributed to, are getting affected to some extent on temporary & to some extent on permanent basis. Therefore it has been decided to conduct a hearing on 8/6/15 at 11.30 a.m. in this office for these affected areas. It is requested to all to remain present.

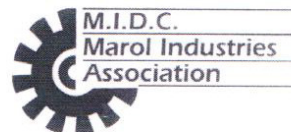
off: Add:- Regional office M.I.D.C
Thane Div. office COMPLEX
Bldg. 1st fl. Wagle estate
Thane -400604

-sd-

Yours faithfully,

Regional officer
M.I.D.C. Regional office.
Thane-1

Date: 22nd June, 2015



Pursuant to the alignment of the METRO 3 Project affecting some of the Members of the Association and the first meeting held at the office of the RO MIDC, a meeting was convened with the RO MIDC, the senior officers of MMRDC and the Plot-holders / Members affected at the MIDC Marol Industrial Area.

The Meeting was held on 22.06.2015 at 2.00 pm at the office of the Association **Plot No. P-15, Street No. 14, MIDC Marol, Andheri – East, Mumbai – 93.**

The following were present at the Meeting.

Sr. No.	Plot No.	Name of the Representative and Company
1	Udyog Sadan 2/ B-11	Mr. Sudhakar Hegde (President, MMIA) M/s. Hotel Tunga International.
2	B-6	Mr. Apurva Patel (Hon. Secretary, MMIA) M/s. Zenith Chemical Works Pvt. Ltd.
3	A-35	Mr. Rahul Bafna (Ex. Comm. Member, MMIA) M/s. Okay Industries
4	F-16	Mr. Amit Bhargava (Ex. Comm. Member, MMIA) M/s. Asha Electronics Pvt. Ltd.
5	Thane MIDC	Mrs. Sharada Powar M/s. RO MIDC Thane
6		Mr. B. A. Redkar M/s. MMRDA DSLR
7		Mr. K. L. Shantharaman M/s. MMRC
8		Mr. R. A. Patil M/s. MMRC (DE)
9		Mr. M. G. Gaikwad M/s. MMRC
10		Mr. K. R. Samant M/s. MMRC
11	53/4	Mr. Karna Vahalia M/s. Laljee Godhoo & Co.
12	F-20	Mr. Faisal Nensey M/s. Executive Garment Processors Pvt. Ltd.
13	89	Mr. Umesh Pradhan M/s. Sun Pharmaceutical Ind. Ltd.
14	E-5	Mr. A. D. Ghatak M/s. ESIC
15	123	Mr. Rajendra Ruia M/s. Arco Micaver Pvt. Ltd.
16	123	Mr. Sanjay Rana M/s. Arco Micaver Pvt. Ltd.
17	47	Mr. Rajan Sehgal M/s. Bombay Knitting Pvt. Ltd.
18	90	Mr. Goyal M/s. Sarju International Ltd.
19	90	Mr. T. S. Patil M/s. Sarju International Ltd.
20	F-3	Mr. S. D. Taksande M/s. Power Grid Corporation of India
21	F-8	Mr. M. M. Dakate M/s. Western Regional Power Committee
22	F-8	Mr. P. Mukhopadhyay M/s. Western Regional Power Committee

The Minutes of the Meeting are as under:

Mr. Sudhakar Hegde President of the Association along with the RO MIDC, Mrs. Sharada Powar and DSLR MMRDA Mr. B. A Redkar presided over the Meeting and welcomed all the Members present and appreciated the joint efforts of all concerned in getting the Metro Line 3 into MIDC Marol for the benefit of all.

A broad outline of the project was provided at the earlier meeting held at the office of the RO MIDC on 08.06.2015. The Members affected were provided information of the Project at large and informed that at the subsequent meeting to be held in MIDC Marol their individual issues would be discussed for better understanding and resolution in the interest of all concerned.

Each member affected by the project was explained the project vis a vis their individual property and their individuals queries and questions responded to.

Members having adjoining properties and similar issues were explained together as to how best their issue would be mitigated.

The major aspect arising out of the meeting and needing appropriate response and redress have been listed as under for a better understanding of all concerned and resolution / response to the same.

- 1) The excavations within the compound of the Industries would cause a lot of hardships and the excavations beyond 2 meters into the compound boundary would make it impossible for the Industries to carry on with their functioning.
- 2) The Members present sought an absolute assurance and confirmation from all the agencies concerned that there would be no damage of any intensity or kind to the existing structures.
- 3) If the compound wall at any plot is to be demolished the Members sought the erection of a temporary structure of similar nature to provide adequate safety and security. The proposal of a corrugated sheet partition was not appreciated nor acceptable.
- 4) The Members affected by the project sought suitable compensation and or hardship allowance for the duration of the project being underway and until such time that their compounds and activities are affected. They sought to be informed about the compensation quantum before they could provide their consent.

- 5) With the scale of the project and the number of agencies involved the Members were afraid about the security issues and sought that these would need to be adequately addressed by proper planning in advance.
- 6) Some of the members having glass façade expressed their concern about the damage that could be caused by way of the vibrations generated owing to the work happening in and around the area. They sought adequate assurance of protection and immediate and appropriate rectification in case of any damage.

Thanking you,
For MIDC MAROL INDUSTRIES ASSOCIATION.

Sd/-
Hon. Secretary
(Mr. Apurva Patel)

MEETING PERTAINING TO METRO LINE 3 HELD ON 22ND JUNE, 2015

Sr. No.	Plot No.	Street No.	Name of the Company & Representative	Signature
1	53/4	7/15	LALTEE GODHOO & CO KARNA VAHALIA	← 9867959900
2	F-20		Executive Garment	JN
3	89	15	Surpharmaceuticals Ind Ltd Maj. Umesh. Pradham.	Umesh
4	9	7	ESI Corporation, Marol	Shital
5	92	16	ARCO ELECTROTECH. P LTD. SANTAY RANA	Santay Rana
6	122	17	ARCO MICAVER P. LTD SH. RAJENDRA RAJA.	Sh. Raja
7	1/14	23	ASHA ELECTRONICS PVT LTD AMIT BHARGAVA	Amit
8	A/35	2	OKAY INDUSTRIES PAHUL BAFNA	Pahul
9	Udayag Sutharvin Sadan Ty CR		S. Hegde	S. Hegde
10			MIDC Mawla Dud. ASHOKCHI.	Ashokchi
11			M.G. Gokwal K.R. Samant	M.G. Gokwal
12			BL Shantnu Rawal / mmrc-463	K. Shantnu
13			R. A. Patil, D.E, mmrc	(B)uch (9821927398)
14			Sharada Power RO MIDC Thane	8419988350
15			B. A. Redekar. DOLR, mmrpa	9869480886
16			Rajan Sengul Beehalme F/21	9769082999 9221099461
17			V. G. Nikaley AE. MMR - Marol	8976511127
18	90	7/15	T. S. PATIL SARAY INMUL LTD 90 Plot	9322970200
19	F3		WRPC + Powergrid ① Sh. M. Dakate ② Sh. A. Gotsa ③ Sh. N. Roy.	9004087224 9869080265

PRESENTATION TO CRICKET CLUB OF INDIA

Date :- 24 July 2015

Venu :- Cricket Club of India,

Subject :- Presentation to Cricket Club of India by M.D. – MMRCL

Attendees :- **MMRC**

1. AshiwiniBhide Madam – M.D. - MMRCL
2. Shri.Ramanna Sir- (Ex.Director panning)

&

Members of Cricket Club of India.

A presentation session was organized by Cricket Club of India, Mumbai, in order to understand the importance and contribution of Mumbai Metro rail Line-3 to make efficient and world class traffic management system in Mumbai.

A detailed presentation was made by MD (MMRC) and ED (MMRC) briefing the necessity of MML3 to Mumbai, benefits & advantages of project, project Alignment, Designs, Construction methodologies and Safety precautions during temporary & permanent stage etc. Following the presentation an interaction session was held clarifying various doubts and answering concerned question of participants.

The compilation of the discussion, questions & suggestions by participates are listed below :-

- Precautionary measures to control Air pollution, Noise pollution, etc. caused during construction period.
- The method adopted for traffic management and its diversion during construction period.
- Considerations for disaster management while designing underground structures.

To all the queries raised, MMRCL officials responded as below;

- In order to keep pollution in control, regular monitoring will be conducted using various monitoring device. Remedial measures will be taken immediately in case of any violation in standard limits.
- All designs are made by considering Mumbai geological condition and disaster management limits.
- Traffic diversion plan was already submitted to traffic police department and the same may followed during construction period.
- All buildings and nearby heritage structures will be precisely monitored and protected.

Reports related to project planning EIA, SIA, construction methodology and traffic integration planning will be uploaded on MMRDA website

Presentation to Cricket Club of India held on 24th July 2015



THE MINUTES OF THE PUBLIC CONSULTATION OF PROJECT AFFECTED PEOPLE OF JANTA/ NAYA NAGAR –MAHIM AREA HELD ON 29/7/15.

Metro-3 work has been under taken by Metro Rail Corporation Limited (M.M.R.C.L) which is jointly owned by Govt. of India & Govt. of Maharashtra state. State has given the approval COLABA - BANDRA - SEEPZ - Metro 3 Project. This Project will be implemented, Monitored and financed by Japan International Co-Operative Associations (JICA) and as per their guidelines. Maharashtra State Government has declared Metro-3 project as “an important public project” & “Important City transport project” on 3rd March 2014. The approval is given for the Rehabilitation of the people who are affected by this project, as per Maharashtra Urban Transport Project (MUTP) Resettlement & Rehabilitation policy. As per the JICA Guidelines open public consultation were held and brochures were distributed, specially prepared with full details of the project and resettlement policy; in Marathi, Hindi & English languages to inform them about their rehabilitation from the place that is affected by this public project.

In response to various quarries raised by Project affected persons all information was given to them and their suggestion have been noted down.

In the PUBLIC CONSULTATION the information was provided to the persons affected by this project & their suggestions were also noted down.

Date	Time	Place
29/07/2015	Morning 11.00am to 1.00 pm.	NAMTREE G- BLOCK BANDRA KURLA COMPLEX BANDRA.

In the public consultation the following OFFICERs / persons from the SRA had guided the slum dwellers / shop owners.

- 1) Mr. Ramana – Executive Director MMRC
- 2) Mr. D.C Divate-Chief General Manager (Rly Track] MMRC
- 3) Mr. Vishram Patil- General manager [Social Development] M.M.R.C.
- 4) Mr. G.C.Mangle-Additional Collector (Land Acquisition)
- 5) Mrs. Maya Patole-Dy.Collector (R&R)
- 6) MR. Dani – State Protocol (Security)] MMRC

In the beginning a video film of the Metro-3 Project highlighting the importance of this Project, station location and alignment etc., was shown to the projects affected people; following officers guided the PAP’s.

- Mr. Ramana:- He had given the detail information of projects alignment ,stations locations of METRO 3 PROJECT to the people affected by this project. He explained the need for the lands/plots of Janata Naya Nagar-Mahim area for the project .Likely date for start of project work was explained by him in detail.
- Mr.Vishram Patil:- He had given the detail information about the rehabilitation and resettlement policy of MUTP for those people who are affected by this project. He also had given guidance about the persons who can be eligible to take the advantages / benefits of this PROJECT. Apart from this he had given very clear idea about survey, Redressal committees (FLGRC &.SLGRC) , information centers ,the distribution of tenements/rooms for the common usage of co-operative housing society & its maintenance fund etc.
- Maya Patole:-She had given all the details about the places for rehabilitation available to the project affected people .Public can complain any time regarding the rehabilitation to the concerned person she added in his information .

Total-231 people affected by this PROJECT were present in this PUBLIC CONSULTATION. The list of the persons present here is attached as appendix-1.The points that were raised by the persons affected by this PROJECT in the PUBLIC CONSULTATION & the related information provided by the officer is given below

In case of any disagreement with English translation, original Minutes in Marathi will govern.

Sr.no.	The points that were Raised by the persons affected by this PROJECT.	The information provided by the OFFICERS.
1	Can we have a look at our rehabilitation place available?	Yes, plan in small groups & can see the rehabilitation sites.
2	In case our land / plot is required at an earlier stage then what would be the status of our rehabilitation?	Under Mumbai URBAN transport project (MUTP policy) policy permanent rooms under rehabilitation are given. It is proposed that rehabilitation of Mumbai Metro Rail corporation Naya Nagar –Mahim area’s project affected people rehabilitation to be done at BHANDARI Metallurgy-Kurla (East) as the construction work of rehabilitation homes at this location is likely to be completed by December 2015.If before December, Naya Nagar, Mahim’s land is required for project then (till the construction work gets completed) on temporary basis, rooms can be allotted at Bhakti park –Wadala or Oshiwara Andheri which are available with MMRDA
3	Can we have rehabilitation anywhere else except Bhandari Metallurgy?	MMRDA has option at Bhakti Park or at Oshiwara, where rehabilitation could be done in groups and can be considered. Area of 269 sq.ft is available at Bhandari Metallurgy whereas at other place it is only 225 sq. ft For any other option they have to apply in groups.
4	Who will pay Rs.20000/- per room towards the maintenance charges to co-op society?	As per rule Rupees.20000/- are received by SRA from the developer for each room. This amount is invested in bank on the name of MMRC & registered co-op society. The obtained interest can be used for the maintenance of the building. After 10 years this entire amount would be transferred in the name of the co-op housing society.
5	SRA scheme is being implemented at Naya nagar Division. If we wish to re-join this scheme can we do that?	The permanent rehabilitation would be done by MMRCL for that METRO-Rail line -3 project affected people .But if project affected. Persons would like to re-join SRA scheme then they must inform MRRCL in writing after returning /paying all the bills of the rooms distributed to them .While giving the allotment letters these all terms & conditions could be included & then on temporary basis possession could be given to them. If the persons are qualified for approved SRA scheme then they would be included.
6	Can this present land be re-available in SRA scheme?	At present the land at Naya Nagar area would be used for TBM launching machine. After the work gets over, such land would be returned to the earlier/original condition.

7	Would we have to manage for shifting / transportation?	Shifting/transportation would be done as per MUTP rules & regulations.
8	Will our rehabilitation be on temporary or on permanent basis?	MMRCL affected persons rehabilitation will be on permanent basis but those who would like to join SRA scheme & would like to have temporary rehabilitation would have to give such written application/information.
9	Though persons were present at the time of survey, even then old owner's name has been entered.	Your complaint must be very clear & it must be in writing. Such complaints would be examined properly & then decision would be taken.
10	While giving rehabilitation how the documents /papers would be examined to be eligible?	On each structures /hut ID no. has been given. If the name has been included in the survey list & if the structure is getting affected by the project work, then all such slum owners would be given rehabilitation as per MUTP- R&R policy.
11	What type of documents/papers would be given by you for rehabilitation?	Allotment letter & room's distribution letter will be given.
12	Can we give our property right to our legal heir?	The possession would be given to the person whose name is included in survey draft list. Once co-operative society is registered, and then you may give nomination for room /flat.
13	Can we again do the redevelopment of this bldg after 10 years of rehabilitation?	As per state Govt. rules these rooms can't be transferred till 10 yrs. for redevelopment/rehabilitation of the bldg. the rule & regulation would be applicable as per state govt. laws

The following suggestions/complaints of the affected persons those who were present are noted down which are as follows.

- 1) We would like to have rehabilitation at Bhandari Metallurgy. We don't want temporary rehabilitation anywhere else.
- 2) We would not accept 225 sq. ft. area's rooms. Our rehabilitation must be done at KURLA which has 269 sq. ft. size rooms.
- 3) We would choose our group leader & we would make & represent the special draft /list for rehabilitation to be done in groups
- 4) If Kurla rehabilitation homes construction work is delayed then other option for rehabilitation could be Oshiwara/Bhakti Park.

The meeting then ended with thanks to all the participants with a request seeking Co-operation of Resident in timely implementation of the project.

SUNNY^{NX}
DELUXE
ACCOUNT BOOK

मुंबई मेट्रो रेल कॉर्पोरेशन लि.

