

PROJECT BACKGROUND

Kalbadevi and Girgaon, on JSS Road, are amongst the most congested areas of Mumbai having very old residential and commercial buildings. Most of these are due for redevelopment and owing to the poor condition of these buildings, residents of several of these buildings have either initiated or are considering taking up redevelopment through various incentive schemes available in the Development Control Regulations of Greater Mumbai. In light of the width prescribed for JSS Road in the sanctioned DP 1991, several redevelopment proposals seem to be infeasible. As per sanctioned DP 1991, Regular Line for JSS Road has been prescribed as 96 feet. However, the Draft DP of 2034 has proposed road widening of 33.5 meters in part of the Girgaon section.

Based on the preliminary surveys, about 26 properties consisting of approx. 350 residential units and 300 plus commercial units were getting affected due to the proposed metro stations at Kalbadevi and Girgaon. Following the initial consultation process of MMRC with the Project Affected Families (PAF) due to Kalbadevi and Girgaon Metro Stations on Mumbai Metro Line 3, they demanded for in-situ rehabilitation of all the PAFs. In response to this the State Govt. desired that MMRC should develop a scheme to address the concerns of the PAFs, especially those categorized as title holders. Considering the local residents and political parties supporting the demand MMRC appointed M/s. Catapult Consultants to prepare the in-situ rehabilitation plan with redevelopment existing properties.

M/s. Catapult conducted detailed investigation of the project affected areas and discussed with the PAP families, tenants, commercial establishment and the landlords and recommended the viable scheme for in-situ rehabilitation plan with redevelopment under using provisions of DCR 1991 33(7). Govt. of Maharashtra accorded its approval as per the proposed Redevelopment Action Plan prepared by M/s. Catapult and necessary circular has already been issued for [*special exemption*](#) that are granted with the approval of State Govt. As per the proposed Redevelopment Scheme proposed by M/s. Catapult about 19 properties consisting of 634 PAFs are getting affected including Host Community building.

FREQUENTLY ASKED QUESTIONS (FAQs)

FAQs relating to MMRCL in-situ Rehabilitation with redevelopment policy

Query: **How many buildings and families are getting affected due to the construction of Kalbadevi and Girgaon Metro Stations?**

Reply: Due to the construction of Kalbadevi and Girgaon metro stations on Metro Line- 3, 19 buildings and 634 families are getting affected. MMRC is undertaking the rehabilitation of Kalbadevi and Girgaon PAFs (Project Affected Families) within the same area by following the MCGM DCR 33(7) of 1991 Sanctioned DP and treating all affected plots as part of one integrated scheme. [Click here](#) for the detailed list of affected buildings and PAFs.

Query: **How would the affected properties be helpful for the metro use?**

Reply: The land of the affected properties would be utilised by MMRC for construction of underground Metro Stations, construction of the ancillary structures, ventilation shafts, entry/ exit structures and other activities involved in metro construction. Simultaneously redevelopment works for permanent in-situ rehabilitation of the PAFs would be carried out.

Query: **When would the redeveloped building be constructed? When would PAFs be handed over their permanent alternative accommodation in redeveloped buildings?**

Reply: The Metro Line 3 project is proposed to be completed by 2021. The construction for the redevelopment of properties will be undertaken simultaneously and allotted to the PAFs by 2021.

Query: **What is the redevelopment policy of MMRCL for Kalbadevi and Girgaon in-situ rehabilitation with redevelopment?**

Reply: [Click here](#) to view the in-situ rehabilitation with redevelopment policy for Kalbadevi and Girgaon. The policy has been communicated to the PAFs through letters, mails and public consultation meetings.

Query: **What is the address of MMRCL site office at Kalbadevi?**

Reply: The address of the site office is as follows:

MMRCL and M/s Catapult Site Office, 488, Matru Krupa Building,
Near Kamaniwadi, JSS Road, Chira Bazaar, Kalbadevi- 02

Contact Person: Shri. Vilas Bhosale, Consultant,

Mob: 9892889592,

Email: vilas.bhosale@catapultrealty.in

Query: Will there be reimbursement of costs that PAFs had incurred due to recent restoration of their building?

Reply: No.

Query: Is it possible for the PAFs to back out from the project and forgo their rights and if possible, what compensation for the same would be provided?

