

महा मेट्रो



NAGPUR METRO

MAHARASHTRA METRO RAIL CORPORATION LTD. (NAGPUR METRO RAIL PROJECT)

Non-Fare Box Revenue Maha Metro 'A Case Study'



Non Fare Box Revenue

- ❑ Maha-Metro envisages above 60% of the Total Revenue as Non Fare Box revenue through –
 - Transit Oriented Development (TOD) along the Metro Corridor (500 mt. on either side)
 - Collection of 1% Additional Cess on Stamp Duty levied during Property Transaction.
 - Property Development along the Metro Corridor: -
 - a. Property Development (PD) on Stand alone Plots
 - b. Property Business (PB) Spaces within the Metro Station
 - Cobranding of Metro Stations
 - Advertisement on outside/inside metro stations & viaduct

Salient Features of TOD

- Nagpur Metro Rail Project included the concept of TOD for generating Non-Fare Box Revenue and to make Nagpur metro Financially Sustainable in long run.
- GoM vide notification dated 30th June 2016 declared Nagpur Metro Rail Project as a vital Urban Transport project.
- Additional Premium of FSI- GoM vide notification dated 24th July 2017, have fixed following premium for availing additional FSI as per TOD: -
 - 30% of ASR* value for minimum Tenement density of 200 Tenements per Hectare
 - 40% of ASR* Value for Tenement density is less than 200 Tenements per Hectare
- The Government of Maharashtra vide Notification No. TPS-2414/477/CR/-248(Part-1)/2014/UD-09 dated 2nd November 2018, finally approved the TOD policy with the subsequent additional benefits to the developer in terms of free of FSI such as Parking & Double Height Terraces up to 20%, Balconies 15% and service floor & entrance lobbies.
- The Premium so collected shall be distributed equally among Maha-Metro and other Planning Authorities / ULB (NIT/NMC/MADC) within Nagpur City.
- Maha-Metro started getting this 50% share of premium so collected from Oct'17, and an amount of ₹ 85.96 Cr. is received till September 2022, on account of Additional FSI Premium under TOD Policy, before metro is fully operational.

* ASR – Annual Schedule of Rates declared by Collector on yearly basis

Transit Oriented Development (TOD)

- **Transit Oriented Development (TOD)** is nothing but densifying the Metro Corridor to increase the metro ridership by reducing the use of private vehicles and thus promoting sustainable urban growth and quality of life.
- **Metro Corridor** includes the **area falling within the 500 mts. distance on either side** of the Metro Rail measured from its Center line and also includes the area falling within 500 Mts. distance from the longitudinal end of the last metro railway station.
- **Allowable FSI (Depending on Road Width and Area of Plot)**

Sr. No.	Minimum Road Width	Plot Area	Maximum Permissible FSI
1	9.00 Mts	Below 1000 Sq. Mts.	2
2	9.00 Mts	1000 Sq. Mts. or above	3
3	12.00 Mts	2000 Sq. Mts. or above	3.5
4	15.00 Mts	2000 Sq. Mts. or above	4