मुंबई मेट्रो लाईन — ३ प्रकल्प

(कुलाबा — बांद्रा — सिफ्हा)

पुनर्वसन व पुनर्वसाहत (R & R) विभाग

जनता नयानगर (नकाशा क्रमांक — १६ A)

येथील प्रकल्पबाधित व्यक्तींसाठी आयोजित करण्यात आलेले चर्चासत्र,

दिनांक : २९ जुलै २०१५

हजेरीपत्रक

अंक	प्रकल्पवाधित/उपारथीग अमलीला वक्रीचे नांव	सर्वसाधारण आपडी क्रमांक	व्याख्या
१)	अंदा प्रमोद भैरव	१९५	M. P. Bhesal
२)	वैशाली लक्ष्मण वाघे	१९४	RHT
३)	इंकीडा यन्नप्पा लभारी	३०७/३०९	Afari
४)	अल्लाउद्दीन मोहम्मद नुरज्जुल शेख	२७२	ALAUDDIN
५)	राजन पांडुरंग सांगळे	२१८	Raj
६)	सरोजा शामिल कोकल	५६	
७)	राजेश मोनावणे	५६	Rajesh
८)	हमिना खानुन	२४	
९)	कौसर मुस्तफा अहमद	२६७	Kausar Bilkes
१०)	बिलकील बानो		Bilkiel
११)	शमा परवीन	३१५	Shama
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१३)	अब्दुल कलाम रेहमान खान	२०६	Abdul Kalam
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१५)	यलप्पा अिमशप्पा कव्वाली	३५३	Yalappa
६)	Imran Ahmed Salmani	१२६	Imran
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24]	गुलाम मुस्तफा	—	इ. 2004
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54]	श्रीमती साहजदा शेख		Shahida
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Naya Nagar – Public Consultation Meeting held on 29.07.2015



Meeting with Oval Maidan trust members

Date :- 24th Aug 2015
Subject :- Minutes of the meeting held with Trustees of Oval Maidan at bldg, Nariman Point, Mumbai.
Attendees :- MMRC

1. Shri Nandargikar CGM(G)
2. Shri Bhasme DGM(C)
3. Shri Sathish AGM(C)
4. Shri Shashikant Damse DE
5. Shri Makarand Khare (GC)

Oval Maidan Trust

1. Mr Ashad Mehta
2. Mrs Nayana Kathpalia
3. Mrs Shireen Bharucha

The meeting was chaired by CGM (G), following his welcome speech a brief presentation covering Project alignment, Station details & designs, Project benefits, Safety precautions and purpose & utilization of Oval maidan was made. Discussions and Highlights of meetings are listed below:

- a) A very small portion of the oval maidan (about 3900 m² out of 90000 m² is required for the metro project on temporary basis.
- b) No permanent construction will be made on the ground.
- c) Existing steel fencing will not be disturbed except to access the area for entry and exit.
- d) The area will be used for TBM work, site offices, material stacking, muck handling & equipment's handling etc.
- e) Proper barricade with security will be provided around the work area.
- f) In case the contractor for the package-I deploy additional TBM for earlier completion of work, it will be required to construct an access shaft, muck stacking & disposal etc. at the above said area. In such case some tree cutting will be necessary.
- g) Traffic diversion in the area will be made in consultation with the traffic police and the local residents.
- h) Mitigation measures about noise and air pollution will be taken as followed in international standards and Delhi Metro.
- i) Trust will be kept informed while taking over and handing over, also trustees may visit the work area during the construction.

The trustees supported the metro project and conveyed their views as follows:

- (i) Copy of the approval of the heritage should be provided to them.
- (ii) Copy of the Traffic diversion plan shall be shared with them.
- (iii) They mentioned that one U/G stream crossing the Oval Maidan and feeding the existing well in the Parsi temple which might be encountered during the excavation, it shall be noticed and taken care by MMRC.
- (iv) The fencing removed should be properly stacked so that it can be reused at later stage.

(v) After the completion of work the ground shall be restored to its original condition.

Thanking You,
You're faithfully,

K.SATHIS

AGM (Civil)

H



Mr. Nandagirkar, CGM (G)
MMRDA
Mumbai

August 28, 2015

Dear Mr. Nandargikar,

Sub: Metro III line at the Oval Maidan

Thank you and your team for having met us three who are Trustees of the OVAL Trust. Our Trust has been responsible for the restoration of the much neglected Grade I recreation ground, the Oval Maidan in 1997 and the Trust has maintained it ever since without any monetary assistance from the State Government which owns the land. The project has been possible only because of support from civic minded public Trusts, Companies and citizens.

We have received the minutes of the meeting sent to us by Mr. K. Sathish, AGM (Civil), MMRCL held on August 24, 2015 with you and your team. While we confirm all you have written in the minutes we would nevertheless like to clarify and stress certain points discussed given below as we are bound to convey this to our funders.

1. You agreed to send a copy of the MHCC permission which is necessary for any work to be done on this Grade I listed Heritage Maidan and the traffic diversion plan.
2. The project is expected to commence in January 2016 and will take 5 years.
3. The fence which is the property of our Trust will not be removed in this area, barring a few panels on the East side to permit entry of vehicles and on the west side opposite Eros cinema to permit exit of vehicles, which panels will be safely stored at site.
4. Only a few palm/other trees which are necessary to facilitate the entry and exit of vehicles will be removed, for the duration of the project. If a shaft has to be put in then a few trees for this purpose will be removed.
5. No workers, barring the security staff will be there on the work site 24/7.
6. No workers will be permitted to reside there.
7. The earth excavated for the project will be carried out every night to the appropriate sites outside the city. Every effort should be made to ensure that least noise and inconvenience is caused to residents especially since this will be done at night. While carrying out the earth as is the international practice, the tyres of the vehicles will be washed down so that the dirt is not tracked over the roads.
8. A site office will be built on the Maidan, but when it is removed, the foundations will also be removed so that no cement concrete remains in or on the ground, in order that the grass/trees can regenerate.

9. A partition/barrier will be built between the project site and the rest of the Maidan with appropriate signage to prevent unauthorized entry of persons.
10. The walking track at the northern end will be enclosed in the working area, hence it was proposed by you that for the duration of the project, an earth based walking track would be constructed on the ground abutting the partition to be made for enclosing the work area.
11. We have a water supply and a water harvesting system installed in the ground, which should not be damaged.
12. The three signatories to this letter and another OVAL Trust Trustee Atul Kumar whose email id is atul28.kumar@gmail.com who could not attend this meeting as he was abroad, will be permitted to enter and see the progress of the work.
13. You have mentioned that you will use up to date equipment and will observe norms for air pollution management and the silence zone restriction that prevails in this area as the High Court is across the road and that your project will cause the minimal inconvenience possible to citizens.
14. You have agreed to send us a scale drawing of the area you will be using for the project so that we can determine which parts of the fence we can consider repairing. This will be given to the Trust by October 2015 by which time you will have finalised the contractor and the layout of the area.
15. When the project is done as far as the Oval is concerned there will be NO construction whatsoever above the ground.
16. All this will be conveyed to your contractor who will be the person on the scene, whose name and details may please be conveyed to us when decided upon so that we do not have to constantly trouble anyone of you unless absolutely necessary.

And finally:

You have agreed to restore the Maidan with all its facilities to the condition it was in when it was taken over for the Metro III project; that is the fence panels taken out to be repositioned; no construction on the ground; the lawn and trees replanted; the walking track restored and any damage to the water supply/water harvesting system to be made good. We will be a photographic record of the Oval before the work begins so as to facilitate restoration.

As the Trust is accountable to its generous funders who have been making anxious inquiries regarding the fate of the Oval Maidan with reference to this project, this is the very least we expect from the Authorities in the public interest.

Yours sincerely,



Shirin Bharucha



Nayana Kathpalia
Trustees



Ashad Mehta

CC: Deputy Director Sports, Government of Maharashtra
Chairman MHCC

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Meeting with residents of Girgaon and Kalbadevi

Date :- 28.Aug 2015
Venu :- CR2 Bldg, Nariman point, Mumbai-32.
Subject :- Minutes of the meeting held with residents of Girgaon and Kalbadevi
Attendees :- **MMRC**

- 1 Smt. Maya PatoleDy.Collector
- 2 Shri. Bhasme DGM (C)
- 3 Shri.K.Satish AGM (C)
- 4 Shri. RanjitDevare (DE)
- 5 Shri.AmitKarande (Land Surevery)
- 6 Representative of CATAPULT Organization

Residents Members

1. Shri.PadurangSakpal(ShivSenaShakhaPramukh-Chira bazar)
2. Smt.HomaPouredehi
3. Shri. ManojRatod
4. Shri.BeruzPourdehi
5. Shri.Rakesh JaunRathod
6. Shri.ManojJaunRathod
7. Smt. Goolu H. Swehadwala
8. Smt. Sheroo K. Karkaia
9. Shri. ShambuDayal Agrawal
10. Smt.Manazzainabadi

Local Resident of Girgaon&Kalbadevi and concerned citizens.

In order to interact with Local residents of Girgaon and Kalbadevi regarding land requirement and other concerned issues for MML3 project, an Interaction meeting was arranged.It was attended by Shri. Sakpal (Shiv SenaShakhaPramukh –Chira bazar) along with local resident of Girgaon&Kalbadevi and concerned citizens.

A small brief about project details by MMRCL was presented, following to that discussion were happened with the attendees. The compilation of the discussion, questions, suggestions and objections are listed as follows;

It is been requested that few plots identified for proposed Kalbadevi Station of MML3 project at JSS road should be avoided, some option of alternative alignment were suggested by them.

- The attendees requested to clarify rehabilitation and compensation scheme.

- The attendees had few queries like whether the disaster management analysis had been considered while designing underground structures, keeping in view of safety it was also requested to share the technical study report prepared by MML3 to design the structures.
- They also commented that Mumbai is situated on rock, hence they requested MMRCL to share the precautionary measures taken in design and safety.
- It is requested to MMRCL to share the studies undergone to control intensity of vibration during construction and permanent stage after construction.

To all the queries raised, MMRCL officials responded as below :

- The present alignment of public transport system of Metro line 3 is finalized after considering all possible options. Therefore suggestion to shift the alignment is not feasible.
- MMRC has appointed a consultant for “Preparation of comprehensible redevelopment action plan for rehabilitation of families affected by Mumbai metro-III project in Girgaon and Kalbadevi station precincts through redevelopment of existing affected building”.
- Appeal was made to the representative of affected families to extend co-operation for the survey to be conducted by the consultants.
- MMRCL officials asked them to appoint one representative for every affected building for co-ordination with MMRC & consultants.
- Separate meeting will be conducted by technical team to clarify the technical queries raised by affected families.
- Reports related to project planning EIA, SIA, construction methodology and traffic integration planning will be uploaded on MMRDA website.

The meeting then ended with thanks to all participants with a request seeking cooperation of resident in Timely implementation of the project.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Vitthaldas Niwas held in CR2 INOX on 09.12. 2016 at 11:00 a.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Vitthaldas Niwas building was conducted on 09th December, 2016 from 11:00 am to 11:45 am.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Executive Director (Planning), MMRC welcomed the PAPs of Vitthaldas Niwas and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Vitthaldas Niwas 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>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would be difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand, MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April-May 2017 for the smooth

	implementation of the project.
PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area in the last of December 2016.
PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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.
PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.	MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.
PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.	Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.
PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.	MMRC stated that it will try to resolve the dispute through negotiations and if need be will approach the court for the same.

5. Following were some general queries put forth by PAPs:

a. PAPs raised the query regarding the status of the units under mortgage in the bank for redevelopment.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Vitthaldas Niwas, following proposal was made by MMRC:

- i) Residential units of the PAPs of Vitthaldas Niwas building are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to Kamani Wadi plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) There is no availability of transit accommodation for commercial units.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.

- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.
- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Chattriwala / Katawala and Amrut Niwas- A held in CR2 INOX on 09.12. 2016 at 11:00 a.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Chattriwala / Katawala and Amrut Niwas- Abuildings was conducted on 09thDecember, 2016 from 12:00 pm to 01:15 am.

2. Following dignitaries were present to preside the meeting:
 - a. Shri. R. Ramana, Executive Director (Planning), MMRC
 - b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
 - c. Mrs. Sangeeta Warade, Tahsildar
 - d. Shri. Amit Agrawal, M/s Catapult Consultant
3. The Executive Director (Planning), MMRC welcomed the PAPs of Chattriwala/ Katawala and Amrut Niwas- Aand briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Chattriwala/ Katawala and Amrut Niwas- Abuildings. The scheme is annexed in Annexure 1.
4. Following were the specific queriesput forth by PAPs and their replies from MMRC:

<u>SPECIFIC QUERIES/ REMARKS BY PAPs</u>	<u>REPLY FROM MMRC</u>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April-May 2017 for the smooth

	implementation of the project.
PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area in the last of December 2016.
PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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.
PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.	MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.
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6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

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As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Chattriwala/ Katawala and Amrut Niwas- A, following proposal was made by MMRC:

- ii) Residential units of the PAPs of Chattriwala/ Katawala and Amrut Niwas- A buildings are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to Kamani Wadi plot post redevelopment. The proposed new buildings will be 70 meters in height.
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however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
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- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
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- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Hemvilla held in CR2 INOX on 09.12. 2016 at 02:00 p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Hemvilla building was conducted on 09thDecember, 2016 from 02:00 pm to 2:50 pm.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Executive Director (Planning), MMRC welcomed the PAPs of Hemvilla and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Hemvilla 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>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April-May 2017 for the smooth implementation of the project.

<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area in the last of December 2016.</p>
<p>PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.</p>
<p>PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.</p>	<p>MMRC stated that it will try to resolve the dispute through negotiations and if need be will approach the court for the same.</p>
<p>Some PAPs asked if it is possible for them to back out from the project and forgo their rights and if possible, what compensation for the same would be provided.</p>	<p>MMRC responded that such tenants who are willing to forgo their rights should write MMRC. MMRC will scrutinize such applications and hold negotiations accordingly.</p>
<p>PAPs asked if extra premium can be paid to avail extra area for the units.</p>	<p>MMRC responded that such demands will have to be analyzed first by MMRC for further proceedings.</p>
<p>PAPs questioned if the scheme has been uploaded on the internet on the organization's website.</p>	<p>MMRC stated that the scheme hasn't been uploaded on the website.</p>

5. Following were some general queries put forth by PAPs:

- c. PAPs raised the query regarding the status of the units under mortgage in the bank for redevelopment.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Hemvilla, following proposal was made by MMRC:

iii) Residential units of the PAPs of Hemvilla building are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to Kamani Wadi plot post redevelopment. The proposed new buildings will be 70 meters in height.

ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.

iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.

v) There is no availability of transit accommodation for commercial units.

vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.

vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Chaggulal Mansion, Pokhraj and Khan House held in CR2 INOX on 09.12. 2016 at 03:10 p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Chaggulal, Pokhraj and Khan House buildings was conducted on 09thDecember, 2016 from 03:10 pm to 4:30 pm.

2. Following dignitaries were present to preside the meeting:

- e. Shri. R. Ramana, Executive Director (Planning), MMRC
- f. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- g. Mrs. Sangeeta Warade, Tahsildar
- h. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Executive Director (Planning), MMRC welcomed the PAPs of Chaggulal, Pokhraj and Khan House and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Chaggulal, Pokhraj and Khan House buildings. 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>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April-

	May 2017 for the smooth implementation of the project.
PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area in the last of December 2016.
PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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.
PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.	MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.
PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.	Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.
PAPs asked whether MMRC would reimburse for the furniture and interior of the commercial units.	MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units, MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.
PAPs asked whether MMRC would be maintaining the redeveloped building by paying a corpus fund and whether PAPs will have to pay the VAT for extra incentives.	MMRC stated that no corpus fund will be raised by MMRC as it is not applicable in 33 (7) DCR. The redeveloped building will be maintained by Co-operative Housing Societies formed. MMRC also stated

	that no VAT has to be incurred by the tenants for extra incentive as this is the process of redevelopment. Similarly, the expenses of stamp duty and transfer of title ownership will be borne by MMRC.
PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.	MMRC stated that it will try to resolve the dispute through negotiations and if need be will approach the court for the same.
PAPs queried whether the existing properties have been acquired by MMRC.	MMRC responded that there will be negotiations with the owners and the properties will be acquired before shifting of tenants. Acquisition notices will be sent to the landlord. MMRC bears 100% responsibility of rehabilitation.
PAPs questioned how much of carpet areas will be provided to existing units of 50, 100, 115 sq.ft.	MMRC responded that the carpet areas for both residential and commercial units will be provided as per the scheme proposed by MMRC for incentive area. MMRC also stated that the existing incentive areas in the new development are as per the sanctioned DCR 199 33(7).
Some of the senior citizens asked of who would be responsible for the new allotted units post their death. They questioned if it is possible for them to back out from the project and forgo their rights and if possible, what compensation for the same would be provided.	The ownership eligibility issues will be decided by MHADA. Such tenants who are willing to forgo their rights should write MMRC. MMRC will scrutinize such applications and hold negotiations accordingly.
PAPs asked if extra premium can be paid to avail extra area for the units.	MMRC responded that such demands will have to be analyzed first by MMRC for further proceedings.
PAPs questioned if an existing residential unit of carpet area 1860 sq.ft would be allotted as two new units?	MMRC responded that after confirming the carpet areas, MMRC will provide carpet areas for new units as per the proposed scheme and proposed slabs of carpet areas. In this case, the tenant will be provided with surplus 35% area to

	the existing carpet area.
PAPs questioned if the scheme has been uploaded on the internet on the organization's website.	MMRC stated that the scheme hasn't been uploaded on the website.
PAP questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.	MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.

5. Following were some general queries put forth by PAPs:

d. PAPs raised the query regarding the status of the units under mortgage in the bank for redevelopment.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33 (7) DCR 1991 for PAPs of Chaggulal, Pokhraj and Khan House, following proposal was made by MMRC:

- iv) Residential units of the PAPs of Chaggulal, Pokhraj and Khan Housebuildings are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to KamaniWadi plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) There is no availability of transit accommodation for commercial units.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.
- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Dharamsee and Kapadia Chambers held in CR2 INOX on 13.12. 2016 at 12:10 p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Dharamsee and Kapadia Chambers buildings was conducted on 13th December, 2016 from 12:10 pm to 1:45 pm.