Reply: No. PAFs with no ownership rights are not eligible for outright sale or to back out of the project and forgo their rights.

FAQs relating to Temporary Accommodations

Query: How would the PAFs (Project Affected Families) be rehabilitated until the completion of the project?

Reply: For the construction of metro structures and metro works, MMRC would require the lands of affected buildings. MMRC would be vacating the structures and rehabilitating the PAFs in the temporary accommodations until the completion of the project in 2021. MMRC has communicated following options for the residential PAFs for their temporary accommodation:

1. Transit Accommodations in 86 units at Pimpalwadi and 34 units at Wadala.
2. Rent as proposed by MMRC to Residential PAFs

For commercial/ shops units, MMRC has communicated the following options:

1. Rent as proposed by MMRC to Commercial/ shop units
2. Commercial properties identified by MMRC in the vicinity

Query: What are the rents for Residential/ commercials and shop PAFs that MMRC would be paying?

Reply: [Click here](#) for rents that MMRC would be paying to Residential/ Commercial and Shop PAFs of Kalbadevi and Girgaon for temporary accommodations.

Query: Would the entitled rents paid by MMRC be tax free?

Reply: Tax on entitled rent would be levied as per current income tax regulations.

Query: What are the transit accommodations provided by MMRC for residential PAFs?

Reply: Following are the proposed transit accommodations for residential units:

Sr. No.	Transit Accommodation	Total Residential Units	Area of each unit (in sq.ft.)	Address
1	Pimpalwadi Transit Accommodation	86	225	Shripati Jewel, B& C Wing, Pimpalwadi, Taty Gharpure Marg, Girgaon, Mumbai-400004
2	Wadala Transit Accommodation	34	265	Saidarshan Housing Society, Antop Hill, Wadala

Due to the limited number of units available with MMRC, each PAP opting for transit Accommodations would be provided single unit irrespective of their existing carpet

area on first come first serve basis. However, if there are some balance units after accommodation of PAFs opting for transit accommodations, PAFs with larger existing areas could be considered for accommodating in multiple units as per their areas.

Query: Who would incur the maintenance charges in transit accommodations?

Reply: The maintenance charges in transit accommodations would be borne by MMRC. The maintenance would consist of structural repairs or works and not the charges for utilities such as electricity, gas, telephone and utilities for personal consumption.

Query: How and when would MMRC pay the rents to the PAFs? Who would bear the expenses of security deposit to the owners? What would be the yearly increment for the rents?

Reply: MMRC would make an initial payment of 11 months for the rent as per the entitlement for temporary accommodation of their choice through NEFT/ cheques. The PAFs would be paid the entitled rents 7 days prior to the vacation of premises. The subsequent rents would be paid as 11 months advance basis as per the entitlement of the PAFs and therefore security deposit would not be required to be paid. The entitled rents are eligible for annual increment of 10% from the date of possession.

Query: What is the plan of temporary shifting with rental accommodation for commercial units?

Reply: MMRC has identified certain commercial premises in the vicinity of Kalbadevi and Girgaon, the list of which would be available at MMRCL Kalbadevi Site Office.

Query: What are the agreements that MMRC would be signing with the PAFs before vacation of premises by the PAFs?

Reply: Following are the types of agreement/ allotment letters to be signed with the PAFs as per the options the PAP selects:

Sr. No.	Options	Allotment Letters/ Agreements to be Signed
1	Transit Accommodation at Pimpalwadi	1. Allotment of Transit Accommodation 2. Provisional Agreement for Permanent Alternate Accommodation
2	Entitled Rent to the PAFs as communicated by MMRC	1. Provisional Agreement for Permanent Alternate Accommodation
3	Identified Commercial Units by MMRC	

A draft of Provisional Agreement for Permanent Alternate Accommodation and Allotment letter of Transit Accommodation is communicated to all the representatives of the affected buildings.

Query: **What would be the status of the rental accommodation in case of delay in completion of the project?**

Reply: 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 PAFs will be paid till the PAFs are permanently shifted to the redeveloped building.

