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Minutes of the Meeting of Consultation on In-situ rehabilitation and redevelopment of Kranti Nagar PAPs due to construction of Girgaon Metro Station on Metro Line III, held at the The Goan Institute, JSS Road, Mumbai at 5 pm, on 13th Aug 2018.

1. MMRC has held a series of consultation meetings on rehabilitation and redevelopment of buildings affected by Girgaon Station of Mumbai Metro – 3. In continuation of the same, a follow up meeting, was arranged with the residents of Kranti Nagar on 13th August 2018 at 5.00 pm.
2. Following officials were present to preside the meeting:
 - a. Ms. Maya Patole, Dy. Collector/G.M. (Rehab. & Redev.)
 - b. Ms. Sangeeta Warade, Tahsildar/ Dy. G.M. (Rehab. & Redev.)
 - c. Mr. Manoj Kanabar, Catapult Realty Consultants
 - d. Mr. Abhijeet Ingle, Catapult Realty Consultants
3. Ms. Maya Patole welcomed the Kranti Nagar tenants. She recalled that in the previous meeting held on 10th May 2018, we have discussed redevelopment policy and the details like area-wise slabs, entitlement for residential and commercials units, rents, shifting allowances etc. She stated that this meeting was convened to discuss the MHADA Survey Process and the documents required for this process.

She informed the PAPs that they should start collating their tenancy documents like Rent Receipts, Electricity Bills, Voter Identity cards, PAN cards, Aadhar cards, Ration card etc. Documents like electricity bills and rent receipts are to be provided in two sets, prior to 13th June 1996 and current ones. The tenants who have bought their premises after 13th June 1996 should submit the copy of their registered agreement. These documents are essential to establish eligibility of occupant, which is to be decided by MHADA. MHADA will also establish the eligibility of the structure.

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

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

<u>SPECIFIC QUERIES/ REMARKS BY PAPs</u>	<u>REPLY FROM MMRC</u>
<p>1. PAP queried that how can he produce the documents of the earlier tenant, when he has bought the premises from the owner and not the earlier tenant?</p>	<p>MMRC responded that the earlier tenant must have surrendered his tenancy right to owner. The existing tenant can submit the FDI certificate of BEST. It is the Certificate for First Date of Installation of the electricity meter for a particular residential or commercial unit. MMRC informed that it will help tenants to procure such records from BEST and Electoral Roll from the concerned departments.</p>
<p>2. PAPs queried that it would be prudent if the provisional agreements are signed with the tenants after their eligibility is established, in the MHADA disclosure list.</p> <p>What will happen if one enters into agreement and afterwards he is declared ineligible by MHADA?</p>	<p>MMRCL informed the tenants that since the MHADA process is time consuming, it must start the process of agreement execution. It was made amply clear that this exercise is not compulsory and interested tenants should come forward for agreements.</p> <p>If one is certified as in-eligible by MHADA, there is a provision of Appeal to CO (Chief Officer, MHADA).</p>
<p>3. PAPs questioned if a commercial unit holder can request for a residential unit in the proposed building in lieu of his existing commercial unit.</p>	<p>MMRCL responded that such conversion can be possible. The tenants should submit the relevant option form. This form will be provided during the survey to be conducted by Catapult.</p>
<p>4. PAPs queried that tenants of the BDD Chawl are getting more benefits as compared to MMRCL Project.</p>	<p>MMRCL responded that people should not compare between two distinctly different projects. While BDD Redevelopment is a Housing project undertaken by MHADA, Metro Line 3 is Infrastructure Project of Vital importance.</p>
<p>5. Why the benefits of redevelopment as per 33/9 of DP are not given?</p>	<p>MMRCL responded that 21 buildings are affected by Mumbai Metro -3 project and it was the primary requirement/demand of the PAPs that they must be rehabilitated in situ. MMRCL has been striving hard to fulfill this demand. Accordingly, MMRCL has taken special permissions form the</p>

	Government. MMRCL requested that PAPs should not perceive this narrowly, only through 33/9 or 33/7.
6. A PAP queried that can MMRCL arrange a temporary alternative accommodation for a very old, differently able woman tenant who lives alone?	MMRCL responded that such request can be considered.
7. PAPs queried about the approximate time required for signing the Permanent Agreements	MMRCL responded that it will require 6 months after acquisition of the last property. These 6 months will be required to get the IODs for proposed buildings from Building Proposal department of BMC.
8. PAPs queried that whether it will be mentioned in the agreement that they will be given the permanent rehabilitation in the proposed building on CS No. 01, 7/59 and 4/59.	MMRC responded that PAPS from Girgaon will be accommodated on the said plot.
9. PAPs expressed their concern whether land owners have been consulted before arranging the public consultation meeting.	MMRC responded that landowners are being consulted and they are agreeable to discuss and negotiate the handover the possession of premises.

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