

# Project-hit Girgaon, Kalbadevi residents to get larger homes

712 families of 30 buildings will get flats, at least measuring 300 sq ft

**SWEETY ADIMULAM**

Mumbai

No longer living in matchbox homes. The Colaba-Bandra SEEPZ Metro Line 3 has brought good news for project-affected people of Girgaon and Kalbadevi areas in south Mumbai, who were living till date in an age-old dilapidated buildings (chawls). They have now been promised larger size homes of at least 300 square feet with modern amenities by the Mumbai Metro Rail Corporation Limited (MMRCL) in its redevelopment plans. Moreover, they have also been assured homes in the same vicinity to make the project successful.

Furthermore, to maintain transparency and to clear any doubts from the minds of the project affected people (PAPs) that could stall the project in future, the MMRCL on Sunday also released a brochure in the presence of Chief Minister Devendra Fadnavis giving a detailed information about the in-situ redevelopment plan to the residents.

Under this rehabilitation scheme, the PAPs will get the flats with modern amenities with double the existing area flat up to 300 sq ft. While those having flats between 300 sq ft to 444.44 sq ft will be given 600 sq ft area houses. Also owners with more than 444.44 sq ft of homes and commercial units

BUILDING-WISE BREAK-UP		
Name of Bldgs	No. of Residential units	No. of Commercial units
Pokhraj	4	2
Chatriwala Jariwala	9	2
Vithaldas	19	6
Alim Bhavan	5	2
Chhugomal	5	4
Amrut Nivas	8	11
Swami Nivas	8	2
Jai Bhavan	2	24
Khan House	7	2
Flower Mansion	8	3
Surya Mahal & block, Old & New Chandra Mahal, Tara Mahal, Thakurdwar Surya Mahal Shed	189	56
Kamaniwadi	7	11

will get 35 per cent and 20 per cent extra area.

According to the MMRCL, a total of 712 families from 30 buildings of Kalbadevi and Girgaon will be rehabilitated. Of these, the MMRC has signed provisional alternative accommodation agreements with 657 families, out of which 605 have already shifted to the transit houses or agreed to take the rent. The temporary shifting of the remaining families is under process. Since the entire corridor of the Metro 3 project being underground, the entry, exits, ventilation shafts, ancil-

lary buildings of the proposed Girgaon and Kalbadevi metro stations will be constructed above the ground as Jagannath Shankar Sheth (JSS) roadit is highly congested. Therefore, land parcels are needed for temporary and permanent basis.

For want of plots of land here, the MMRCL prepared a rehabilitation plan for affected properties with in-situ redevelopment under the Development Control Regulation (DCR) no. 33 (7) for the Brihanmumbai Municipal Corporation and approved by the government of Maharashtra.

**GIRGAON HEIGHTS:** 50 plus rehab building with shopping & commercial complex. Total 241 families will be rehabilitated. The building will have multi level basement parking with podium and terrace garden and the design is integrated with Metro structure and Metro entry and exit.

**KALBADEVI HEIGHTS:** 38 storeys rehab building with commercial units on the ground floor. Total 308 families will be rehabilitated here. The building will have complete mechanised

parking system with terrace garden for recreation. The building design is integrated with Metro entry and exit.

**KALBADEVI COMMERCIAL CENTRE:** 33 storeyed rehab building for commercial units only. The lower floors are dedicated for market and general stores. The building will have separate loading and unloading area along with heavy duty lifts for shifting goods. Mechanised car parking system with separate lifts for commercial office spaces. The building design is integrated with Metro entry and exit. Total built-up area is 18,600 sq ft.



Interestingly, the rehabilitation of the project affected families is proposed on the six non-contiguous blocks namely K1, K2 & K3 in Kalbadevi and G1, G2 & G3 in Girgaon. Wherein the rehabilitation is planned at K2, K3 and G3 blocks. The three developments are proposed to be Kalbadevi Commercial Centre, Kalbadevi Heights and Girgaon Heights. The MMRCL officials remarked the unique feature of all the three developments is that it would be integrated with the proposed metro structures below.

MMRCL stated that demoli-

tion has begun for both Kalbadevi and Girgaon stations. Welcoming the redevelopment plan, CM also suggested to use latest construction technologies to faster redevelopment. While Ashwini Bhide, Managing Director MMRC said, "Girgaon and Kalbadevi are one of the most important stations for Metro Line 3. We are happy with the way and pace of the work of rehabilitation of Girgaon and Kalbadevi PAFs is going on and would like to thank the residents staying in these areas for supporting us and understating our project."