REHABILITATION OF PAPs @ KALBADEVI & GIRGAON STATIONS ON METRO III
OVERVIEW

- Rehabilitation of PAPs is proposed by integrated development of affected properties, i.e. by treating them as one scheme ensuring in-situ rehabilitation/ in the vicinity of current location.

- The Affected buildings are grouped in 5 blocks:
  - **K1**: 7 buildings from Kapadia Chmbers to Khan House
  - **K2**: 5 buildings near Chira Bazaar/Fish Market including Fish Market building
  - **K3**: Kamani Wadi Plot
  - **G1**: Buildings of Vitthalniwas and VIP luggage
  - **G2**: Swami Niwas and Shri Ram Bhuwan
  - **G3**: Plot (C.S. 1 of Girgaon) of buildings having Surya Mahal and Chandra Mahal buildings

- All the PAPs are rehabilitated within these blocks of affected buildings by suitably rehabilitating them based on their category.

- Residential PAPs are divided in 4 categories as per their current carpet area & commercial PAPs are in 3 categories as per current situation of the commercial unit.
## THE CLASSIFICATION OF RESIDENTIAL PAPs

<table>
<thead>
<tr>
<th>SR. NO.</th>
<th>CATEGORY</th>
<th>EXISTING CARPET AREA</th>
<th>PROPOSED CARPET AREA OF ALTERNATE ACCOMODATION INCLUDING FUNGIBLE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Category 1</td>
<td>Up to 18.81 sq.mt (202.50 sq.ft)</td>
<td>37.63 sq.mt (405 sq.ft)</td>
</tr>
<tr>
<td>2</td>
<td>Category 2</td>
<td>Above 18.81 sq.mt &amp; up to 27.88 sq.mt (i.e. above 202.5 sq.ft &amp; up to 300 sq.ft)</td>
<td>Double the existing area (i.e. range of 405 sq.ft to 600 sq.ft)</td>
</tr>
<tr>
<td>3</td>
<td>Category 3</td>
<td>Above 27.88 sq.mt &amp; up to 41.29 sq.mt (i.e. above 300 sq.ft &amp; up to 444.44 sq.ft)</td>
<td>600 sq.ft. irrespective of existing area</td>
</tr>
<tr>
<td>4</td>
<td>Category 4</td>
<td>Above 41.29 sq. mt (444.44 sq.ft)</td>
<td>Existing area + 35% over and above existing area</td>
</tr>
</tbody>
</table>
# Classification of Commercial PAPs for Rehabilitation in Shopping Cum Office Buildings

<table>
<thead>
<tr>
<th>SR. NO.</th>
<th>Classification of Proposed Carpet Area of Alternate Accommodation Including Fungible Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shops facing main road at ground floor. At lower ground floor &amp; upper ground floor - directly accessible &amp; visible from road.</td>
</tr>
<tr>
<td>2</td>
<td>Shops on internal sides of buildings at ground floor or on above floors. At the upper floors from 1st to 3rd.</td>
</tr>
<tr>
<td>3</td>
<td>Offices &amp; warehouses. At higher floors.</td>
</tr>
</tbody>
</table>

*MMRC*
SUMMARY OF REHABILITATION OF PAPs

K1
RESI.- 39
COM.- 112
RESI.- 39
COM.- 98
BALANCE
RESI.- 0
COM.- 14 in K3

K2
RESI.- 18
COM.- 109+FISH MARKET
RESI.- 0
COM.- 67+FISH MARKET
BALANCE
RESI.- 18 in K1
COM.- 42 in K3

K3
RESI.- 06
COM.- 05+BHOJANALAYA
RESI.- 0
COM.- 05+BHOJANALAYA
BALANCE
RESI.- 06 IN K1
COM.- 0
SUMMARY OF REHABILITATION OF PAPs

**G1**
- RESI.- 30
- COM.- 09
- RESI.- 0
- COM.- 03

**G2**
- RESI.- 19
- COM.- 18
- RESI.- 0
- COM.- 0

**G3**
- RESI.- 197
- COM.- 68
- RESI.- 197
- COM.- 68

**RESI. - 30**
**COM. - 09**

**RESI. - 0**
**COM. - 03**

**RESI. - 19**
**COM. - 18**

**RESI. - 0**
**COM. - 0**

**RESI. - 197**
**COM. - 68**

**RESI. - 197**
**COM. - 68**

EXISTING TENANTS
REHABILITATED ON SAME SITE
SHIFTED TO OTHER SITE/BUILDING
KAPADIA - KHAN HOUSE BLOCK (K1), KALABADEVI
1ST & 2ND FLOOR PLAN (REHAB COMMERCIAL)

KAPADIA CHAMBERS - KHAN HOUSE BLOCK (K1)
3RD TO 7TH FLOOR PLAN (REHAB COMMERCIAL)