2. Following dignitaries were present to preside the meeting:
 - a. Shri. R. Ramana, Executive Director (Planning), MMRC
 - b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
 - c. Mrs. Sangeeta Warade, Tahsildar
 - d. Shri. Amit Agrawal, M/s Catapult Consultant
3. The Executive Director (Planning) welcomed the PAPs of Dharamsee and Kapadia Chambers and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Dharamsee and Kapadia Chambers. 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>
PAPs demanded to get settled at the same location post redevelopment due to the locational advantage and the frontage that the existing vendors/ commercial units get being beside the road. They were against shifting of commercial units to KamaniWadi post redevelopment and were in agreement over Mixed Use redevelopment on their own plots which would not hamper the locational advantage that they are getting now.	MMRC has agreed to carry out a feasibility study to work out in-situ Mixed-use redevelopment scheme in consultation with M/s. Catapult Consultants at the same location.
PAPs suggested to survey a semi- built vacant structure adjacent to the existing buildings to check the feasibility of shifting of proposed required ancillary units for metro station there, thus leaving Kapadia Chambers and Dharamsee unaffected.	MMRC has agreed to carry out the feasibility study of the adjacent building for further consideration and details about the ownership.
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with

<p>redevelopment scheme.</p>	<p>frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.</p>
<p>PAPs questioned why the area incentive of commercial units was lesser than that of the residential units.</p>	<p>MMRC explained that it has been proposed as per norms of 33(7) DCR 1991. It also stated that incase of slum rehabilitation, no surplus is provided in area.</p>
<p>PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.</p>	<p>MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April-May 2017 for the smooth implementation of the project.</p>
<p>Some PAPs questioned the logic behind considering the depreciation rate based on the age of the structure for the compensation, stating that more than 1cr has been spent on the renovation of the structure in the past and showed the before and after photographs of the structure to MMRC.</p>	<p>MMRC explained that as per the government norms, 2.5 times the Ready Reckoner Rate is given to the party as compensation.</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the areain the last of December 2016.</p>
<p>PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of properties will be undertaken simultaneously. In case of any delay to the project due to certain unforeseen</p>

	circumstances, the rents for the PAPs will be paid till the PAPs are permanently shifted to the redeveloped building.
PAPs also raised the concern of not demolishing the existing religious structures if any and hurting the religious sentiments of the residents and the community at large.	MMRC assured PAPs of not demolishing any religious structures in the vicinity.
PAPs proposed MMRC to discuss topics of discussion for the next meeting beforehand. Various options as proposed by MMRC for the PAPs should be floated earlier to the next meeting.	MMRC agreed to take the suggestion for consideration.
PAPs asked for further communications (letters and notices) to be forwarded in English and not in Marathi for better understanding.	MMRC agreed to take the suggestion for consideration.
PAP questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.	MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.

5. Following were some general queries put forth by PAPs:
 - a. PAPs raised the query regarding the status of the units under mortgage in the bank for redevelopment.
 - b. PAPs raised a query if a mix of options for rental and transit accommodation can be availed for a single unit.
6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Dharamsee and Kapadia Chambers, following proposal was made by MMRC:

- i) Residential units of the PAPs of Dharamsee and Kapadia Chambers are proposed to be rehabilitated to the same existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to Kamaniwadi plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) There is no availability of transit accommodation for commercial units.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.
- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III-PAPs of Rajsheela held in CR2 INOX on 13.12. 2016 at 2:10 p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Rajsheela building was conducted on 13thDecember, 2016 from 2:10 pm to 3:05 pm.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Executive Director (Planning) welcomed the PAPs of Rajsheela and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Rajsheela. 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>
PAPs demanded to get settled at the same location post redevelopment due to the locational advantage and the frontage that the existing vendors/ commercial units get being beside the road and questioned the logic of shifting to Kamani Wadi for commercial units. The PAPs were in agreement over Mixed Use redevelopment on their own plots which would not hamper the locational advantage that they are getting now.	MMRC has agreed to carry out a feasibility study to work out in-situ Mixed-use redevelopment scheme in consultation with M/s. Catapult Consultants at the same location.
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.

<p>PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.</p>	<p>MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April- May 2017 for the smooth implementation of the project.</p>
<p>PAPs questioned why the area incentive of commercial units was lesser than that of the residential units.</p>	<p>MMRC explained that it has been proposed as per norms of 33(7) DCR 1991. It also stated that incase of slum rehabilitation, no surplus is provided in area.</p>
<p>Some PAPs questioned the logic behind considering the depreciation rate based on the age of the structure for the compensation. They asked for increase of 5 times the RRR.</p>	<p>MMRC explained that as per the government norms, 2.5 times the Ready Reckoner Rate is given to the party as compensation.</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area in last of December 2016.</p>
<p>PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.</p>	<p>Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.</p>
<p>PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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 shifted permanently to the redeveloped building.</p>
<p>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality</p>

developing the property.	is very much important for the success of metro project.
PAPs asked whether the available free-sale component can be bought by the PAPs.	MMRC stated that PAPs would be given preference for selling free-sale component.
PAPs asked whether MMRC would reimburse for the furniture and interior of the commercial units.	MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units, MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.
PAPs asked for further communications (letters and notices) to be forwarded in English and not in Marathi for better understanding.	MMRC agreed to take the suggestion for consideration.
PAP questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.	MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.

5. Following were some general queries put forth by PAPs:

- a. PAPs raised a query of status and process to be followed for the units under current sale.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Rajsheela, following proposal was made by MMRC:

- i) Residential units of the PAPs of Rajsheela are proposed to be rehabilitated to the same existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to Kamani Wadi plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) There is no availability of transit accommodation for commercial units.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.
- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III-PAPs of Kamani Wadi held in CR2 INOX on 13.12. 2016 at 4:15 p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Kamani Wadi building was conducted on 13thDecember, 2016 from 4:15 pm to 5:30 pm.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Sr. DGM, R&R, MMRC welcomed the PAPs of KamaniWadi and briefly introduced Metro Line 3 project. She presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of KamaniWadi. 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>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April- May 2017 for the smooth implementation of the project.

<p>PAPs questioned why the area incentive of commercial units was lesser than that of the residential units.</p>	<p>MMRC explained that it has been proposed as per norms of 33(7) DCR 1991. It also stated that incase of slum rehabilitation, no surplus is provided in area.</p>
<p>PAPs raised a query of how MMRC will deal with the Bhojnalaya. In addition they asked which of the use will be given priority in the new structures, the showroom or the hall.</p>	<p>MMRC mentioned that Bhojanalya need not be disturbed and if needed be shifted to nearby vicinity. MMRC responded that the showrooms or commercial shops will be given the frontage and the hall might be added in the rear end.</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area by the last of December 2016.</p>
<p>PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.</p>	<p>Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.</p>
<p>PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.</p>
<p>PAPs asked whether the available free-sale component can be bought by the PAPs.</p>	<p>MMRC stated that PAPs would be given preference for selling free-sale component.</p>
<p>PAPs asked whether MMRC would reimburse for the furniture and interior of the commercial units.</p>	<p>MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units,</p>

	MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.
PAP questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.	MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.
PAPs suggested MMRC to survey an empty building (Building no. 584) adjacent to KamaniWadi, thus leaving Kamani Wadi unaffected.	MMRC has agreed to carry out the feasibility study of the adjacent building for further consideration and details about the ownership.

5. Following were some general queries put forth by PAPs:
 - a. PAPs raised a query of status and process to be followed for the units under current sale.
6. MMRC showed the tentative proposed plan for Kamani Wadi to the PAPs.
7. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.
8. Sr. DGM, R&R, MMRC concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Kamani Wadi, following proposal was made by MMRC:

- ii) Residential units of the PAPs of Kamani Wadi are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to be relocated to the same location plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) There is no availability of transit accommodation for commercial units.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.
- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Sona Chambers held in CR2 INOX on 14.12. 2016 at 11:30a.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Sona Chambers building was conducted on 14thDecember, 2016 from 11:30am to 1:10 pm.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Abhijeet Chowdhary, AGM (Civil)
- e. Shri. Vivek Karche M/s Catapult Consultant
- f. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Sr. DGM, R&R, MMRC welcomed the PAPs of Sona Chambers and briefly introduced Metro Line 3 project. She presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Sona Chambers. 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>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs asked if extra premium can be paid to avail a shop with frontage.	MMRC responded that the tentative allotment of the units will be decided before shifting. MMRC didn't make any claim regarding the payment of premium for availing the frontage.
PAPs suggested MMRC to first study the various kinds of commercial activities that are carried out in the building and do the allotment accordingly. Most of the	MMRC responded that the allotment of the units to the existing commercial tenants will be done as per the types of commercial activities. Some retail shops

<p>commercial activities are service sector shops and offices.</p>	<p>will get the frontage whereas contact based functions and certain service sector shops will have to be shifted to back of ground floor or upper floor depending upon the availability.</p>
<p>PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.</p>	<p>MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April- May 2017 for the smooth implementation of the project.</p>
<p>PAPs questioned how MMRC decided the number of residential and commercial units and what the qualification base for the same was.</p>	<p>MMRC responded that the data regarding the number of commercial shops and residential units was based on initial base survey carried by M/s Catapult and will be change according to the updated data that MMRC receives post the forms are filled and other verifications are carried out.</p>
<p>PAPs questioned regarding the reimbursement of costs that PAPs had to incur due to recent restoration of the building.</p>	<p>MMRC responded that the building is needed to be demolished for the ancillary units and for the greater good of the project. MMRC would not be reimbursing the costs of renovation incurred but on the other hand, PAPs will receive better accommodation units, other facilities and vicinity to metro station.</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area by the last of December 2016.</p>
<p>PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.</p>	<p>Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.</p>

<p>PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.</p>
<p>PAPs asked whether the available free-sale component can be bought by the PAPs.</p>	<p>MMRC stated that PAPs would be given preference for selling free-sale component.</p>
<p>PAPs asked whether MMRC would reimburse for the furniture and interior of the commercial units.</p>	<p>MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units, MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.</p>
<p>PAP questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.</p>	<p>MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.</p>
<p>PAPs asked how MMRC would consider if one tenant has 2 units of different usages in the same building for allotment.</p>	<p>MMRC responded that it would consider 2 units for allotment and the same tenant will own the two.</p>
<p>PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.</p>	<p>MMRC stated that it will try to resolve the dispute through negotiations and if need</p>

	be will approach the court for the same.
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5. Following were some general queries put forth by PAPs:
 - a. PAPs raised a query of status and process to be followed for the units under current sale.
6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.
7. The Sr. DGM, R&R, MMRC concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Sona Chambers, following proposal was made by MMRC:

- i) Residential units of the PAPs of Sona Chambers are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to be relocated to the same location plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) There is no availability of transit accommodation for commercial units.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by last of December 2016.
- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential or commercial units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Fish Market and Chira Bazaar held in CR2 INOX on 14.12. 2016 at 03:00 p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Fish Market and Chira Bazaar was conducted on 14thDecember, 2016 from 3:00pm to 4:30 pm.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Abhijeet Chowdhary, AGM (Civil)
- e. Shri. Vivek Karche, M/s Catapult Consultant
- f. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Executive Director (Planning) welcomed the PAPs of Fish Market and Chira Bazaar and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Fish Market and Chira Bazaar. 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>
PAPs of Chira Bazaar raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs of Chira Bazaar questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April- May 2017 for the

	smooth implementation of the project.
PAPs of Chira Bazaar raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area by the last of December 2016.
PAPs of Chira Bazaar asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.	Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.
PAPs of Chira Bazaar questioned regarding the status of the rental accommodation if there is a delay in completion of the project. Similarly, vendors of Fish Market questioned the status of their accommodation if the project is delayed.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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. Similarly, the temporary shifting of Fish Market will be done at Thakurdwar Bengali School and will be accommodated until the new Fish Market building is complete.
PAPs of Chira Bazaar asked whether MMRC would reimburse for the furniture and interior of the commercial units.	MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units, MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.
PAPs of Chira Bazaar questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.	MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.

<p>Vendors of Fish Market queried if they could avail the rental accommodation at a different place than the proposed Thakurdwar Bengali School.</p>	<p>MMRC replied stating that Fish Market vendors cannot avail the rental provisions given to other commercial shops. They will have to be accommodated at the proposed site of the Bengali school which will be temporary changed to market place. There is no option for outright sale as well.</p>
<p>Vendors of Fish Market questioned of how MMRC will allot the platforms (Galas) to the vendors as some of the vendors don't have documents (rent receipts or electricity bills) to verify their occupancy in the Fish Market for selling. Similarly some of the vendors had old rent receipts submitted by the owner.</p>	<p>MMRC asked vendors to fill up the forms in order to acquire the data regarding the total number of platforms and the verified vendors. The vendors can submit rent receipts and certain other documents to claim their vendor ship at the fish market.</p>
<p>Vendors of Fish Market queried of whether the vendors who are senior citizens can be given a lump sum compensation to discontinue the business.</p>	<p>MMRC stated that it's not under its purview to provide the lump sum amount for the same.</p>

5. Following were some general queries put forth by PAPs:

- a. PAPs raised a query of status and process to be followed for the units under current sale.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. MMRC Executive Director (Planning) concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Fish Market and Chira Bazar, following proposal was made by MMRC:

- i) Residential units of the PAPs of Fish Market and Chira Bazaar are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be rehabilitated to be relocated to the same location plot post redevelopment. The proposed new buildings will be 70 meters in height.
- ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

- iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.
- iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.
- v) MMRC proposes to shift the Fish Market to Thakurdwar Bengali School for temporary period until the new fish market gets constructed at the same location. However, there is no availability of transit accommodation for commercial units of Chira Bazaar.
- vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area by the last of December

2016. However, the option of opting for rental accommodation or outright purchase is not available for Fish Market vendors.

- vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.
- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.

- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.
- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of VIP Luggage and Swami Niwasbuildings held in CR2 INOX on 15.12. 2016 at 11:00a.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of VIP Luggage and Swami Niwas Buildings was conducted on 15th December, 2016 from 11:00am to 12:20 pm.

2. Following dignitaries were present to preside the meeting:
 - a. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
 - b. Shri. Ramesh Badgujar, Tahsildar
 - c. Mrs. Sangeeta Warade, Tahsildar
 - d. Shri. Abhijeet Chowdhary, AGM (Civil)
 - e. Shri. Amit Agrawal, M/s Catapult Consultant
3. The Sr. DGM, R&R, MMRC welcomed the PAPs of VIP Luggage and Swami Niwas Buildings and briefly introduced Metro Line 3 project. She presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of VIP Luggage and Swami Niwas. 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>
PAPs raised a query about the possibility of shifting existing residential units of Swami Niwas to Surya Mahal and Chandra Mahal location post redevelopment.	MMRC has agreed to carry out a feasibility study with M/s. Catapult Consultants regarding the issue.
PAPs asked if extra premium can be paid to avail a shop with frontage.	MMRC responded that the tentative allotment of the units will be decided before shifting. MMRC didn't make any claim regarding the payment of premium for availing the frontage.
PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April- May 2017 for the smooth implementation of the project.
PAPs queried whether the existing properties have been acquired by MMRC. They mentioned the landowner to be residing outside India and the property is in dispute.	MMRC responded that there will be negotiations with the owners and the properties will be acquired before shifting of tenants. Acquisition notices will be sent to the landlord. MMRC bears 100% responsibility of rehabilitation.
PAPs asked whether there is any single point of contact in MMRC who will be accountable to the scheme.	MMRC responded that a Project Implementation Unit is being assembled at MMRC for this project and will be accountable for the same.
PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area by the last of December 2016.
PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.	Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.
PAPs queried whether the terrace area for whom they pay rent will also be considered for redevelopment.	MMRC has stated that it will be governed as per 33(7) of sanctioned DCR 1991.
PAPs queried of who would own the unit post the death of the owner in the process of redevelopment.	MMRC responded that ownership eligibility issues will be decided by MHADA.
PAPs asked whether MMRC would be maintaining the redeveloped building by	MMRC stated that no corpus fund will be raised by MMRC as it is not applicable in

<p>paying a corpus fund.</p>	<p>33 (7) DCR. The redeveloped building will be maintained by Co-operative Housing Societies formed.</p>
<p>PAPs raised concerns on finding the rental accommodations as the existing residential units are in between 600-1000 sq.ft. in the buildings. It is quite difficult to find units with similar areas in the vicinity. They queried whether agents can be appointed for finding the rented accommodations with similar areas as proposed by MMRC rental slabs. Due to the Pagadi system that is prevalent in the vicinity area, PAPs raised a concern that third-party agreement with the owners might not be possible.</p>	<p>MMRC responded that it will not be able to find the rental accommodations for the tenements. However, advertisements for the same can be floated by MMRC if large pool of tenants agree. In case the owners don't agree to the third-party agreement, the dealing can be done in between owner and tenant and MMRC will provide for appropriate rent (based on market rates and area) to the tenant on monthly / yearly basis as decided.</p>
<p>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.</p>
<p>PAPs asked whether MMRC would reimburse for the furniture and interior of the commercial units.</p>	<p>MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units, MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.</p>
<p>PAP questioned MMRC on how the loss of business that the commercial shop owners would have to incur due to the shifting of shops for temporary accommodation be reimbursed.</p>	<p>MMRC responded by stating that Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach and though MMRC would not be able to reimburse the losses due to shifting of commercial activities to temporary accommodation, however over the course of time after the metro project is completed, the shops would get benefitted by the development around them in the longer run.</p>
<p>PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.</p>	<p>MMRC stated that it will try to resolve the dispute through negotiations and if need be will approach the court for the same.</p>

<p>PAPs raised a concern that they cannot sign the form submitted as many queries are still under process eg. Rent details etc.</p>	<p>MMRC stated that the form is only in-principle agreement to cluster development and not dealing with the minute details of the project. The submission of signed form will help MMRC to understand the approval of people towards cluster development.</p>
<p>PAPs queried of why income is supposed to be stated in the form.</p>	<p>MMRC responded that the income will help it understand the economic status of the tenants to provide certain facilities like skill development courses etc. for marginalized or tenants below a certain income bracket. MMRC ensured that there will be no bias in providing the incentive in the carpet areas based on income though.</p>

5. Following were some general queries put forth by PAPs:

- a. PAPs raised a query of status and process to be followed for the units under current sale.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. The Sr. DGM, R&R, MMRC concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of VIP Luggage and Swami Niwas buildings, following proposal was made by MMRC:

ii) Residential units of the PAPs of VIP Luggage and Swami Niwas buildings are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units of Swami Niwas will be rehabilitated to Surya Mahal and Chandra Mahal and that of VIP Luggage to be relocated to the same location plot post redevelopment. The proposed new buildings will be 70 meters in height.

ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.

iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.

v) There is no availability of transit accommodation for commercial units.

vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area in before 27th Dec 2016.

vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Building No. 591 held in CR2 INOX on 15.12. 2016 at 12:35p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Building No. 591 was conducted on 15th December, 2016 from 12:35pm to 1:35 pm.

2. Following dignitaries were present to preside the meeting:

- a. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- b. Shri. Ramesh Badgajar, Tahsildar
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Abhijeet Chowdhary, AGM (Civil)
- e. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Sr. DGM, R&R, MMRC welcomed the PAPs of Building No. 591 and briefly introduced Metro Line 3 project. She presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Building No. 591. 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>
PAPs queried about why the commercial shops are not being shifted to the same location post redevelopment	MMRC explained that due to the proposed ancillary units and entry- exit points of metro coming at the front of the plot, there remains no frontage for the commercial shops to be accommodated.
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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.
Regarding the title of ownership, PAPs queried of who would bear the transfer of ownership costs. PAPs queried of who would own the unit post the death of the owner in the process of redevelopment.	MMRC responded that the title ownership transfer costs would be borne by MMRC. The ownership eligibility issues will be decided by MHADA.
PAPs queried whether the existing properties have been acquired by MMRC.	MMRC responded that there will be negotiations with the owners and the properties will be acquired before shifting of tenants. Acquisition notices will be sent to the landlord. MMRC bears 100% responsibility of rehabilitation.
PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.	MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.
PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area by the last of December 2016.
PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.	Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.
A question regarding the status of sub-tenants during redevelopment process was raised by the PAPs.	MMRC responded that the issues of sub-tenants and their eligibility will be dealt under 33(7) sanctioned DCR 1991.
PAPs queried regarding the locking period and property tax payment post redevelopment.	MMRC stated that locking period and payment of property tax will be as per DCR 1991 33(7).
PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.	MMRC stated that it will try to resolve the dispute through negotiations and if need be will approach the court for the same.

5. Following were some general queries put forth by PAPs:
 - a. PAPs raised a query of status and process to be followed for the units under current sale.
6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.
7. The Sr. DGM, R&R, MMRC concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Building No. 591, following proposal was made by MMRC:

iii) Residential units of the PAPs of Building No. 591 are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be relocated to Kamani Wadi plot post redevelopment. The proposed new buildings will be 70 meters in height.

ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.

iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.

v) There is no availability of transit accommodation for commercial units.

vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area in before 27th Dec 2016.

vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Shri Ram Bhuwan held in CR2 INOX on 15.12. 2016 at 3:00p.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Shri. Ram Bhuwan was conducted on 15thDecember, 2016 from 3:00pm to 4:00 pm.

2. Following dignitaries were present to preside the meeting:

- a. Mrs. Maya Patole, Sr. Dy. General Manager, R&R, MMRC
- b. Shri. Ramesh Badgujar, Tahsildar
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Abhijeet Chowdhary, AGM (Civil)
- e. Shri. Amit Agrawal, M/s Catapult Consultant

3. The Sr. DGM, R&R, MMRC welcomed the PAPs of Building No. 591 and briefly introduced Metro Line 3 project. She presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Shri. Ram Bhuwan. 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>
PAPs raised a query about the possibility of shifting existing residential units to Surya Mahal and Chandra Mahal location and not Kapadia Chambers post redevelopment due to the proximity.	MMRC has agreed to carry out a feasibility study with M/s. Catapult Consultants regarding the issue.
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
Due to the Pagadi system that is prevalent in the vicinity area, PAPs raised a concern that third-party agreement with the owners might not be possible. Similarly, will excess rental carpet area that the MMRC proposed rental	In case the owners don't agree to the third-party agreement, the dealing can be done in between owner and tenant and MMRC will provide for appropriate rent (based on market rates and area) to the tenant on

<p>slab be payable by the tenants?</p>	<p>monthly / yearly basis as decided. MMRC will however look into these issues. MMRC stated that in case of excess area, third-party agreement would not be feasible in such a case but MMRC would compensate the tenants with appropriate rental compensation on monthly/ annual basis as decided as per the area whereas the tenants will have to pay for the excess area.</p>
<p>PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.</p>	<p>The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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>PAPs questioned the status of rent pay for tenants if they have an extra flat/ home/ accommodation of their own.</p>	<p>MMRC stated that in such case, the PAPs will be compensated with appropriate rent based on approved market rate and area slabs. In this case, no third-party agreement will be followed.</p>
<p>PAPs raised concerns regarding the residential transit accommodation in Pimpalwadi being vacated by MHADA in case of delay in the project.</p>	<p>MMRC ensured that MHADA would not forcefully vacate the tenants as rehabilitation is the responsibility of the government.</p>
<p>PAPs queried of who would own the unit post the death of the owner in the process of redevelopment.</p>	<p>MMRC responded that ownership eligibility issues will be decided by MHADA.</p>
<p>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project.</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area by the last of</p>

	December 2016.
PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.	Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.
A question regarding the status of sub-tenants during redevelopment process was raised.	MMRC responded that the issues of sub-tenants and their eligibility will be dealt under 33(7) sanctioned DCR 1991.
PAPs queried regarding the locking period stating that MHADA has a locking period of 10 years which PAPs are not keen taking.	MMRC stated that locking period and payment of property tax will be as per DCR 1991 33(7).
PAPs asked whether area of mezzanine floor in the existing unit would be included in existing carpet area of the unit.	MMRC responded that the calculation of existing areas will be conducted as per 33(7) DCR 1991.
In case of area and rent disputes, whom should the PAPs approach?	MMRC responded that a Project Implementation Unit (PUI) is being assembled at MMRC for this project and should be approached to. For area related disputes, PAPs need to fill the survey forms and subsequent surveys will resolve the disputes.
PAPs asked of how the units or properties that are under dispute will be resolved by MMRC.	MMRC stated that it will try to resolve the dispute through negotiations and if need be will approach the court for the same.
PAPs stated that the Ram Mandir in the vicinity should not be disturbed due to the construction or redevelopment works.	MMRC ensured that landmark structures and other structures would not be disturbed during construction of ancillary units or during redevelopment process.
PAPs asked whether MMRC would reimburse for the furniture and interior of the commercial units.	MMRC replied that it would not reimburse the furniture and interior costs. However, in the new constructed units, MMRC will provide certain provisions for commercial units. The details of these provisions will be in form of an information brochure.

5. Following were some general queries put forth by PAPs:

- a. PAPs raised a query of status and process to be followed for the units under current sale.
6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.
7. The Sr. DGM, R&R, MMRC concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Shri Ram Bhuwan, following proposal was made by MMRC:

iv) Residential units of the PAPs of Shri. Ram Bhuwan are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be relocated to Surya Mahal and Chandra Mahal plot post redevelopment. Existing office units of the building will be relocated to Kamani Wadi. The proposed new buildings will be 70 meters in height.

ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.

iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.

v) There is no availability of transit accommodation for commercial units.

vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area in before 27th Dec 2016.

vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Extract of the meeting for Consultation on In-situ rehabilitation and redevelopment of PAP due to construction of Kalbadevi and Girgaon metro stations on Metro Line III- PAPs of Suryamahhal and Chandramahal held in CR2 INOX on 30.01. 2017 at 10:00a.m.

MMRC held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations in CR2 INOX, Nariman Point. Meeting for PAPs of Suryamahhal and Chandramahal was conducted on 30^h January, 2016 from 10:00am to 12:20 pm.

2. Following dignitaries were present to preside the meeting:

- a. Shri. R. Ramana, Executive Director (Planning), MMRC
- b. Shri. Anil Wankhede, General manager (Lands and Estates)
- c. Mrs. Sangeeta Warade, Tahsildar
- d. Shri. Ramesh Badguzar, Tahsildar
- e. Shri. Abhijeet Chowdhary, AGM (Civil)

3. The Executive Director (Planning), MMRC welcomed the PAPs of Suryamahhal and Chandramahal and briefly introduced Metro Line 3 project. He presented the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Shri. Ram Bhuwan. 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>
PAPs raised a query whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.	MMRC responded that due to the less width of the plots with road frontage, it would become difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned regarding the status of the rental accommodation in case of delay in completion of the project.	The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of 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>PAPs pointed out that only the occupants of two buildings- Suryamahahal and Chandramahal were invited to attend the public consultation meeting whereas the premises of the same includes other buildings too, namely- Tara Mahal, New Chandra Mahal etc.</p>	<p>MMRC responded that instructions to carry out unit-wise survey have been given to M/s. Catapult Consultants. The data currently available with MMRC is based as per 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 the premises. The PAPs agreed to allow MMRC and its consultants to carry out the detailed survey.</p>
<p>PAPs questioned how MMRC reached to a conclusion of accommodating all the PAPs of Suryamahahal, Chandramahal premises when a proper unit survey has not been done for the premises.</p>	<p>MMRC responded that the current study of rehabilitation action plan is based as per the preliminary data available for the premises of Suryamahahal and Chandramahal. The detailed survey will facilitate to work out the feasibility study and redevelopment proposals.</p>
<p>PAPs raised concerns about the quality of construction of the new buildings, and questioned if some private builder would be developing the property.</p>	<p>MMRC is responsible for redevelopment project also. MMRC ensured good quality construction of the structure as its quality is very much important for the success of metro project. Entertaining private builders and developers may not ensure benefit of PAPs at large. MMRC would like to consider the benefit of all PAPs</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area within 1 week's time.</p>
<p>PAPs asked whether commercial units of 50 sq.ft, 60 sq. ft carpet areas would be able to avail the unit use change from commercial to residential.</p>	<p>Commercial units of carpet areas of equal or more than 100 sq. ft. only would be able to avail the use change from commercial to residential.</p>
<p>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 due to the less width of the plots with road frontage, it would be difficult to accommodate all the existing units with frontage. MMRC stated that certain retail units and showrooms could be given priority for road frontage</p>

	on ground floor whereas office spaces and other ancillary offices to be shifted on upper floors.
PAPs questioned the plan of temporary shifting with rental accommodation for commercial units as no viable commercial properties are available for renting in the vicinity. PAPs asked MMRC to look after the transit accommodation for the commercial units.	MMRC denied provision of rental accommodation for commercial units as the commercial tenants/unit owner are the best judge for their location to run commercial activities for next 4-5 years. However, considering PAP demand, MMRC proposed to float a tender for commercial rental properties in the same ward. MMRC proposed PAPs to vacate the premises by April- May 2017 for the smooth implementation of the project.
PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.	MMRC has assured to work out the rental as per market rates and proposed slabs of area for residential and commercial properties in the area in the last of December 2016.

5. Following were some general queries put forth by PAPs:

b. PAPs raised a query of status and process to be followed for the units under current sale.

6. MMRC handed over the BSES forms to the PAPs asking them to fill them and address their options in writing on the form. This will help MMRC to get a tentative idea on the absolute number of PAPs opting a certain option.

7. The Sr. DGM, R&R, MMRC concluded the discussions by asking PAPs 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.

ANNEXURE 1

As a part of the in-situ rehabilitation scheme under 33(7) DCR 1991 for PAPs of Shri Ram Bhuwan, following proposal was made by MMRC:

v) Residential units of the PAPs of Shri. Ram Bhuwan are proposed to be rehabilitated to the existing location of Kapadia Chambers, Khan House, Dharamsee, Chugulal Mansion, Pokhraj, Building no. 591 post redevelopment whereas the commercial units to be relocated to Surya Mahal and Chandra Mahal plot post redevelopment. Existing office units of the building will be relocated to Kamani Wadi. The proposed new buildings will be 70 meters in height.

ii) Following are the proposed carpet areas (in Sq. ft.) for residential units:

Existing Carpet Areas- Residential (in sq. ft.)	Proposed Carpet Areas- Residential (in sq. ft.)
Less than 202.5 sq. ft.	405 sq. ft.
202.5 sq. ft. to 300 sq. ft.	Double the existing carpet area of unit
300 sq. ft. to 444.5 sq. ft.	600 sq. ft.
More than 444.5 sq. ft.	35% extra carpet area of the unit

iii) Existing Commercial units are proposed to get 20% increase in the existing carpet area of the commercial unit.

iv) The proposed transit accommodation for residential units for PAPs is MHADA flats with 80 units at Pimpalwadi on first come first serve basis. MMRC ensures that all the infrastructure related issues with MHADA flats at Pimpalwadi will be resolved prior to the shifting. In addition, if more units for transit accommodation for residential units are required, MMRC will float tenders for acquiring them. The maintenance cost in the transit accommodation will be borne by PAPs.

v) There is no availability of transit accommodation for commercial units.

vi) MMRC proposes the option of rental accommodation for temporary shifting for residential or commercial units to be searched by the PAPs where MMRC will make a third-party agreement with the owner paying the monthly rents directly to the owner's account. The third- party agreement is proposed to be for a period of 3 years which can be extended further. The rent to be paid to the owner will be decided on the basis of the existing carpet area of the commercial or residential units and the existing rental market rate for the residential or commercial properties in the area. For residential units, the rents will be paid as per the proposed slabs of area at the interval of 100 sq. ft and proposed slabs of area at the interval of 50 sq. ft for commercial units by MMRC and will be annually increased with 5% increment until redevelopment project is complete. MMRC will work out the rental market rates and proposed slabs of area for residential and commercial properties in the area in before 27th Dec 2016.

vii) Where PAPs want to rent a unit with area larger than the proposed rental slabs given by MMRC, third-party agreement would not be possible in such cases. MMRC

however will reimburse the rent as per the proposed rental slab whereas the excess will have to be paid by the PAPs.

- viii) PAP who want to find their rental accommodation and have a direct agreement with the owner will get the appropriate rent in lump sum/ monthly as per the market rates of the existing area.
- ix) The proposed phase for shifting to transit/ rental accommodations is April- May 2017 post exams of the school going children and prior to monsoon season.
- x) MMRC also proposes an option of outright sale of properties (not for tenants with no land rights) where appropriate compensation as decided by Compensation Committee will be provided. The compensation package that could be approved by the compensation committee can be maximum of 2.5 times the existing Ready Reckoner Rate (RRR), including the depreciation rate of the building. The compensation committee is headed by Retired I.A.S. officer in addition to some Officers, Town Planning Officer, Finance Officer that decide the compensation.
- xi) There is also an option of conversion of use of unit from commercial to residential. The PAPs in this case can avail transit accommodation and additional area incentive for residential units as proposed by MMRC under DCR 33(7) DCR 1991. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential. The units with existing carpet areas of equal or more than 100 sq. ft. would be able to avail the use change from commercial to residential.
- xii) In-order to assist the PAPs in shifting to the transit or rental accommodation, MMRC proposes options of appointing a shifting agency like Movers and Packers or paying the appropriate shifting amount to the PAPs for shifting. The one-time cost of shifting to transit or rental accommodation will be borne by MMRC.
- xiii) Ownership rights for the new units will be conferred to the tenants post redevelopment. The process of the acquiring ownership includes MMRC negotiating with landlord for getting title clearance and will fix the compensation through compensation committee. Further MMRC will prepare necessary documents for transfer of title in the name of MMRC to enable MMRC to implement in-situ rehabilitation project. MMRC will make a final transfer of land title to Cooperative Housing Society formed by the PAPs.
- xiv) Prior to the time of shifting of PAPs from existing locations to transit or rental accommodations, they will be given a Provisional Allotment Letter which will include the name of the owner and the proposed unit carpet area.
- xv) The allotment of residential units to the PAPs on the redeveloped plots will be done through an online lottery in case of same area.
- xvi) Further maintenance of the new structures for PAPs will be carried by the PAPs and C.H.S. themselves. MMRC will play no role in its further maintenance and will not pay corpus fund for the same.

- xvii) The detailed floor plans, elevation facades, facilities provided for the new structures for PAPs will be provided to PAPs in form of Information Brochure which will be released in the month of January, 2017.
- xviii) 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.

Vithaldas Niwas

9/12/16

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3	Rusik K. Parmar	1	9619291652	R.K. Parmar
4	Mansula H. Shel	1st Floor-13-	9820372024	M.H. SHAH
5	mayur H- Shah	1st Floor-14-	9930020099	m.h.shah
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9	Anind Devukhkar	1st floor R-m 17	9987709491	Babva
(10)	HTJR H 21221	330 16 Rm	9769552943	
11	Ganukuma H. Shetye	330 Vithaldas	9029005955	
12	TUSHAR C. DEVUKHAR	330 Vithaldas Bldg	68752604158	T. Devukhar
13	Himtaraj D. Chaudhary	330 Vithaldas Bldg	9867199835	
14	Kalpana V. Sankar	330 Vithaldas Bldg	9820889838	

Vithaldas Niwes

9/12/16

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11)	Hayan Shah	— 11 —		Hayan Shah
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16)	Vishna Tiwari	" "	"	V.T.
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5	Deena Sangay Kataria	Amrit Niwas	9988132202	Dee
6	Vishal D. Jain	Katakawal Bldg	9870348844	Vishal
7	Manisha V. Jain		9594378456	@v Jain
8	Santosh M. Jain		9819558009	Santosh M. Jain
9	Vikram		9819558009	Santosh

Chateiwala (Katawala)

3/12/16

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7	Manisha V. Jain		9594378456	Manisha
8	Santosh M. Jain		9819558009	Santosh M. Jain
9	Vikram		9819558009	Vikram

Chattriwada / Kantawala.