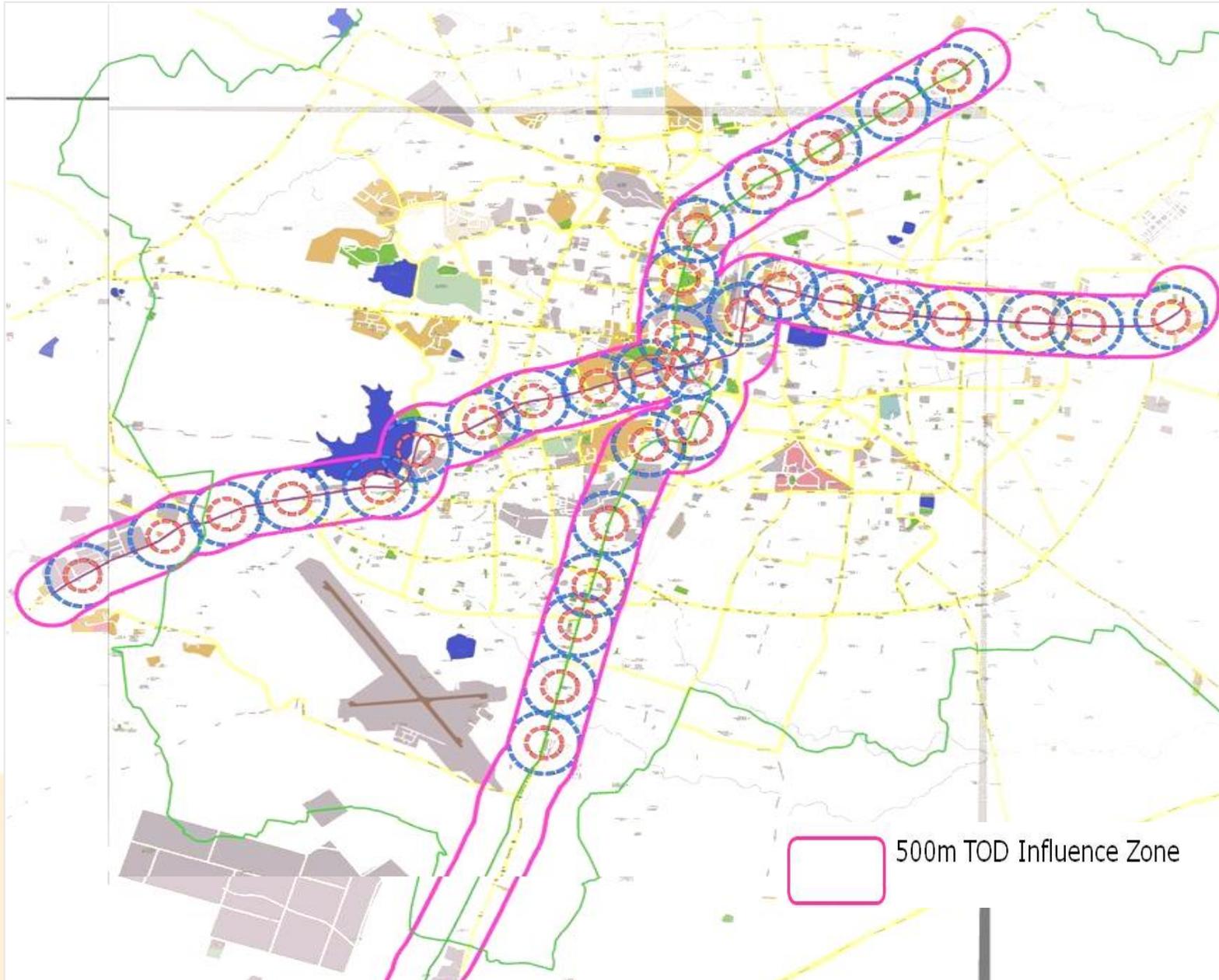
- In addition to the above, as per Clause 1.2.5 of TOD Notification, 15% Additional FSI shall be allowed on payment of premium as applicable under this regulation over & above the FSI mentioned in the above table.

Benefits of TOD

- Increase in Ridership in TOD Zone
- Encourage smart growth development through higher densities in a compact manner
- Decrease in the cost of Municipal Services
- Improve the municipal tax base
- Improve the environment and social quality of life



TOD Influence Zone



1% Additional Cess on Stamp Duty levied during Property Transaction

- Government of Maharashtra vide notification in Govt. Gazette dated 21.08.2015 amended the Maharashtra Municipal Corporation Act 2015, to levy 1% additional surcharge on stamp duty in accordance with section 149(B) of this Act. The said surcharge can be levied in cities, where Vital Urban Transportation projects are implemented.
- Further GoM declared Nagpur Metro Rail Project and Pune Metro Rail Project as a vital Urban Transport project.
- Accordingly, the recovery of 1% Additional Surcharge on Stamp Duty was started.
- On behalf of Maha-Metro, Government of Maharashtra collected an amount of ₹ **249.21 crores** till September 2022 for Nagpur Metro and ₹ **513 crores** for Pune Metro till September 2022, towards 1% increase in Stamp Duty, which will be disbursed to Maha Metro during operational phase.

Special Planning Authority to Maha-Metro

- Nagpur Metro is instrumental in getting the status of "Special Planning Authority" under section 40 of Maharashtra Regional And Town Planning (MRTP) Act 1966, since 11-06-2018, for the metro owned land within the Nagpur City.
- The status of SPA facilitates Nagpur Metro to give single window clearance to the prospective developer results in early completion of project and increase in Non- fare box revenue, as well as getting 100% TOD FSI premium.
- On similar lines, Pune Metro was also accorded the status of Special Planning Authority on 17th October 2022.



Few Examples of Transit Oriented Development at Nagpur



Maha Metro's Zero Mile Property Development Building on PPP mode

The Zero Mile Property Development Building is an iconic 89 mts high building with proposed 17 floors. The project is located on North-South line of Nagpur Metro Rail. The project is located at 200 mts south of the Zero Mile Stone. The Zero Mile Property Development Building also accommodates Metro Station. Maha-Metro has developed the building up-till 05th Floor i.e. 3 levels Parking and 2 Floors of Metro Station. The foundation of building is constructed to cater the 13 floors of Property Development above Metro Station. The upper 13 Floors are proposed to be developed on PPP mode. **Maha Metro will be availing additional FSI 4.25 lakh sq. ft. under TOD.**



Site Information : Survey No. 302 and 303,
City Survey Number (1847/1848) Mz.
Sitaburdi, Nagpur.