KAPADI CHAMBERS - KHAN HOUSE BLOCK (K1)
CHIRA BAZAAR BLOCK (K2), KALBADEVI
LOWER & UPPER GROUND FLOOR  (FISH MARKET FOR PAPs)

CHIRA BAZAR BLOCK (K2), KALBADEVI
1ST TO 3RD FLOOR PLAN (SHOPS & OFFICES FOR PAPs)

4TH TO 6TH FLOOR PLAN (OFFICES & GODOWNS FOR PAPs)

CHIRA BAZAAR BLOCK (K2), KALBADEVI
KAMANIWADI BLOCK (K3), KALBADEVI
BASEMENT FLOOR PLAN

KAMANIWADI BLOCK (K3), KALBADEVI
LOWER GROUND FLOOR PLAN (SHOPS FOR PAPs)

KAMANIWADI BLOCK (K3), KALBADEVI
UPPER GROUND FLOOR PLAN (SHOPS FOR PAPs)

KAMANIWADI BLOCK (K3), KALBADEVI
1ST & 2ND FLOOR PLAN

3RD TO 6TH FLOOR PLAN (OFFICES FOR PAPs)

KAMANIWADI BLOCK (K3), KALBADEVI
7TH FLOOR PLAN (OFFICES FOR PAPs)

9TH TO 22ND FLOOR PLAN

KAMANIWADI BLOCK (K3), KALBADEVI
TYPICAL UNIT PLAN - 2 BHK

TYPICAL UNIT PLAN - 1 BHK

KAMANIWADI BLOCK (K3), KALBADEVI
BASEMENT FLOOR PLAN

SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)
LOWER GROUND FLOOR PLAN
(REHAB COMMERCIAL)

SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)
UPPER GROUND FLOOR PLAN
(REHAB COMMERCIAL)

SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)
4TH TO 17TH FLOOR PLAN
(REHAB RESIDENTIAL)

SURYAMAHAL & CHANDRAMAHAL BLOCK (G3)
SPECIFICATION/ AMENITIES

- **Structure:** Earthquake resistant (with latest seismic code) RCC frame structure with masonry partitions. All concrete work in Ready Mix Concrete (RMC) of a minimum strength of M 30 & M40, using plastic-coated shuttering grade plywood.

- **Flooring:**
  - **Living, Bedroom & Kitchen** - Full Body vitrified tiles flooring with skirting of brands such as Somany /Johnson & Johnson /Kajaria / equivalent
  - **Bathroom** - Anti-skid ceramic tiles of brands such as; Somany / Johnson & Johnson / Kajaria / equivalent
  - **Entrance Lobby** - Granite / Marble flooring with design pattern

- **Doors:**
  - **Entrance** - Solid core flush door finished with decorative laminate.
  - **Bedroom, Kitchen** - Solid core flush door
  - **Bath & W.C** - FRP door (Fiber Reinforcement Plastic)
  - **Door hardware** - All doors finished with appropriate hardware like door handle, door lock, door hinges and door stopper, etc.
SPECIFICATION/ AMENITIES

- **Windows:**
  - Living, Bedroom & Kitchen- Aluminum powder coated sliding windows
  - Toilet- Acrylic / glass Louvers windows

- **Walls & Ceiling:**
  - Living, Bedroom & Kitchen- Appropriate surface treatment/ OBD paint of brand such as; Asian Paints / Berger / Nerolac / ICA- Dulux / equivalent
  - Bath & W.C- Ceramic tiles up to ceiling level as per design.
  - Kitchen- Glazed ceramic tile dado up to ceiling level from above the granite counter as per design.

- **Staircase**- Appropriate surface treatment with paint as per design.
- **Entrance Lobby**- Textured paint / Granite / Marble cladding on walls and decorative false ceiling as per the design.

- **Sanitary & Plumbing:**
  - Bath & W.C- San’ware and bathroom fitting of brand such as; Jaquar / Cera / equivalent.
  - Plumbing- Concealed plumbing along with good quality fixture bathroom fittings. Bathrooms shall be provided with detachable stainless steel cockroach traps with lids.
  - Kitchen Sink - Stainless steel sink with single lever CP fitting with drain board.
SPECIFICATION/ AMENITIES

- **Electrical:**
  - Wiring - Concealed electrical wiring with adequate power points.
  - Switches - Premium modular switches of Anchor- Roma / equivalent

- **Utilities/ Services:**
  - Rainwater Harvesting - Percolation pits with collection tank for rainwater harvesting.
  - Elevators - High speed passenger elevators with automatic closing doors of Kone, Schindler or alike.

**Note:**
All specification above is subject to change and decisions taken from time to time by the MMRCL shall be final and binding.

Wherever brands are mentioned above, MMRCL may use equivalent brands at their discretion.