3/12/16

Sr
No

Name

Address

Email I.D.


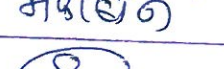

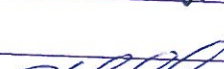
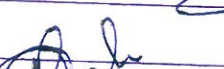
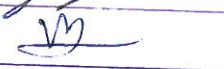
Signature

1 DEVENDRAN JAIN 24, Kantawala Bldg. 9022311438 All

Sr. No.	Name	Address	Email I.D.	Signature
1)	Deena/Sanjay Kataria		9981 9987138202	
2)	Sangeeta/Vicky Shirokar		9833969465	Sangeeta
3)	Gopal H Kishor		9223400937	Gopal Kishor
	Bhav S. Kataria		9322434069	Bhav Kataria
4)	Raju G. Kataria/Aju		9221213806	Raju Kataria
5)	Parvaneh S. Shekh		93222418737	Parvaneh
6)	Mitin. m. Parekh		9869062999	Mitin

Hem Villa

31/2/16



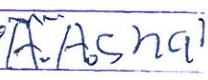
Sr. No.	Name	Address	Email ID.	Signature
1	Manchibensham	Hem Vela	9702246721 79 77276515	
2	Suresh S. Jain	Hem Vella	9702246721	
3.	Mahesh Kothari	Hem Villa	9619587586,	
4.	Harjeeram Chavda	Hem Villa	9930274838	रमेश चवडा
5	Nemichad's Mehta	Hemvilla.	9969454898	
6	R.M. Texile	NShikant Hoque Tran villa	9930555759 9322526898	
	English Textile	Chagumal mannis 21/1/2014	9879776350	

9/12/16

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4)	D. D. Jani	585 Khan Bldg	98211-55023	
5	Hareesh. D. Tanna	585, Khan Bldg	9930445454	
6	Latta. H. Tanna	585, Khan Bldg	9869335454	
7.	Mohammad Eym	595 Pokhras Mansion	9833852117	
8	Veera Parohit	5th floor, Chaggaal mansion	88969952002	
9	Abhishek Agrawal	2nd Fl 593 Chira Bazar Chaggaal mansion	9323000462	
10	Sunil R. Kulkarni	593 Chira Bazar	9821438625	
11.	Naraindas K. Punj	593 J.S.S. map	9809938452	Narain.
12	Shehzad Shroff	593, JSSM	9870203612	
13	Ganesh Goyal	593 JSSM	9869000226	
14	Dr. Harindran M Gilitale	595 JSSM 3rd fl.	9322250521	

Adm. Dinkarrai Jani
 SSS - Khan House. 2 - 982155023

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108	Anila Shah	204, Prince St. Avt-2	Anila.Shah.111 @gmail.com	

195
 19
 11
 13

Kapadia Chambers

13/12/16

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3) Ravi Chohan 311 Kapa 2 ony Attendance

4) RAJESH PATEL 406 Only Attendance Kobl

5) Ranabhan Rapt 412 only for Attendance

6) Arvind Goyal 206 Kapadia agoyal72@rediffmail.com

7) Sanjay Gupta 409 Kapadia Sanjaygupta20@gmail.com

8) B.T. Mandekar 411 Kapadia 9702855120

9) VIREN VASA 09 Kapadia } 9324113435 }
Chamber } virenvasa@gmail.com }

— Just attended do not Agree - w/o Prejudice to our rights to approach the Court for Justice —

10) We Agree to Above - RAJESH PATEL

11) Anjee Agawal 2, Kapadia Chambers AA Only for Attendance.

12) Pinkesh 210 Kapadia 9324242507

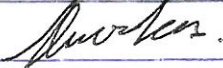
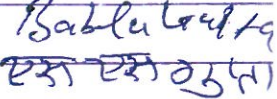
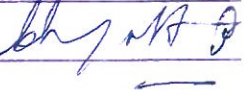
13) Suresh 9821990075

14) ~~...~~ MUMBAI - (21st Dec News Paper) 9596324546

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1)	Mr. A K Patel } Mrs. R A Patel }	305/307 Kapadia Chambers,	roshnidilipatel@gmail.com 9820127776 only for attendance & not agreement	Akpatel RA Patel
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4	Atul J. Shah	07 Grit Kapadia Ch. 599, JSD Mumbai-40001	ajshahca@gmail.com	AS
Sign only for attendance & not for any concurrence				
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Dharmsee

13/12/16

Sr. No.	Name	Address	Email/I.D.	Signature
1.	Aradhoot Vardam	Dharmsee Room no. 5 & 5A (Notice issued at wrong Room number)	9870377977	
2.	Bablu Gupta	ChiraBazar J.S.S. Road	9702501387 8268154494	
3.	Chagat Singh	R-8, G. floor	9892025219	

Rajshikha

13/12/16

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2)	PRALHAD BEDDANSZ	Shop No 1 Rajshikha Bldg	9833853388	
3)	S. K. Kojan	Rajshikha NO. 102	9892102298	
4)	Pavil	Rajshikha	9819312897	
5)	MONUS KANSARI	408 Rajshikha	9820150598	
6)	Dinkar Lal K. Parich.	Rajshikha OFF. 2. 407.	9819312897	
7)	Pradip K. Desani	407.	9820533136	
8)	SHAMBU RAMIKA	C.P.F. No 206	9819378875	
9)	Urmila Rai	Attendant Off. 203, 204	9820849850	
10)	Pavesh Prabhudas Dubal	Off. 6 Cr. Floor	9833446764	
11)	Hoor Jhurani	404 4th Floor	9892507999	
12)	Neeta. m. v.	405 4th Floor	9892507999	
13)	Sagrapu. n. Shale	gr. 8th floor	9820950655	
14)	T. Ramphairishet	307 3rd fl.	9320706018	
15)	Jawaha Sunam	Ground floor	9821174140	
16)	Dr. J. K. MANIAR	Off. no. 101	9820440613	
17)	Abhishek Mishra	303	9821156564	
18)	Amrit Pawal	201.	9821069205	
19)	Dinesh Parekh	597 - JSS Road 103 Rajshikha	704603986	
20)	S. V. Chhetani	Office No. 308, Rajshikha 597 JSS Rd, Mumbai	022-22005130	
21)	Sajjan Icendri	403, Rajshikha Bldg	932226183	
22)	N. A. Agarwal	003, Rajshikha Socl 597 Road	9769312345	
23)	Suresh Bhat	305 Rajshikha	22063811	
24)	Arvind Kulkarni	007 Rajshikha	9820005577	
25)				
26)				
27)				
28)				
29)				
30)				

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7)	MADAN JEWELLERY	540/A Chimbaur	9828287533	
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8)

9)

10)

Sona Chamber

14/12/16

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5	Ravi Modi	102, Sona Chamber	ravi.modi@yahoo.com 9820105310	Ravi Modi
6	Narottam Bagaria	202, Sona Chamber	9820128008	N Bagaria
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11	S. Jain	205/4 Sona Chambers	8484848451 susendrajain_99@yahoo.com	S Jain
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14	Parash Khimesara	Room - 303		
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Sona chamber

14/12/2016

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4)	omprakash agarwal	302 Sona chamber	9967025082	arvind @ gatewayadvertisers.
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Fish Market

14/12/16

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3)	Anandao S. Desai		9819944528	Anandao
4)	Kalpna B. Shekar	Chirabazar	9930631712	Kalpna B. Shekar
5)	Ganpat H Bangle	Chirabazar market	9320782552	Ganpat H Bangle
6)	Ananda Prasad	Chirabazar	0964765446	Ananda Prasad
7)	Jagdish Hajeer	Chirabazar	9324814616	Jagdish Hajeer
8)	A Nash Khan		9224110737	A Nash Khan
9)	एन.एन. कोटीयारी		9004551439	A.N. Kotiyari
10)	राजेश्वरी देसाय		9594403858	Rajeshwari Desai
11)	अनूप गोविंदबहा		8425060533	Anup Govindbaha
12)	A.N. Kotiyari		9004551439	A.N. Kotiyari
13)	राजेश्वरी		9619112860	Rajeshwari
14)	Pradip K. Jain	Chirabazar	9219586 @ Gmail.com	Pradip K. Jain
15)	Mushtaq Akram	Chirabazar	9869603111	Mushtaq Akram
16)	MUSTAFA TIKHWA	CHIRABAZAR	9820842573	MUSTAFA TIKHWA
17)	A.S. Pathan	CHIRABAZAR	9820898412+1	A.S. Pathan
18)	KAMLESH KUMAR	CHIRABAZAR	9920957967	KAMLESH KUMAR
19)	DESULALY JIDAN	CHIRABAZAR	9869082727	DESULALY JIDAN
20)	MIRAMALAN	CHIRABAZAR	9969768672	MIRAMALAN
21)	SANDEEP JAIN	CHIRABAZAR	981944368	SANDEEP JAIN
22)	MARSHAL JAIN	CHIRABAZAR	9324535136	MARSHAL JAIN
23)	SACHIN SHILDE	CHIRABAZAR	8689983009	SACHIN SHILDE
24)	DATTARAM KHALATE	-	9594587021	DATTARAM KHALATE
25)	डी.डी. गोसावई	-	9820459780	DD Gosavi
26)	श्री.डी. गोसावई	-	9020920098	S.D. Gosavi
27)	श्री.डी. गोसावई (owner)	Chirabazar	9322507759	S.D. Gosavi
28)	Pathan Atrique	Masabundar	9821331557	Pathan Atrique
29)	Rajendra Dhanu Khate	Chirabazar	9819639891	Rajendra Dhanu Khate

Sr. No.	Name	Address	Email I.D.	Signature
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33)	Sunil R-khalde	Chirabazar	9920759102	
34)	Yusuf T. Bailinika	Chira bagar	8976172740	
35)	Sahin Vasant	chira bagar	9892223566	
36)	Savita Koli		8879477125	S. D. Kc
37)	भागीरथ मशुरकर			
38)	रागिता गाठेवाले		— 11 —	भा. वि. प्रो. म. म.
39)	प्रभावती निवटे		— 11 —	रागिता गाठे
			— 11 —	
40)	नानु कावाले		— 11 —	नानु कावाले
41)	रुमेश 1011 तेली		— 11 —	रुमेश 1011 तेली
42)	गुलाब जयवंत मिहिर		8450993186	गुलाब जयवंत;
43)	हेमा हेमंत दवणे		8450993186	
44)	किना दिवटे		9769165081	किना दिवटे
45)	पार्वती काफर		8	
46)	प्रेमा प्रानकामे		8450993186	
47)	वंदना रा कोळी		9895945	वंदना रा कोळी
48)	सोमती अनंत पाटील		9833823671	S. A. B. S.
49)	हषला हेमंत मर्दे		9833823671	ह. हे. मर्दे
50)	भावती राजकुमार धनु		9833823671	B. N. S.
51)	गुलाब हरिवर नाईक			

52)	चंद्रावती पांडुरंग कोळी		8976368888	सा. च. पा. 1/1/15 को.
53)	निलिमा शंकर वरठीकर		9969797927	ग. नि. शं. वरठी.
54)	ललिता शंकर वरठीकर			
55)	विष्णू पंकज वरठीकर			
56)	सुधा मधुकर धनु			सुधा मधुकर
57)	वनिता गोपे			वनिता गोपे

58)	गीता गणेश तांडे			
59)	रुपाली पाटील (तसेवा)		9820661883	रुपाली पाटील

Sr. No.	Name	Address	Email I.D.	Signature
61)	इश्वरी लडगे		9920193151	इश्वरी लड
62)	प्रीती शाम बट्ट		9664901088	प्रीती.शाम.ब
63)	विजया जयसिंग मेहेर		9930650346	विजया जी
64)	विद्या शरत धनू		9769568353	V. B. Dhenu
65)	सुषमा वासुदेव तोंडेल		— 11 —	सुषमा वा ;
66)	प्रसन्न रामचंद्र शिर्के		2039230	प्रसन्न शिर्के
67)	यमुना भास्कर पाटील			
68)	अश्विनी अनिल वाडकर		7045504612	A. A. WADKA
69)	वंदना राजेंद्र वाध वाडकर		9920833206	V. R. Wad
70)	नेहा पांडुरंग शलपे		9892787014	N. P. Sethe

Fish Market

14/12/16


Sr. No.	Name	Address	Email ID.	Signature
1)	दशरथ पाटील		9867932083	<i>P. Patil</i>
2)	किशोर घोलप		8767622192	<i>K. Ghole</i>
3)	चंद्रा अण्णाव न महेर		8097824938	चंद्रा अ. महेर
4)	सुमती रघुनाथ कोळी		9167535487	सुमती कोळी
5)	विदिपा विठ्ठल महेर		9028298104	<i>M. Meher</i>
6)	स्मीता रमेश खोत		9773382038	S.R. Khat
7)	नवीन महेर		9623656045	<i>N. Meher</i>
8)	अनिल शिंदे		9960668590	
9)	वेदना अरवि शिंदे		9594933512	<i>R.A. Shinde</i>
10)	दयोती अजिंथा शिंदे		9922227293	J.L. Shinde
11)	उर्मिला जयू शिंदे		9922227293	उर्मिला बाळशा
12)	Faisal Pathan		9619120192	Faisal
15)	S.P. Temare		9822602865	S.P. Temare
16)	सुष्मा महेर		9930542685	सुष्मा
17)	मीना शर्मा			मीना शर्मा
18)	जय प्रकाश व्याकर			ज. प्रकाश व्याकर
19)	पुंजरा राजाराम कादम		9870248634	पुंजरा रा. कादम
20)	तारा सुबोध डवरे		9869701565	तारा सु. डवरे
21)	अलका रामदास बाळक			अलका रा. बाळक
22)	जयश्री लक्ष्मण अण्णाव			जयश्री ल. अण्णाव
23)	विजय मधुकर तरे		9004734834	
24)	भागीबाई मधुकर तरे			
25)	तूजसा अत्माराम कोळी			तूजसा आ. को.
26)	चंद्रा परेशम कोळी			चंद्रा प. को.
27)	वधावती धरेश्वर कोळी			
28)	वाकर खोपटे			
29)	मरी संजिविका कोळी			ज. प्रकाश व्याकर
30)	सुष्मा			सुष्मा अ. महेर
31)	सांगिता अनिल वेजे			
32)	अनिता दिनेश रायवडे		9768201192	

Sr. No.	Name	Address	Email I.D.	Signature
36)	शुभिका विनोद कोळे		9004734834	
37)	सविषा हिरालाल कोळे			
38)	कल्याण कोळी			
39)	सुमान सुकुंद राजे			
40)	सौ. प्रिती का हवणे		7506540815	सौ. प्रिती का
41)	Haris Lad		9321793652	Haris Lad
42)	Deepak B. Ghodan		9930800372	Deepak B. Ghodan
43)	आशा प्रकाश कोळी.			आशा प्रकाश
44)	सीताबाई पवार			सीताबाई
45)	काशी बडू रामचंद्र कोळी			
46)	सुनिता रा दासकर			सुनित्य राव
47)	योगिता रा जागले Sunita Javer		932453736	योगिता रा Sunita
48)	Vaishali Wadkar.			V.A. Wadkar

VIP Luggage

15/12/16

Sr. No.	Name	Address	Email ID.	Signature
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1)	Radhika h Vaiude (For Lalser Vaiude)	Gala - behind VIP Shop	radhikavaiude @gmail.com	
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Sawami Niwas

15/12/16

Sr. No.	Name	Address	Email/ID.	Signature
1	Adwait Shembkar nekar	4 th floor, Swami Niwas, Thakurda	Adwait 73@yahoo.com	
2	Vasundhara Joshi	4th floor Swami Niwas Thakurda	vasundhara@hotmail.com 9930954850	
3	Shri Kant L Shembkar	4th floor Swami Niwas Thakurda	Shrikant Shembkar f12@gmail.com	
4	Satish S. Dedhia	315 Swami Niwas Ground Floor Shop		
5	SUNIT LODHA	3 rd floor JSS Road Swami Niwas	sunitlodha@gmail.com	
6	PRADEEP NIMKAR	1 st floor Swami Niwas 315 JSS Road	pradeepnimkar@gmail.com	
7	Raj M. Joshi	315 Swami Niwas 315 JSS Rd	rajmjoshi@gmail.com	
8	Vishwas D. Joshi	4th floor Swami Niwas	Vishwas D. Joshi	
9	C.S. Porwal	J.S.S.A. Bldg. 2 3rd floor Mumbai 315		
10	Kishor. M. Jain	315 JSS Road Swami Niwas		Kishor. M. Jain
11	Sandeep Chaudhary	315 JSS Road		
12	Visham P. Maru	clo. V.I.P. Luggage	vamaru100@gmail.com	
13	Chandrika N. Gala	315 Swami Niwas 1 st floor Room No-2	Sundeep paper agency@gmail.com	C. Gala
14	Vishwas D. Joshi		9820483146	
15	Raj M. Joshi	315 Swami Niwas 4th floor	9820360923	

Bldg. 591

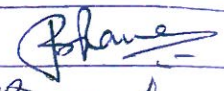
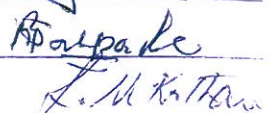
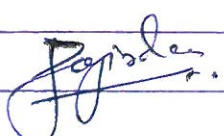

