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**Minutes of the Meeting for Consultation on In-situ rehabilitation and redevelopment of PAPs of Kranti Nagar due to construction of Girgaon metro station on Metro Line III- held at The Goan Institute, JSS Road, Mumbai, on 10<sup>th</sup> May 2018 at 3:30 p. m.**

1. MMRC has held a series of consultation meetings on in-situ rehabilitation and redevelopment with various PAPs due to the construction of Kalbadevi and Girgaon stations. The first Public Consultation Meeting for PAPs of Kranti Nagar building was conducted on 10<sup>th</sup> May 2018 at 3.30 p.m.
2. Following officers were present for the meeting:
  - g. Mrs. Madhavi Sardeshmukh, Addl. Collector/G.M. (Land Acquisition), MMRC
  - h. Ms. Maya Patole, Dy. Collector/G.M. (Rehab. & Redev.)
  - i. Ms. Sangeeta Warade, Tahsildar/ Dy. G.M. (Rehab. & Redev.)
  - j. Mr. Shantaram Dalvi, Dy. Chief Project Manager, Package-1, MMRCL
  - k. Mr. Ranjitsingh Deore, Dy. Engineer, Package-1, MMRCL
  - l. Mr. Abhijeet Ingle, Catapult Realty Consultants
3. Mr. Abhijeet Ingle welcomed the PAPs of Kranti Nagar Building and briefly introduced Metro Line 3 project. Mrs. Maya Patole further elaborated the scheme as a part of the in-situ rehabilitation under 33(7) DCR 1991 for PAPs of Kranti Nagar. 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 the new redeveloped buildings will be having various facilities such as parking, area for circulation, entry- exits for vehicles, lifts etc. Moreover, as per new development regulations, new redeveloped building will be built after leaving the setbacks and open spaces required. Therefore 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 where the ground and first floor may be planned as a commercial complex.

<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 of the redeveloped properties will be undertaken simultaneously. In case of any delay to the project due to certain unforeseen circumstances, the rents for the PAPs will be paid till the PAPs are permanently shifted to the redeveloped building. The tenants were informed that the annual rent amounts will be transferred to their respective bank accounts with an escalation of 10% every year. They were also informed that a onetime agency charge equal to one month rent will be provided. Shifting amount of Rs. 25000 will be provided at the time of shifting from the existing premises to temporary accommodation and the same amount before shifting from temporary accommodation to the redeveloped permanent accommodation.</p>
<p>PAPs raised the query about the amount of rent for rental accommodation they would be eligible to be paid.</p>	<p>MMRC presented the rent charts which were finalized after studying the prevalent market rates. PAPS were informed about the slabs of area for residential and commercial properties.</p>
<p>PAPs pointed out that there are some inconsistencies in the tenants' data viz. names of the tenants, occupants, room number, floor number etc.</p>	<p>MMRC responded that instructions to carry out unit-wise survey and BSES forms have been given to M/s. Catapult Consultants. The data currently available with MMRC is based on the preliminary survey carried out and not based on the detailed survey. Those discrepancies in the data will be verified once a detailed survey is carried out in 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 Kranti Nagar 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 on the preliminary data available for the premises of Kranti Nagar and will be revised based on the detailed survey that will be conducted.</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 assured good quality construction of the structure as its quality is very much important for the success of metro project. MMRC clarified that private builder would not develop the property.</p>
<p>PAPs queried why the spatial incentive for commercial units is variable to that of residential units where residential units are getting better incentives.</p>	<p>MMRC responded that the incentives have been proposed as per the DCR 1991 section 33(7).</p>
<p>PAPs were of the view and expressed their desire to see the presentation and plans for the proposed new structures by MMRC.</p>	<p>MMRC responded that a detailed survey would help in finalizing the plans and then presenting in-front of the PAPs.</p>
<p>PAPs expressed their concern whether land owners have been consulted before arranging the public consultation meeting.</p>	<p>MMRC responded that landowners are being consulted and separated procedure is being followed for acquisition of the land through negotiation under MRTP Act.</p>

5. Mrs. Maya Patole 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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