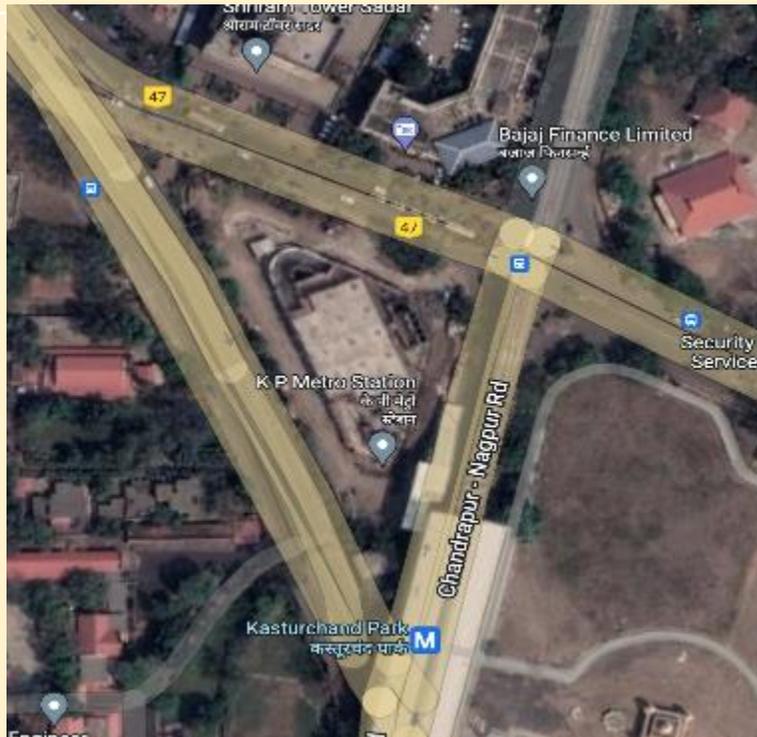
Present Status of Construction



Schematic view of Proposed Building

Maha Metro's Kasturchand Park Property Development on PPP mode

The **Kasturchand Park Property Development Building** proposed on land admeasuring 7220 Sqm on North-South line of Nagpur Metro Rail Project. The Project is connected with Kasturchand Park Metro Station. The project is being conceptualised as an iconic 88 Mts high Tower with total development of 20 Floors. Maha-Metro has constructed 3 Floors of Parking at the site, above floors will be developed on PPP mode. **Maha Metro will be availing additional FSI 2.75 lakh sq. ft. under TOD.**



Site Information : Land Bearing Kh. No. 169, Mz. Sitaburdi, Nagpur bearing CTS No. 1864 admeasuring 7220 Sqm.



Present Status of Construction



Schematic view of Proposed Building

Maha Metro's Commercial Project on PPP Mode

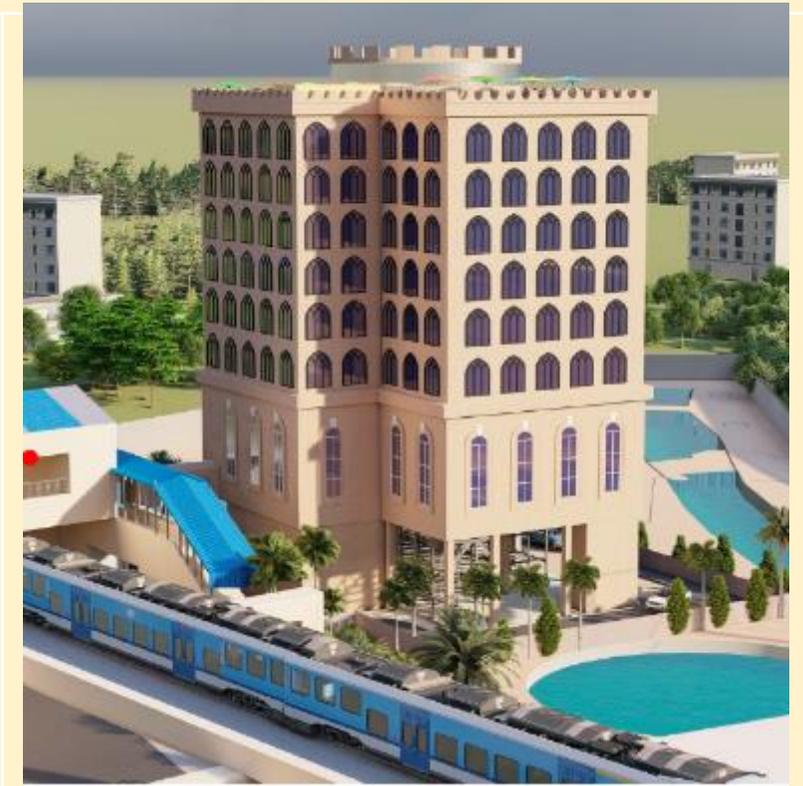
Maha-Metro conceptualized a Parking cum Commercial Building on land admeasuring 1752.60 Sqm near Ambazari Lake at Nagpur. The project is proposed on PPP mode. The total development proposed on the site after considering TOD FSI is approx. 6000 Sqm (64600 Sq.ft.). The project is located on East-West line of Nagpur Metro Rail. The project will be connected with Dharampeth Metro Station and located adjacent to Maha-Metro's Amusement Park. **Maha Metro will be availing additional FSI 0.50 lakh sq. ft. under TOD.**