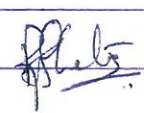





15/12/16

Sr. No	Name	Address	Email I.D.	Signature
1)	वैचन राम नन्द राव भुजा	Bldg No: 591 Room No: 01/3FR	9029013132	वैचन राम भुजा
2)	HANU RATHOD	591	9820198123	Hanu
3)	Margaret Fernandez	591	9820368820	M Fernandez
4)	Joyce Fernandes	591/A	9822147949	Joyce
5)	Babita Jain	591/A	9224373606	Babita
6)	Santana Rodrigues	591/A	9821571978	Santana
7)	C. CARASO	591/A	9819307215	C. Caraso
8)	Prerna Leo Barretto	591/A	9322316466	Prerna
9)	Diana Machado	591/A	9819719746	Diana
10)	Mrs. Faliya Mendes	591/A	9323224184	Faliya
11)	MR DARILY DE SOUZA	591/A	9820226998	Darily
12)	Mr. Joseph Bandito	591/A	9226229779	Bandito
13)	Bhaskar Jain	591/A	9224373606	Bhaskar

15/12/16

Shriram Bhavan Bldg. No. 311

Sr. No.	Name	Address	Email ID.	Signature
1)	D. K. Mahajan		9769113778	D Mahajan
2)	SANJAY GORADIA	9, Ram Bhuvan 311/14, J.S.S. Rd	sanjayggoradia@gmail.com 9967719690	SJ
3)	ATUL PAULYER	5, Sri Ram Bhuvan	atul@alphasms.com 9820302869	Atul
4)	Santosh C. Kistane	1/3 Shree Ram Bhuvan Thakurdwara 216602	22058434	S Kistane
5)	Rajendra R. Vaidya	Shree Ram Bhuvan	9769491460	R. Vaidya
6)	Neekeeta P. Honrao	Rom. no 7, 9, Ram Bhuvan, Thakurdwara.	9930956149	Neekeeta
7)	Shashikant Honrao	" " "	9820247850	Shashikant
8)	अमेर/मार्गनी गिरी	अमेर/मार्गनी गिरी 311/315 रि. 4/5	9619013161	Rm. Giri
9)	Neema Omprakash Gupta	Shree Ram Bhuvan 311/315/Shop no-3	9664630852 imcoolvoron-gupta@rediffmail.com	Voron
10)	अमेर/मार्गनी गिरी	अमेर/मार्गनी गिरी 311/315	9833390359 imcoolvoron-gupta@rediffmail.com	S.C. Gupta
11)	Vahed C. Bhanu		9987305837	V.C. Bhanu
12)	सुरेश राम मोदी		9819056092	SAM
13)	Supriya Kulkarni	श्री राम भवन भवन, जे. एस. रोड पेल्मंदुरा म-2	9930660421	S.S. Kulkarni
14)	Balakrishna Suryawanshi	Shop No 1 Shree Ram Bhuvan J.S.S. Rd Thakurdwara M-2	7709644860	B.S. Suryawanshi
15)	नेमव शि. निमकर	अद्वैत शैलीस नकर 13 डीन नगर श्रीराम भवन - 200002	9870800878	S. Nimkar

Sr. No.	Name	Address	Email I.D.	Signature
17)	Atmaram Bawias Shree Ram Maudai → Pradeep Kame Balkrma Talpade Lalit Kothare. (Trustees) Devashish Jagirdar	309 Jagannath Shankesheti Pozal 0002 13 th Flr 1201 Rahija Centre Nandivan Pm	mjayakar@ jagirdarpartners.com djagirdar@ jagirdarpartners.com	  
18)	Sharad M. Nikam	311 Sri Ram Bhau	9224327565	
19)	Purna Shete	— do —	9869153838 purnashete@yahoo.in	
20)	Vinay Vedpatkar		9821677470	
21)	Prashant R. Shet	— — —	9869229889	
22)	At Vibhavari Mulge		9969004538	
23)	YADNESH S KATHOKAR	311/2nd floor Ramnath	9892147850	
24)	Sachin Mahajan	311C Shri Ram Bhau	9820104935 sachinmahjan@hotmail.com	
25)				

Monday

Suryamahal & Chandramahal

Date:-
30/01/17

Sr. No.	Name	Address	Email I.D.	Signature
1)	D. F. Kel	Neoo Chandramahal		
2)	Mohan P. Mahankar	Surya Mahal ^{4th} floor	9833327529	
3)	MAMAVIR RAM	TARA MAHAL	7506080876	
4)	शिनिरा स	सुर	9594240960	
5)	Abhishek Bhansali	Chandramahal	9819827933	
6)	Siddhesh Pichhadgaonkar	Chandramahal	9320040011	
7)	Sachin S. Karkar	Chandramahal	9821505162	
8)	Suryamahal	" "	9874432713	
9)	Pooja	Thalwadwar	7710035993	
10)	U. S. Mahankar		9792962231	
11)	RAMESH RAMNATH	SURYA MAHAL	9867308544	
12)	Shelkar Nagesh	201 Chandramahal	9920999708	
13)	Amol P. Tanke	R No 46, Chandramahal	8108544453	
14)	Eleeshy Wankar	Surya Mahal, Block No 85	8097769700	
15)	Cynthia Fernandes			
16)	Niti M. Nagarale	Chandramahal	9594482231	
17)	Atul S. Borkar	Suryamahal	9322670052	
18)	Suryakant Karkar	Surya Mahal	9664823131	
19)	Kyphar rose	10, Suryamahal	9920233535	
20)	Devidra Wankar	6, Talva Mahal	9320233535	
21)	B. R. Bhutkar	9, Chandramahal	9619302686	
22)				
23)				
24)				
25)				

PUBLIC CONSULTATION WITH RESIDENT/COMMERCIAL/NON-RESIDENTIAL PREMISES OWNERS OF KALBADEVI & GIRGAON AT CR-2, NARIMAN POINT DT. FROM DECEMBER - 2016 TO JANUARY -2017



PUBLIC CONSULTATION WITH RESIDENT/COMMERCIAL/NON-RESIDENTIAL PREMISES OWNERS OF KALBADEVI & GIRGAON AT CR-2, NARIMAN POINT DT. FROM DECEMBER - 2016 TO JANUARY -2017



PUBLIC CONSULTATION WITH RESIDENT/COMMERCIAL/NON-RESIDENTIAL PREMISES OWNERS OF KALBADEVI & GIRGAON AT CR-2, NARIMAN POINT DT. FROM DECEMBER - 2016 TO JANUARY -2017



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**Resettlement and Rehabilitation Policy
for
Mumbai Urban Transport Project (MUTP)**

MARCH 1997
(as amended in December 2000)

GOVERNMENT OF MAHARASHTRA
Housing and Special Assistance Department
Mantralaya, Mumbai-400 052.



Policy for Resettlement and
Rehabilitation of persons affected
by Mumbai Urban Transport
Project.

GOVERNMENT OF MAHARASHTRA

Housing and Special Assistance Department
Resolution No. Prakalpa 1700/CR 31/Slum 2,
Mantralaya, Mumbai 400 032

Dated the 12th December, 2000

Read : Government Resolution, Housing and Special Assistance Department, No. MIS 1094/CR 558/Slum 2, dated 12th March 1997.

1. Resolution :

Government of Maharashtra has decided to take up "Mumbai Urban Transport Project" (MUTP) with a view to bringing about improvements in traffic and transportation situation in the Mumbai Metropolitan Region (MMR). Efforts are being made to obtain financial assistance for this project from the World Bank. The schemes under MUTP include roads, Road Over Bridges (ROBs), traffic management schemes as well as various rail projects. The various schemes under MUTP would affect a substantial number of households, business activities and structures, which will have to be relocated. Resettlement of project affected persons, according to the World Bank operational directives, is required to be an integral part of World Bank financed projects. Preliminary estimate indicates that approximately 25,000 to 30,000 families will have to be relocated due to MUTP. Government of Maharashtra appointed a Task Force, in February, 1995 under the Chairmanship of Shri D. M. Sukthankar, former Chief Secretary, to prepare a framework for Resettlement and Rehabilitation (R & R) Policy and to assist the Government in determining the institutional arrangements and implementation strategies for R & R. The Task Force submitted its report to the Government after a detailed study of the households, business activities and structures likely to be affected by MUTP. Based on the recommendations of the Task Force, orders

prevailing for R & R of persons affected by the projects in rural areas, the legal provisions and a series of discussions with the World Bank missions a revised R & R Policy was submitted to the Government for approval. Accordingly the following Resettlement & Rehabilitation Policy has been formulated. 1

2. Applicability of the Policy :

The following R & R policy shall be applicable to all the sub-projects described in the Borrower's Project Implementation Plan (BPIP) for the MUTP and also the sub-projects identified for inclusion in the subsequent phases of MUTP. Resettlement Action Plans (RAP) and Community Environmental Management Plans (CEMP) will be prepared for each subproject involving resettlers in accordance with this Policy.

3. Objectives :

- (a) To minimise the resettlement by exploring all viable alternative project designs, and to prioritise various elements of the project by treating this as one of the important considerations,
- (b) Where displacement is unavoidable; to develop and execute resettlement plans in such a manner that displaced persons are compensated for their losses at replacement cost just prior to the actual move, displaced persons are assisted in their move and supported during the transition period in the resettlement site and displaced persons are assisted in improving or at least restoring their former living standards, income earning capacity and production levels; and to pay particular attention to the needs of poor resettlers in this regard,
- (c) To accord formal housing rights to the PAPs at the resettlement site. Such rights shall be in the form of leasehold rights of the land to the co-operative society of the PAPs and occupancy rights of built floor space to the members of the society. The membership of the co-operative society and the occupancy rights will be jointly awarded to the spouses of the PAP household. The documents in this respect will be the leasehold agreement with the co-operative society, which will include a list of its members and description of dwelling unit allotted to each member. The members of the co-operative society will receive a share certificate signifying the membership of the society.

- (d) To develop and implement the details of the resettlement programme through active community participation by establishing links with the community based organisations; and
- (e) To make efforts to retain existing community network in the resettlement area, wherever this is not feasible to make efforts to integrate the resettled population with the host community, and to minimise the adverse impact, if any, on the host community.

4. Categories of Project Affected Structures :

Project affected structures shall be categorised by referring to ownership, land use and type of construction.

Ownership :

- Land and building owned by the same person,
- Land owned by one person and building owned by the lessees,
- Land and building both leased to lessee,
- Land and building occupied by statutory tenants with owner occupant or where owner is a absentee
- Land occupied by squatters without any legal title. Category of squatters includes - non-resident structure owners, resident structure owners and tenants.

Land use :

- Land used for farming, horticulture etc.
- Land used for open uses such as storage, vehicle repairing etc.
- Structure used for residential purposes
- Structure used for shop-cum-residence
- Structure used for shop
- Structure used for workshop, factory etc.
- Structure used for schools, balwadis, community activities, religious purposes, medical and health facilities, gymnasium etc.

Type of structures :

- Multi-storeyed RCC structures,
- RCC or Steel frame structures in slum,
- Ground storeyed structures with RCC slab or tile or AC sheet or GI sheet roof,
- Ground storeyed structures/hutment in slums.

5. Definition of Project Affected Persons (PAP) :

Project Affected Person includes households, business units including their workers and owners of assets like land and buildings affected by MUTP shall be considered as PAPs and may include; non-resident land owners (including farmers and horticulturist); non-resident lessees; resident landlord (including farmers and horticulturists); resident lessees, tenants or sub-tenants of buildings; squatters (non-resident structure owners, resident structure owners, tenants); pavement dwellers. Household for this purpose means all the males/females, their family members and relatives staying in a house/tenement/hut.

6. Eligibility of Project Affected Persons (PAPs) for R & R :

- (a) All legitimate occupants of land and building affected by MUTP up to the time of actual resettlement will be eligible for the benefit of R & R Policy. However, PAPs who are squatters and not the legitimate occupants of land or buildings shall be eligible for R & R only if enumerated during the baseline survey. The date of completion of baseline survey shall, therefore, be the cut-off date. While preparing the Resettlement Action Plan (RAP) the baseline survey will be updated if the gap between the baseline survey and the RAP is more than one year. Any new unauthorised structures or additions to existing structures carried out after the cut-off date and their occupants will not be eligible for R & R.

Similarly, the occupants of a structure except legal heir who have acquired the structures after the cut off date shall not be eligible for the benefits of Resettlement and Rehabilitation. However, member added to the eligible households by way of birth and marriage after the cut-off date will be

considered eligible for R & R. For this purpose, the baseline survey will create a detailed data base available with both the R & R Agency and the affected community. The significance of the cut-off date will also be explained to the community.

- (b) PAPs who do not wish to participate in the RAP prepared in the manner as laid down in this policy will not be eligible for rehabilitation and will have to vacate the occupied space on their own.
- (c) Aerial photographs if available and visual documentation carried out during baseline surveys will help identify squatters entering the area after the baseline surveys. These squatters shall not be entitled for any R & R benefits. Motivating and strengthening of Community Based Organisations (CBOs) during the baseline survey will be attempted to help prevent further encroachment after baseline survey. R & R activities and MUTP project execution schedule shall be closely co-ordinated to minimise the time between site clearance and commencements of civil works so as to prevent further encroachment. Implementing agencies shall protect the cleared sites by appointing watch and ward staff. Even with these measures, if encroachment takes place, eviction will be resorted to.

7. Selection of Resettlement Site :

The site for resettlement shall be selected out of the feasible options in consultation with the affected community as a part of the RAP preparation. The principal criteria for site selection shall include access to employment opportunities, infrastructure and social services. Environmental assessment of the resettlement site shall be carried out as part of the preparation of CEMP.

8. Land acquisition :

- (a) For acquisition of land for the project, landowners and lessees shall be compensated as per the provisions of the Land Acquisition Act, 1894 (LA Act). The facility of Transferable Development Rights (TDRs) will be available as an alternative to compensation under the LA Act, in accordance with the Development Control Regulations (DCRs) for Greater Mumbai 1991 as amended from time to time and being in force.

- (b) TDRs will also be available to developers who agree to build and hand over free of cost dwelling units for R & R according to the approved RAP, in accordance with the DCRs more particularly the Urban Development Department Notification dated the 15th October 1997.¹ FSI of 2.5 shall be allowed for construction of tenements, under the above schemes, on the lands reserved for resettlement of PAPs by making appropriate changes in the reservation in the Development Plan. To provide incentive to landowners in residential zones to build dwelling units to the PAPs, an additional FSI of 1.5 may be permitted. 0.75 of this additional FSI shall be used for rehabilitating PAPs free of cost, and the balance FSI of 0.75 may be allowed for free sale.²

9. Resettlement Options :

While preparing RAP following two options may be explored with the community;

- (a) Township option : This will be in the form of a sites and services project developed by the R & R agency (or other public agency) on a green-field site owned by the agency. A fully developed plot of 25 sq. meters shall be allotted one year in advance of the target date of relocation. The agency can use some land for high income housing of non-PAPs and for commercial activities. The agency can sell plots for commercial activities and high-income housing at market price to recover the project cost.

¹ Transfer of Development Right is available as an alternative to compensation under the LA Act 1894. If the landowner whose land is reserved for a public purpose is prepared to surrender such land to free of cost and free of encumbrances to BMC he can opt for receiving TDR equivalent to floor space which he could have constructed had his land not been reserved. In Suburbs where most of the land acquisition is required to be carried out for MUTP such floor space (and therefore the TDR will be reckoned at the Floor Space Index (FSI) of 1. These TDRs are saleable in the market and can be used in areas specified in the DCRs. In addition to the TDR given for the land, TDR equivalent to the floor space constructed for the slum dwellers and handed over free of cost for can also be granted. Such floor space is restricted to FSI of 2.5 and consequently TDR available for constructed dwelling units is also restricted to 2.5.

² More particularly as provided for in Urban Development Department Notification dated the 15th October 1997.

- (b) Tenements under Slum Redevelopment (SRD)/Public Housing (PH)/Housing the Dishoused (HD) : A tenement of 20.91 sq.m. in multi-storeyed buildings.
- (c) The entitlement of PAPs in terms of floor space / plot at the resettlement site for the options described in section 9 above will be as stated in Appendix. I

10. Other Amenities :

- (a) For township / sites and services option :

In addition to the developed plot of 25 sq.m., water supply at 90 lpcd, pedestrian pathways according to DCRs, on plot toilet seat and water tap, community facilities like primary school, dispensary, playground, fair price shop as may be required, and site for religious places that existed in the old community.

- (b) For PH / HD and SRD options :

PH / HD and SRD are a part of the Development Plan of Greater Mumbai. The standards of off-site amenities will therefore be according to the Development Plan. The on-site amenities like the recreational open space, Balwadis, water supply, sanitation, pathways and access streets etc. shall be provided according to the standards prescribed in DCR's.³

11. Monetary Supplement to Squatters :

The Project Affected Squatters who opt for Township option, shall be entitled to a monetary supplement that represents the replacement cost of their shelter at the time of baseline survey. For calculating such monetary supplement, Municipal Corporation of Greater Mumbai and the Public Works Department shall determine for various types of construction, a unit cost of replacement based on the rate schedules used by them for construction activities undertaken by them. The monetary supplement shall be disbursed in suitable instalments related to the progress of work of building the structure on the serviced site. However, PAPs that opt for fully built dwelling unit will not be eligible for such monetary supplement.

³ Some of the standards prescribed by the DCRs at present are; recreational open space @ of 15% of the plot area, water supply @ of 135 litres per capita per day, one balwadi of 20.9 sq.m. for every 100 dwelling units and minimum width of pathway is 1.5 m.

12. Compensation for Economic Losses :

Every effort shall be made to relocate the affected households to nearby site and thus avoid cutting access to existing employment and income earning sources.