Query: **What would be the shifting allowance paid by MMRC for shifting to temporary accommodation? Would it be paid one time as allowance?**

Reply: Shifting allowance would be paid at the time of vacation of the premises to the PAFs in two stages. The total shifting allowance as approved by MMRC is Rs. 50,000 which would be disbursed to PAFs in 2 stages as per following stages:

Stages	Description	Shifting Allowance (INR)
Stage 1	While shifting PAFs from existing units to transit/ temporary accommodations	Rs. 25,000
Stage 2	Shifting from transit/ rented temporary accommodations to the permanent premises	Rs. 25,000

Query: **Can agents/brokers be appointed by PAFs for finding the rented accommodations with similar areas as proposed by MMRC rental slabs? Who would pay the brokers?**

Reply: PAFs can appoint agent or broker for identifying rented accommodations. MMRC would make a payment of 1 month additional rent as agency charges for facilitating rented properties including identification, negotiations and rent agreement registration. However, PAFs opting for Transit Accommodations by MMRC shall not be paid this one-time Agency charges.

Query: **Does MMRC completely take the responsibility of paying the rent for the temporary accommodation?**

Reply: Yes. MMRC would make an initial payment of 11 months for the rent as per the entitlement for temporary accommodation of their choice. The subsequent rents would

be paid as 11 months advance basis as per the entitlement of the PAFs and therefore security deposit shall not be paid.

Query: **Would commercial units of less than 100 sq. ft carpet areas be able to avail the unit use change from commercial to residential?**

Reply: No. Commercial units of equal to or more than 100 sq.ft. existing carpet areas are eligible to avail the unit use change from commercial to residential. Commercial PAFs with less than 100 sq.ft. carpet areas are not eligible. PAFs should mention the same in the option forms that can be collected by them from MMRCL Site office at Kalbadevi.

Query: **Who would be the rightful owner for the new allotted in case of death of original tenant?**

Reply: The Legal heir who received it either by way of Will or has got the affidavit of other heirs (such as siblings) that they have no objection in him/her being the rightful tenant would be the rightful owner.

Query: **Whether the area of Mezzanine floor will be included in the existing carpet area of the unit? What if the Mezzanine floors have been there since inception for commercial units?**

Reply: It is to be noted that as per DCR Regulation 38 (6), area of mezzanine floor cannot exceed 50% of the built-up area of the room. The total carpet area and built-up area shall be based on the MHADA records.

FAQs related to Permanent Alternate Accommodations

Query: **How much of carpet areas will be provided to existing tenants of residential, commercial and shops in permanent alternate accommodation?**

Reply: The residential and Commercial PAFs are divided into total five categories as per their existing carpet area for determining the carpet area (entitlement) to be provided in their permanent alternate accommodation. [Click here](#) to see the proposed areas for residential and commercial units.

It is to be noted that the eligibility of tenancy and the carpet area of the existing units of the PAFs would be verified by MHADA.

Query: **Whether the existing commercial units with road frontage will be provided with road frontage units in the redevelopment scheme.**

Reply: MMRC would make efforts to provide existing shops and commercial units exercising road frontages with road frontages in the permanent alternate units as far as possible. However it would be difficult to accommodate all the existing units with frontage as some areas of road frontage would be accommodated by Entry/Exits and ancillary units required for underground Metro Station. To maximize the frontage potential, it is proposed to have upper and lower ground floors for shops. Certain Retail units and showrooms would be given priority for road frontage on the lower and upper ground floors whereas office spaces and certain commercial units would be accommodated on upper floors of redeveloped structure.

Query: **At what rate can the extra areas in permanent alternate accommodation be purchased by PAFs?**

Reply: PAFs willing to purchase extra areas in the alternate premises are requested to write to MMRC prior to sanctioning of the redevelopment scheme in-order to gauge the demand from the PAFs. Subsequently, MMRC would communicate the rates for purchasing of extra area to the PAFs accordingly.

Query: **Who would be developing the affected properties for redevelopment? How would be the quality of construction?**

Reply: MMRC is responsible for redevelopment project and would be developing it. The quality of construction would be of good quality as its quality is very much important for the success of metro line 3 project.

Query: Who would incur the costs of stamp duty and registration during signing agreement of permanent alternate accommodation?

Reply: MMRC would incur the costs of stamp duty and registration.

Query: Will MMRC maintain the redeveloped building by paying a corpus fund? Will PAFs have to pay the VAT for extra incentives?

Reply: No corpus fund will be paid by MMRC. The redeveloped building will be maintained by Co-operative Housing Societies formed by MMRC. No VAT has to be incurred by the tenants for extra incentive as this is the process of redevelopment.