- (a) If the relocation of workers / employees results in an increase in travel distance to reach the original place of work or new place of work, a lump sum compensation not exceeding twelve quarterly season tickets for such excess distance by suburban railway at the time of resettlement shall be paid to such workers / employees subject to actual verification of extra expenditure incurred.
- (b) If it turns out to be impossible to continue present occupation or where workers / employees / entrepreneurs permanently lose their source of livelihood, because of displacement, a lump sum compensation equivalent to one year's income be given to such workers / employees / entrepreneurs at the rates to be determined by the R & R implementing agency. A valuation committee comprising the representatives of the R & R Agency and the NGO shall assist the R & R Agency in determining the annual income of PAPs.
- (c) Vulnerable households such as women headed households, handicapped and the aged will be extended an additional package of rehabilitation services to help them overcome the difficulties on account of resettlement. This will include preference in allotment of dwelling units on the ground floor for the handicapped and preference in sanctioning of loans from the fund mentioned below. Any further assistance required for vulnerable PAPs will be determined during RAP preparation.
- (d) For those who permanently lose their jobs, the rehabilitation package shall include access to employment information through employment exchange and training facilities. Moreover, community operated fund will be created to provide seed capital and other loans. Community operated fund could be linked with community saving programmes. The fund could be controlled and monitored by the community with the assistance of Non-Governmental Organisation (NGO).

13. Other Benefits :

In addition to the shelter-related rehabilitation described in the Appendix I, cost of shifting will be paid to the PAPs or free transport arrangements be made available to the PAPs for moving to the resettlement site.

14. Planning and Implementation Procedure :

- (a) Based on the baseline survey carried out through close participation of NGOs and CBOs, a list of eligible project affected structures, households, lands, shops and business activities shall be prepared and announced for community endorsement to avoid conflict over subsequent entrants in the project area.
- (b) RAP preparation shall be undertaken with active participation of eligible PAPs. Draft RAP shall include, a statement of objective and policies, an executive summary, and provision for the following :
- organizational responsibilities,
 - community participation and integration with host populations,
 - socioeconomic survey,
 - legal framework,
 - alternative sites and selection,
 - valuation of and compensation for lost assets,
 - land tenure, acquisition, and transfer,
 - access to training, employment, and credit,
 - shelter, infrastructure, and social services,
 - environmental protection and management; and
 - implementation schedule, monitoring, and evaluation.

Cost estimates should be prepared for these activities, and they should be budgeted and scheduled in coordination with the physical works of the main investment project.

- (b) Draft RAP shall be shared with the PAPs, NGOs, CBOs and general public in the area through community meetings and other appropriate media. The views of PAPs will be taken into account in finalising the RAP.⁴

⁴ In case indigenous people are affected by MUTP a separate Indigenous People Development Plan (IPDP) will be prepared along with the RAP in accordance with the World Bank's Operational Directive 4.20.

- (c) In addition, general dissemination of information on R & R policy, specific RAPs and environmental management plan related to MUTP shall also be undertaken in a planned manner. These activities may include organising seminars, bringing out the news items in newspapers, TV, radio, technical and academic journals.
- (d) The RAP prepared in this manner shall be implemented by the agency identified for the purpose.
- (e) "A two-stage resettlement process will be adopted only under emergency circumstances and only if the affected community agrees to move to the transit housing prior to shifting to permanent houses. Prior to shifting people to transit houses the following need to be ensured -
 - (i) the type of accommodation and basic amenities to be provided in the transit camps and a time table for moving to permanent sites are discussed and agreed with the PAPs and
 - (ii) the world Bank will verify the feasibility of the schedules in the time table, particularly whether acquiring permanent sites can be completed within at most two years and that permanent housing can be available before the end of the third year."

15. Redressal of Grievances :

R & R Agency shall designate a senior officer at the local level to consider any grievance of PAPs in consultation with the concerned NGO and give his decision in writing, within a stipulated time period, and also keep a record of such decisions. If the aggrieved PAP is not satisfied with this decision, final appeal, could be made to the Grievance Redressal Committee appointed by the R & R Agency comprising its officials and the representatives of NGOs.

16. Completion of Resettlement Prior to Commencement of Civil Works :

The agreed resettlement activities in transit structures in the case of two stage implementation procedure and in permanent settlements in other cases shall be generally completed prior to commencement of the relevant section of the civil work of the transport project. On completion of resettlement, the site shall be turned over to the concerned transport project-implementing agency.

17. Indirectly Affected PAPs :

The relocation of affected communities and persons may have adverse impact on the community linkages at the old site. In order to minimise such adverse impact appropriate and careful measures need be planned. For this purpose, the affected community be identified based on the social and economic linkages and not purely on the basis of right of way required for the project. If the social and economic linkages are substantially affected⁵, the remaining people, whose proportion should not exceed 20% of the directly affected PAPs. If they desire should be resettled along with the PAPs. However, if the remaining people do not desire to shift, efforts shall be made to provide earlier social and economic facilities at the old site.

18. Host Community :

The relocation of PAPs at the new site may impact two types of host communities. One, resident of the relocation site and the other living in the vicinity of the resettlement site. Resettlement of PAPs will displace the first type of host community and increase the burden on the infrastructure services available to the second type of the host community. The host community that is resident of the relocation site shall be treated as eligible PAPs and shall be extended all the benefits of this policy. In case of the host community in the vicinity of the relocation site, the increased demand of services on account of resettled community, may reduce the quality of life of the host community. In order to avoid or minimise such impacts the RAP will propose augmentation of available services. Such augmentation will be carried out as part of RAP implementation.

19. Modification of Development Plan :

Urban Development Department shall decide, on case to case basis, about the changes to be carried out in the reservation in the Development Plan for lands

⁵ The social and economic linkages shall be considered to be substantially affected when almost all the residents of the affected area had shifted together to the area from the same area of origin, or; some common infrastructure facilities such as, school, dispensary etc. were shared by all the residents, which need to be demolished to clear the site for the project and providing these facilities for the remaining families is not feasible, or; the number of the remaining families is so small that it is not possible for them to stay as a community.

to be acquired and utilised for R & R of PAPs according to the procedure laid down in the Maharashtra Regional and Town Planning Act 1966 (MR & TP Act).⁶

20. Institutional Arrangements :

Institutional arrangements, including interdepartmental oversight committees, the hiring of experts in housing, engineering, social development, land acquisition, legal, environment, PR and other relevant areas and monitoring mechanisms, will be set forth in a separate notification to be issued on institutional arrangements.

21. Restrictions on Transfer / Disposal of Tenements Allotted to the PAPs :

No PAPs shall transfer / dispose of the tenement allotted to him without prior permission of the Government. The procedure followed by Slum Rehabilitation Authority for transfer / disposal of tenements under Slum Rehabilitation Schemes shall mutatis-mutandis be applied in case of transfer / disposal of tenements allotted to the PAPs under this policy.

These orders are issued after obtaining concurrence of the Urban Development Department vide informal reference No. 594 Dated 22/11/2000.

This Government Resolution shall supersede all the previous Government Resolutions on this subject.

By order and in the name of the Governor of Maharashtra,

Sd/-

(R. B. Budhiraja)

Principal Secretary to Government of Maharashtra,

⁶ The procedure for modifying the Development Plan reservation is prescribed in Section 37 of the MR & TP Act 1966. This requires publication of proposed modification for inviting public suggestions and objections, hearing the suggestions and objections and then taking a final decision.

Copy to :

1. Secretary to Hon. Governor,
2. Secretary to Chief Minister,
3. Chief Secretary,
4. Chairman, Railway Board, Rail Bhavan, New Delhi.
5. Private Secretaries to all Ministers and State Ministers,
6. Additional Secretary, Urban Development Department, Government of India, New Delhi.
7. General Manager, Western Railway, Churchgate, Mumbai
8. General Manager, Central Railway, CST, Mumbai.
9. Managing Director, M.R.V.C. 2nd floor, Churchgate Station Building, Mumbai 400 020.
10. Metropolitan Commissioner, MMRDA, Bandra Kurla Complex, Mumbai.
11. Secretary to All Department, Mantralaya, Mumbai.
12. Vice President and Chief Executive Officer, MHADA, Mumbai 400 051.
13. Chief Executive Officer, S.R.A., Bandra (East) Mumbai 400 051.
14. Divisional Railway Manager, Western Railway, Mumbai Central, Mumbai.
15. Divisional Railway Manager, Central Railway, CST, Mumbai.
16. Additional Police Commissioner, Traffic Police, Worli, Mumbai.
17. Commissioner, Gr. Mumbai Municipal Corporation, Mumbai.
18. Commissioner, Thane Municipal Corporation.
19. Collector, Mumbai
20. Collector, Mumbai Suburban District, Mumbai.
21. Additional Collector (ENC), Mumbai.
22. Controller, Encroachment, Mumbai.
23. All Officers, Housing and Special Assistance Department, Mantralaya, Mumbai.
24. Select File.

Appendix - I

SUMMARY OF REHABILITATION MEASURES

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplement	Type of Shelter related Rehabilitation	Price to be Charged
1.	Non-resident land Owners (Including farmers and horticulturists)	Market value of land and building according to LA Act.	Nil	Nil	
	Non-resident lessees	Apportionment of compensation for the unexpired period of lease according to LA Act.	Nil	Nil	
2.	Resident landlord (land and building) (including farmers and horticulturists)	As in 1 above,	Nil	Cash supplement equivalent to cost of construction of floor space (subject to a max. of 20.91 sq.m) occupied prior to resettlement. OR Floor space equal to self occupied floor area, subject to maximum of 70 sq.m., irrespective of use of floor space	First 20.91 sq.m. of floor space free of cost and at actual cost for the area in excess thereof
	Resident lessee of land and building	Apportionment of compensation for the unexpired period of lease according to LA Act.	Nil	Floor space equal to self occupied floor area, subject to maximum of 70 sq.m., irrespective of use of floor space	First 20.91 sq.m. of floor space free of cost and at actual cost for area in excess thereof.
3.	Resident lessees, tenants or sub-tenants of buildings	Shifting charges according to LA Act.	Nil	Floor space equal to self occupied floor area, subject to a maximum of 70 sq., irrespective of use of floor space.	Free of cost on ownership basis up to 20.91 sq.m. of floor space and at actual cost for area in excess thereof

4. Squatters	Non-Resident structure owners (The status to be established by documentary evidence in	Nil	Replacement cost of lost structure	Nil	
	Resident structure owners	Nil	Replacement cost of lost structure	Township option Plot of 25 sq.m. Plot in excess of 25 sq.m.	Free of cost At cost of excess area.
			Nil	PH/HD/SRD Option : Residential : floor space of 20.91 sq.m. Shops & business Area equivalent to existing area with a maximum of 70 sq.m. Out of which 20.91 sq.m.	Free of cost. Free of cost
				Area in excess of 20.91 sq.m.	At cost for the excess area
Tenants		Nil	Nil	Township option Plot of 25 sq.m. Plot in excess of 25 sq.m.	Free of cost. At cost for the excess area.
				PH/HD/SRD Option : Residential : floor space of 20.91 sq.m.	Free of cost
				For shops & business Area equivalent to existing area with a maximum of 70 sq.m. out of which 20.91 sq.m.	Free of cost
				Area in excess of 20.91 sq.m.	At cost for the excess area

5.	Pavement dwellers	Nil	Replacement cost of lost structure Nil	Township option Plot of 25 sq.m. Plot in excess of 25 sq.m. PH/HD/SRD Option : Residential : floor space of 20.91 sq.m. For shops & business: Area equivalent to existing area with a maximum of 70 sq.m. Out of which 20.91 sq.m. Area in excess of 20.91 sq.m.	Free of cost. At cost for the excess area Free of cost. Free of cost At cost for the excess aea.
6.	Employees and entrepreneurs (a) Employees residing in the affected community and working at some other place (b) Non-resident employees (c) Employees and entrepreneurs who permanently lose their source of livelihood	Nil Nil Nil	Amount equivalent to the fare of twelve quarterly season tickets for excess distance by suburban railway. Same as above A lump sum compensation equivalent to one year's income, determined by the R & R Agency's valuation committee.	Nil Nil The rehabilitation package shall include access to employment information through employment exchange, and training facilities for appropriate skills be provided through on going government programs, and credit through, community operated fund.	

List of Non-Governmental Organizations

- 1. Society for Promotion of Area Resource Centre (SPARC)**
2nd Floor, Khetwadi Municipal School Building
Khetwadi Lane No-1
Girgaum,
Mumbai-400004

- 2. Slum Rehabilitation Society (SRS)**
Swapna Safalya,
A-Wing, Ground Floor
T.P.S III,
Bandra (W)
Mumbai-400 050

**Draft Terms of Reference
for Resettlement and Rehabilitation (R&R) Consultant**

The R&R Consultant will assist the Social Development Cell (SDC) in the implementation of the SIA / RAP and its monitoring. The ToR for the Consultant are as follows :

1. To prepare, review and update implementation schedule for all R&R activities.
2. To compile and analyse baseline socio-economic and other spatial data collected in the surveys for various categories of structures and PAPs on the basis of ownership, use, type of structure etc. as required for determining eligibility and entitlements under the MUTP R&R policy.
3. To prepare ToR, engage and monitor the work of NGO to be appointed for R&R
4. To prepare and issue PAP Identity Cards
5. To process and follow up with the concerned authorities the proposals for acquisition of private lands required for the project, including those involving release of TDRs
6. To separately identify and monitor R&R for title holders and large commercial PAPs and other non-residential PAPs
7. Collect and compile information on vulnerable households, identify their skill sets, needs etc. and formulate and implement a plan for providing assistance to them.
8. To examine and respond to any legal cases related to land acquisition and R&R
9. To prepare and execution plan for resettlement of religious and community structures
10. To develop and maintain management information system covering all aspects and activities related to R&R, including data base on availability and use of resettlement stock etc.
11. To maintain co-ordination with the agencies involved in the execution and monitoring of execution of the project
12. To examine changes in project designs for possible changes in R&R impacts and take further necessary steps, where necessary
13. To prepare and submit periodical progress reports in various formats as may be required by various concerned agencies
14. To prepare the guidelines for functioning of Grievance Redress Mechanism
15. To prepare material for and monitor activities related to information disclosure (including information sought under RTI) and public consultation
16. To review and improve, if necessary, implementation manual prepared for MUTP R&R
17. Identify and implement capacity building and manpower strengthening requirement in SDC for R&R
18. To formulate and implement internal system of monitoring implementation of R&R within SDC
19. To prepare ToR and proposal for engagement of any other consultant or agency for any aspect of Land Acquisition and R&R.
20. To carry out and monitor post-resettlement activities such as formation of Co-operative Housing Societies, management and provision of maintenance funds etc.

Annexure-7.3

Grievance Redressal

It may be noted that the formal Grievance Redressal Committee (GRC) mechanism consisting of Field Level Grievance Redressal Committee (FLGRC) and Senior Level Grievance Redressal Committee (SLGRC) mostly handles individual PAP grievances. The specific requirements of large shopkeepers and legal residence owners are addressed by the R&R unit through consultation and negotiations. The Independent Monitoring Panel (IMP) has helped MMRDA in negotiating with such large PAP groups and monitoring the process.

S. No.	Query	Reply
1	Grievance Redress System	
	Neutrality of the grievance adjustment committee and its process (how and what kind of decisions have been made (i.e. how to decide the amount of on-top payment))	GRC is a one-member committee of an independent neutral person experienced in grievance redressal and not representing any of the parties. Most of the cases and decisions pertain to eligibility of the PAP for entitlements under the approved R&R Policy. The GRC is not empowered to take decisions on any financial on-top payments over and above what is provided for in the approved R&R Policy.
2	Grievance Redress Process	
	User friendliness (whether PAPs can make an allegation verbally and / or by local languages with assistance from NGOs))	The PAPs with grievances are required to make a written application in English or local languages and are given a hearing. They are usually allowed to attend with any other person who can explain their case better. The NGO (appointed by MMRDA) representative is also expected to normally attend such hearings.
	Accessibility (whether the location is well informed to PAP, easy to access)	The GRCs generally operate from MMRDA office, which appears to be conveniently located given the Metro 3 alignment. Arrangements can be made to adequately disclose information to PAPs in this regard. For MUTP project; total FLGRC dealt – 3,791 and SLGRC – 902.
	Cost and duration (how long and how much)	The MMRDA obviously does not charge any fee for redressd. The costs pertain to travel to MMRDA for hearing. The duration of each case depends on availability of accurate address of the PAP and time taken by the PAP to respond and submit necessary documents etc. In most cases, the GRC can reach conclusion on a case within 1 or 2 meetings.
	Detail process	The written grievance is received by the office of the GRC and is scrutinized on the basis of records available with the GRC. A letter is sent to the PAP by post (or is collected by him personally) requesting the PAP to attend the hearing along with documents on a particular date. In case of no response, the process is repeated twice. In the hearing, the PAP is asked to

		plead his / her case and submit documents. The representatives of agencies concerned with the project, including the NGO, provide information about the case. The GRC reaches a decision and the same is communicated in writing to the PAP and the R&R unit. In case of a negative decision by the FLGRC the PAP is informed about the appeal procedure to SLGRC. The SLGRC also follows a similar process in considering grievances and the PAP is given another opportunity in presenting his / her case. The cases and proceedings are documented by the FLGRC and SLGRC.
3	Operation of GRC	
	Authority and duty of GRC (whether GRC can make (how much of) on-top payment to PAPs in addition to compensation based on entitlement matrix	The GRC has to also follow the benefits / entitlements specified in the R&R Policy approved by the Government. The GRC can either accept or reject the claims made by the PAP.
	Members of GRC	GRC is a one-member committee. The representatives of R&R unit, NGO, project executing unit, PMC act as respondents.
	Monitoring of GRC decision-making process	The progress of GRC cases is monitored. However, the decision-making process is not monitored and is expected to be carried out based on the guidelines to be provided in this regard.