Query: Whether the available free-sale component can be bought by the PAFs?

Reply: Yes. PAFs can buy the free-sale component.

Query: How will be the quality of construction of the new buildings? Who would be developing the property?

Reply: MMRC is responsible for redevelopment project also and would be developing the property. MMRC ensures that the construction of the redeveloped structures would be of good quality as practiced in the market as its quality is very much important for the success of metro project.

Query: Where are the Parking for PAFs located?

Reply: Parking is planned on plots of K3 i.e. at Kamaniwadi, and G3, i.e. plot of Surya Mahal and Chandra Mahal buildings. The exact number of parking would be as per the approval from MCGM.

Query: Would every PAF be entitled to Parking?

Reply: The exact number of parking spaces would be provided as per the then prevalent Development Control Regulation (DCR) of Mumbai and from the approval from MCGM.

Query: Is there any extra charge to be paid for the parking?

Reply: No.

Query: Who will bear the maintenance cost for the permanent housing?

Reply: MMRC would acquire the lands from the Landowners and transfer the land titles in the name of MMRC. After the completion of metro works and redeveloped structures, MMRC would allot the permanent alternate units as per the stipulated policy to entitled PAFs. MMRC would facilitate the formation of the society where every PAFs would

be the member of the same and then transfer the ownership rights to the society. The society would incur the costs of maintenance for the permanent redeveloped buildings.

Query: **How will the allotment of units to PAFs be done on the redeveloped sites?**

Reply: Residential units of 405 sq.ft. and 600 sq.ft would be allotted on lottery basis. All the beneficiaries of areas other than the mentioned, would be allotted units on case to case basis. Similarly, commercial units would be allotted on case to case basis.

Query: **Who would be the owner of New Alternate Premises after its construction?**

Reply: MMRCL would acquire the lands from the Landowners and transfer the land titles in the name of MMRC. After the completion of metro works and redeveloped structures, MMRC would allot the permanent alternate units as per the stipulated policy to entitled PAFs. MMRCL would facilitate the formation of the society where every PAFs would be the member of the same and then transfer the ownership rights to the society.

FAQs related to the process for in-situ Rehabilitation with Redevelopment

Query: What is the status of acquisition of properties with respective landowners?

Reply: MMRC is simultaneously in process of negotiations with landowners for acquiring ownership of land.

Query: Would MMRC demolish the existing religious structures on the site, as it may hurt religious sentiments if any.

Reply: MMRC would not be demolishing any religious structures in the vicinity. However, on case to case basis, if some structures inside the project affected buildings are to be vacated/ demolished, MMRC will make provisions for shifting of those structures for temporary period until the completion of the project and would accommodate the same in the redeveloped premises.

Query: Would MMRC compensate for the loss of business and reimburse for furniture and interior that commercial PAFs would incur when shifting to temporary accommodation?

Reply: MMRC would not reimburse the losses due to shifting of commercial activities to temporary accommodation. Mumbai Metro Line 3 is a very important infrastructure project for the city in holistic approach. Eventually 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.

Query: How will the units or properties that are under dispute be resolved by MMRC?

Reply: MMRC would deal with the disputes on case to case basis and handover the same to MMRC Legal department for legal opinions. PAFs (stakeholders/parties/applicants) in dispute would be kept updated about the proceedings.

Query: Would there be any lock-in period for sell/lease/rent/mortgage in case of new permanent units being allocated to the PAFs?

Reply: No. There is no such lock-in period provision.

Query: Whether sub-tenancy will be allowed in case of redevelopment project?

Reply: It can be said only after looking at the documents as to what applicant refers as “sub-tenancy”.

Query: What is the process for eligibility of the tenants from MHADA

Reply: Process of eligibility by MHADA involves following steps:

- i. Submitting the list of tenants, in a prescribed format, along with their documents and scrutiny fee at MHADA's H.O. at Bandra
- ii. The file goes to respective Ward office which that particular building belongs to either Ward "C" or "D".
- iii. Verification of tenancy by the Ward
- iv. Publishing the verified list in the newspaper (followed by process of objection/suggestions, if any on the same)
- v. File goes back to MHADA H.O.
- vi. Presented in MAHDA Board to take decision on NOC
- vii. NOC is issued