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

Metro Line-III(Coloba-Bandra-SEEPZ)

Monitoring of RAP Implementation

Report for the month of

Part-I: Quantitative monitoring format

Activity	Indicator	Target		Achievement	
		This Month	Cumulative	This Month	Cumulative
Staffing	Number of MMRDA staff on the project by job function				
	Number of other line agency officials available for tasks				
Verification of impact	No. of project affected households				
	No. of project affected people				
	No. of people loss residence				
	No. of people loss livelihood				
	No. of people displace				
Resettlement	No. of people provided with ID				
	No. of resettlement sites developed				
	No. of people received compensation before starting construction activities				
	Area of private land acquired				
	Area of Govt. land acquired				
	No. of people resettled				
	No. of religious properties relocated				
	No. of community properties relocated				
	No. of Govt. properties relocated				

Activity	Indicator	Target		Achievement	
		This Month	Cumulative	This Month	Cumulative
Rehabilitation	No. of training agencies identified				
	No. of people undergone skill development training				
	No. of people restarted their income restoration activities				
	No. of new enterprises started				
Grievance Redress	No. of grievance redress committee formed				
	No. of grievance redress committee meetings conducted				
	No. of grievances received				
	No. of grievances addressed				
Public consultation/ Disclosure of information	No. of public consultations				
	Frequency of consultation				
	No. of participants in the consultation meetings				
	Whether the entitlement matrix has been translated in a understandable local language.				
	No. of translated copies distributed to relevant stakeholders including Aps				
	No. of locations where the list of entitled persons displayed				
Review and Monitoring	No. of staff meetings conducted at PIU level				
	Date of appointment of Independent Evaluation Agency (IEA)				

Activity	Indicator	Target		Achievement	
		This Month	Cumulative	This Month	Cumulative
	Frequency of submitting progress reports				
Awareness programs	No. of HIV/AIDS awareness programs conducted				
	No. of hotspots identified				
	No. of road safety awareness programs conducted.				
Fund utilization	Funds utilized				

Part-II- Qualitative Monitoring format

1. Composition/type of participants and specific issues raised by the participants especially the vulnerable groups.
2. Actions/follow-up taken to address the issues raised in the public consultation meetings.
3. Process adopted for the relocation of AFs, religious and community structures. The process adopted for relocation of squatters and other vulnerable groups may be specified.
4. Process of distribution and allotment of compensation and other R&R assistances.
5. When the compensation/assistance has been paid, and the utility of compensation amount and other R&R assistances.
6. Type of grievances, its reasons and measures taken to address this.
7. Major issues faced during RAP implementation and actions taken to resolve it.
8. Major lessons learned and documented.

Signature

Name and Designation of the Reporting officer

Place:

Date:

Terms of Reference for Independent Evaluation Agency

1. Project Description

This project is being implemented by MMRDA with financial support of Japan International Corporation Agency (JICA). The project gives utmost importance to the Rehabilitation and Resettlement of project affected families. Accordingly, a Resettlement Action Plan has been developed for implementation.

The project includes a provision for evaluation of the implementation of the Resettlement Action Plan (RAP) by an external monitor. Therefore, the EA, which is the Executing Agency (EA) for this project, requires services of a reputed Social Sector specialist individual /firm for monitoring and evaluation of RAP implementation referred to as the “Independent Evaluation Agency” (IEA).

2. Scope of Work of IEA- Generic

To review and verify the progress in resettlement implementation as outlined in the RAP

To monitor the effectiveness and efficiency of Social Development Cell (SDC) and the concerned agency in RAP implementation.

To assess whether resettlement objectives, particularly livelihoods and living standards of the affected persons have been restored or enhanced

To assess the efforts of SDC and concerned agency in implementation of the ‘Community Participation strategy’ with particular attention on participation of vulnerable groups namely (i) those who are below poverty line (BPL), (ii) those who belong to Scheduled Castes (SC) and Scheduled Tribes (ST), (iii) Women headed families, (iv) elderly and (v) disabled persons.

To assess resettlement efficiency, effectiveness, impact and sustainability, drawing both on policies and practices and to suggest any corrective measures, if necessary.

3. Scope of work- Specific

The major tasks expected from the IEA are:

Review pre-displaced baseline data on income and expenditure, occupational and livelihood patterns, arrangements for use of common property, social organization, community organizations and cultural parameters.

To review and verify the progress in land acquisition/resettlement implementation of subproject on a sample basis and prepare reports for the EA.

To evaluate and assess the livelihood opportunities and income as well as quality of life of affected persons of project induced changes.

To evaluate and assess the adequacy and effectiveness of consultative process with affected persons, particularly those vulnerable, including the adequacy and effectiveness of grievance procedures and legal redress available to the affected parties and dissemination of information about these.

Identify an appropriate set of indicators for gathering and analyzing information on resettlement impacts; the indicators shall include but not limited to issues like restoration of income and living standards and level of satisfaction by the APs in post-resettlement period. Review results of internal monitoring and verify claims through random checking at the field level to assess whether resettlement objectives have been generally met. Involve the APs,

host population, and community groups in assessing the impact of resettlement for monitoring and evaluation purposes.

Conduct both individual and community level impact analysis through the use of formal and informal surveys, key informant interviews, focus group discussions, community public meetings, and in-depth case studies of APs and host population from various social classes to assess the impact of resettlement.

Identify the strengths and weaknesses of basic resettlement objectives and approaches, implementation strategies, including institutional issues, and provides suggestions for improvements in future resettlement policy making and planning

4. Time frame and Reporting

The independent agency will be responsible for mid-term and end-term evaluation of the RAP implementation. The duration of RAP implementation is as per the given RAP time schedule. The evaluation report should be submitted to EA.

5. Qualifications

The evaluation agency will have significant experience in resettlement policy analysis and RAP implementation. Further, work experience and familiarity with all aspects of resettlement operations would be desirable.

Interested agencies should submit proposal for the work with a brief statement of the approach, methodology, staff strength, and relevant information concerning previous experience on monitoring and evaluation of resettlement and rehabilitation implementation and preparation of reports.

6. Budget and Logistics

Copies of the proposal- both Technical and Financial- should be submitted and the budget should include all cost and any other logistics details necessary for resettlement monitoring. Additional expense claims whatsoever outside the budget will not be entertained.

Agenda Item :13

SUB: STATUS UPDATE ON POLICY DECISIONS AND IMPLEMENTATION PROCESS OF LAND ACQUISITION AND REHABILITATION AND RESETTLEMENT OF PROJECT AFFECTED PERSONS/FAMILIES FOR MUMBAI METRO LINE 3

A. Status Rehabilitation and Resettlement of Project Affected Persons/Families, Issues encountered and Solutions worked out :

1. Board in its meeting held on 6th Dec. 2014 vide Resolution 202(32)/14-15 approved the application of Mumbai Urban Transport Project (MUTP) Policy for Rehabilitation & Resettlement (R&R) of Project Affected Persons/Families (PAPs) in Mumbai Metro Line 3 Project with certain modifications. Accordingly, Rehabilitation & Resettlement of PAPs activities have been undertaken. This is to note that the Baseline Socio Economic Surveys (BSES) were conducted in 2012-13 as part of project DPR and prior to JICA loan appraisal process. However during the course finalization of limits of Civil works packages and the land requirements certain amendments were made (by Interim consultants; 2013-15). Further re-engineering and optimization of project land requirements has been attempted by General consultants post award of civil works with a view to ensure project implementation. The emphasis has been to ascertain the project lands with minimum resistance and reduce project delays and therefore contractual claims. In this process, certain amendments were necessitated based on ground/site conditions. By this note it is intended to update the status of Rehabilitation & Resettlement of PAPs and seek approval of the Board to the amendments made that are otherwise adopted in similar conditions in Mumbai Urban projects.
2. **Updated Rehabilitation & Resettlement (R&R) requirements of the Project:**
As the project is a continuous corridor of 33.5 km spread through the entire length of Mumbai from Colaba to SEEPZ (Andheri/Jogeshwari), quite varying categories of structures/PAPs were effected to facilitate the project. As a result of engineering efforts in optimizing alignment and station designs; noted above the final number of Project Affected Persons

(PAPs) has become 2810. The PAPs included residential units of families; Encroachments, formal/authorised structures with or without protected tenants, business/commercial units, industrial units and some public/community facilities/amenities etc. The break up of PAPs at various locations is given below:

S r. N o.	Type of PAPs	Stations / Locations	No. of Locations	Est. No. of PAPs
1	Structures on Private Land (Industrial)	Marol Naka	1	81
2	Encroachers / Slum Dwellers on public land	Dharavi, BKC, New Agripada, MIDC (part-548), Aarey Colony / Sariput Nagar (part-213), St. Xavier Institute, Sahar Road	5+2(p)	1521
3	Legal Title Holders / Occupants of Formal Buildings	Kalbadevi, Girgaon, Aacharya Atre Chawk, Marol Naka, Grant Road, Science Museum (part-16)	5+1(p)	838
4	Footpath Occupiers / Licensed Stall Holders on public land	Cuffe Parade, Hutatma Chawk, CST, Mumbai Central, Science Museum (part-4), Worli, Siddhivinayak, Shitaladevi, Vidyanagari, SEEPZ	9+1(p)	177
5	Others (Govt.)	Vidhan Bhavan, MIDC (part-80), Aarey Colony / Sariput Nagar (part-49), Santacruz	2+2(p)	190
	Total			2,807

3. **Rehabilitation of Encroachers/Slum Dwellers on public land (Residential & Commercial Units)** : R&R of Encroachers/Slum Dwellers on public land is done as per MUTP Policy that was approved by the Board. In case of this

category of units Govt. of Maharashtra directed the Slum Redevelopment Authority (SRA) to handover 2500 tenements to MMRCL at Kurla Premier and Chakala Andheri. Till date 1310 PAP's from BKC, Naya Nagar, Sahar Road, Sariput Nagar & MIDC (Part) are already shifted to these tenements. However the R&R process encountered certain issues and in order to ensure complete eviction of the sites under contention and smooth implementation of rehabilitation of these PAP's certain decisions were taken which were either not addressed by MUTP Policy or encountered during the course of MUTP. The details of issues encountered these decisions and the taken by are as follows.

Sr.No.	Issues	MMRCL decision on non-provisional issues	Action taken to resolve						
1	Residential tenements in lieu of Commercial tenements.	MMRC has very few commercial tenements and some of them located at commercially unattractive locations. The commercial PAPs have demanded for residential tenements as the available units were unacceptable to them.	Based on MMRDA's Policy, it was decided to allot residential tenements in lieu of commercial PAPs where the affected area was more than 50 sq.ft.. Restricted to maximum of 2 tenements.						
2	Rehabilitation of Industrial Units.	MUTP has no specific provision for Rehabilitation of Industrial units. MMRCL does not have any industrial tenements at its disposal for this purpose. At Marol Naka about 81 industrial units were affected mainly located on Private land, they have been running these	It was approved to allot residential tenements in lieu of Industrial unit as follows <table border="1" data-bbox="1101 1563 1465 1906"> <thead> <tr> <th>Existing Carpet Area (in sq.ft.)</th> <th>No of Residential tenements</th> </tr> </thead> <tbody> <tr> <td>50 to 200</td> <td>01</td> </tr> <tr> <td>201 to 400</td> <td>02</td> </tr> </tbody> </table>	Existing Carpet Area (in sq.ft.)	No of Residential tenements	50 to 200	01	201 to 400	02
Existing Carpet Area (in sq.ft.)	No of Residential tenements								
50 to 200	01								
201 to 400	02								

		<p>industrial units for more than 40 years and largely dependent on MIDC in the vicinity. Most of the PAPs are also senior citizens and having health issues. It was not possible for them to restart their Industry/business in new area. As this activity was the only source of livelihood, PAP's demanded two or more residential tenements in lieu of their Industrial units, with a view the units will provide them rent income with to ensure livelihood of the family. They also requested to relax the condition of ban on sale/lease/rent or any kind of transfer for the period of 10 years.</p>	<table border="1"> <tr> <td data-bbox="1018 376 1198 517">More than 401</td> <td data-bbox="1198 376 1377 517">03</td> </tr> </table>	More than 401	03
More than 401	03				
3	<p>Transportation /Hardship allowance to School / College students.</p>	<p>In BKC and Nayanagar shifting took place in middle of academic year. Admissions at new locations were not possible in middle of year at new location and also the rehabilitated area is not directly connected by Bus or Train a demand for transport facility / allowance was</p>	<p>The condition of 10 years ban on sale/lease/rent or any kind of transfer has also been relaxed</p> <p>A transport/hardship allowance of Rs.1500/- per month per student was paid till the completion of academic year to the specific families.</p>		

		requested by the affected PAP's .	
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4. **In-situ Rehabilitation of Residential & Commercial Units from Formal/Authorised Buildings including protected Tenements** : Kalbadevi and Girgaon metro stations are located in most congested area with very old developments has encountered different issues. Most of the Buildings are very old structures habituated by tenants protected under Mumbai Rent control Act. In all 19 privately owned formal buildings are getting affected by the two Metro stations. These buildings are also affected by road widening as per the sanctioned Development plan. All the PAPs have demanded for in-situ rehabilitation or a new house with in the neighbourhood. Backed by local elected representatives, the State Govt. was required to declare a special package for residential tenements including rehabilitation in the same area.
- a. To address the demand of affected families, M/s. Catapult Reality Consultant were appointed to study the feasibility of in- situ redevelopment and suggest a feasible framework of implementing the project and the in-situ rehabilitation.
 - b. A Comprehensive Redevelopment Action Plan for Kalbadevi and Girgaon stations by redevelopment of affected buildings in the area/plots after metro project implementation which was prepared. After scrutiny MMRC submitted the proposal to State Govt. State Govt. accorded its approval along with few enabling concessions for the specific redevelopment proposal.
 - c. As approved by the State Govt. the project implementation has been initiated fully addressing the PAP requirements and confirming to the MCGM/MHADA guidelines for similar projects.
 - d. As the redevelopment of old buildings was limited to private developers till date the in-situ rehabilitation project is implemented following the market accepted philosophy; providing transit accommodation or market rent to PAPs till the final housing/commercial unit is provided. Legally binding commitment letters/agreements signed with PAPS. Minimum built up area norms of State Govt complied in redeveloped buildings.
 - e. Cost of the in-situ rehabilitation project to be partially recovered through free-sale component available in similar redevelopment projects.
 - f. Bridge finance to be raised from MMRDA or Banks/Financial institutions.

B. Status Private Land Acquisition, Issues encountered and Solutions worked out :

5. Board in its Meeting held on 6th Dec, 2014 vide resolution 203(32)/14-15, approved to acquire private land required for Mumbai Metro Line 3 through negotiations using the provisions of sec.126 of Maharashtra Regional & Town Planning (MR&TP) Act, 1966. It was also approved to constitute the compensation committee under the Chairmanship of Shri. S.V. Thakre retired IAS officer. Accordingly Compensation Committee was constituted vide office order Dt. 26th May 2015 to finalize the compensation for private lands to be acquired by Negotiations
6. Further to this Government of Maharashtra vide its GR dated 12 May, 2015 allowed the direct purchase of land by negotiation by giving 25% additional compensation on the compensation determined according to the provision of section 26 to 30 and Schedule-1 of the RFCTLARR Act, 2013.
7. The lands required for underground structures like parts of U/G stations, entry exits, structures associated with ancillary works are considered as permanently required. However the private land owner continue to own them and can put them to on ground activities like parking, landscaping etc. However he cant construct any thing below ground that would infringe on the metro U/G works. In these cases it was decided to use them by offering one time compensation equal to 50% of market value determined by competent authority/Ready Reckoner rate.
8. In case of lands required on temporary basis it was decided to take their possession by offering a compensation in the form of ground rent. The rent/consideration offered to private property owners was as per the rent charged by MMRDA commercial activities in their estates (@Rs. 11.71/sq.m/day for 2016). It was decided to offer the same for the entire period held by MMRC/Project activities with an escalation of 10% per annum every calendar year (similar to MMRDA).
9. The compensation committee has taken up and conducted the negotiations with private land owners for temporary and permanent lands (below and above ground) confirming to the above.

10. In all the cases standard process of Land acquisition were adopted. Main steps included the following;
- i. For Permanent land; Serve of Notice under MR&TP Act, 1966 u/s 126, 1 (a) & (b) to private land owner.
 - ii. Complete valuation process and arrive at Market value following due process
 - iii. Conduct Preliminary Hearing with land owner/tenant followed by hearing by compensation committee that finalises compensation (Execute MoU with land owner if required)
 - iv. JMS to be carried out by concerned authority (DSLIR Mumbai City/ CTSO / MIDC)
 - v. Title Search Report taken from advocate of reputation including Legal opinion.
 - vi. Simultaneously public notice of acquisition by negotiation be issued with 2-3 week time limit.
 - vii. In case of lease hold property or occupant class-2 property, a written consent may be obtained from concerned owners of property. Lessor and lessee rights to be identified for division of compensation between them (share).
 - viii. Declare the Award with possession receipt before handing over cheque/payment as per award. (Where only below ground permanent land is acquired Easement Award shall be declared)
 - ix. Mutation (for above & below ground structures) and sub-division (for above ground only) of the property card should be carried out
 - x. For temporary land; Lease Agreement to be done with renewal clause.