Site Information : admeasuring 1752 Sqm; Kh. No. – 9, 10, 11 at Mz. Ambazari, Nagpur.



Proposed Site for Project.
Construction Works to commence soon.



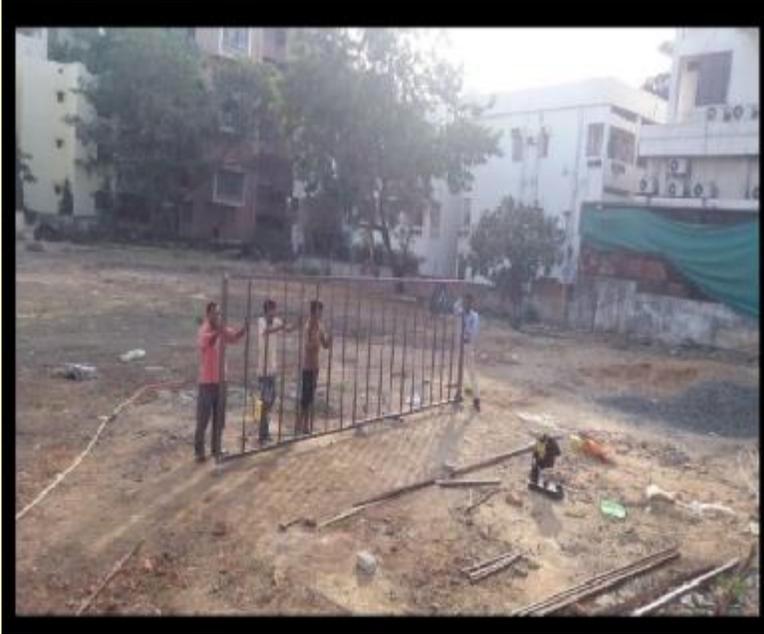
Schematic view of Proposed Building

Project by Private Developers

Infinity Towers by Kukreja Infrastructures

The Infinity Towers is residential project being developed at Sadar, Nagpur. The project is approx. 365 mts from Nagpur Metro Rail Alignment. The Developer has availed an additional **FSI of 7930 Sqm (approx. 85375 Sq.ft) (G+30)** under the Transit Oriented Development Policy (TOD). This is a tallest building in Nagpur City.

Site Photo



Site Information: Plot no. 2, Kh. No. 178/1, Metro Corridor, Nagpur.



Present Status of Construction



Schematic view of Proposed Building

Residential Project by Smt. Vidya Vijay Hardas

The project is residential project being developed at Sadar, Nagpur. The project is approx. 212 mts from Nagpur Metro Rail Alignment. The Developer has availed an additional **FSI of 1337 Sqm (approx. 14400 Sq.ft) (G+16)** under the Transit Oriented Development Policy (TOD).



Site Information: Plot no. 26, CTS no.352, Sheet No.(24)/29/II, Kh. No.75&81/1(P), Mz-Ambazari, Nagpur



Present Status of Construction



Schematic view of Proposed Building

24 Carat Towers by Rachna Constructions Pvt. Ltd.

The 24 Carat Towers is residential project being developed at Khare Town Nagpur. The project is approx. 125 mts from Nagpur Metro Rail Alignment. The Developer has availed an additional FSI of **567 Sqm (approx. 6100 Sq.ft) (G+9)** under the Transit Oriented Development Policy (TOD).



Site Information: Plot no. 9, Khare Town, Mz. Lendra CTS No. 55, Nagpur.



Present Status of Construction



Schematic view of Proposed Building

VED Towers by Praful VED Infra Pvt. Ltd.

The project is Commercial Building being developed at Shivaji Nagar Nagpur. The project is approx. 460 mts from Nagpur Metro Rail Alignment. The Developer has availed an additional **FSI of 2878.68 Sqm (approx. 31000 Sq.ft) (G+18)** under the Transit Oriented Development Policy (TOD).



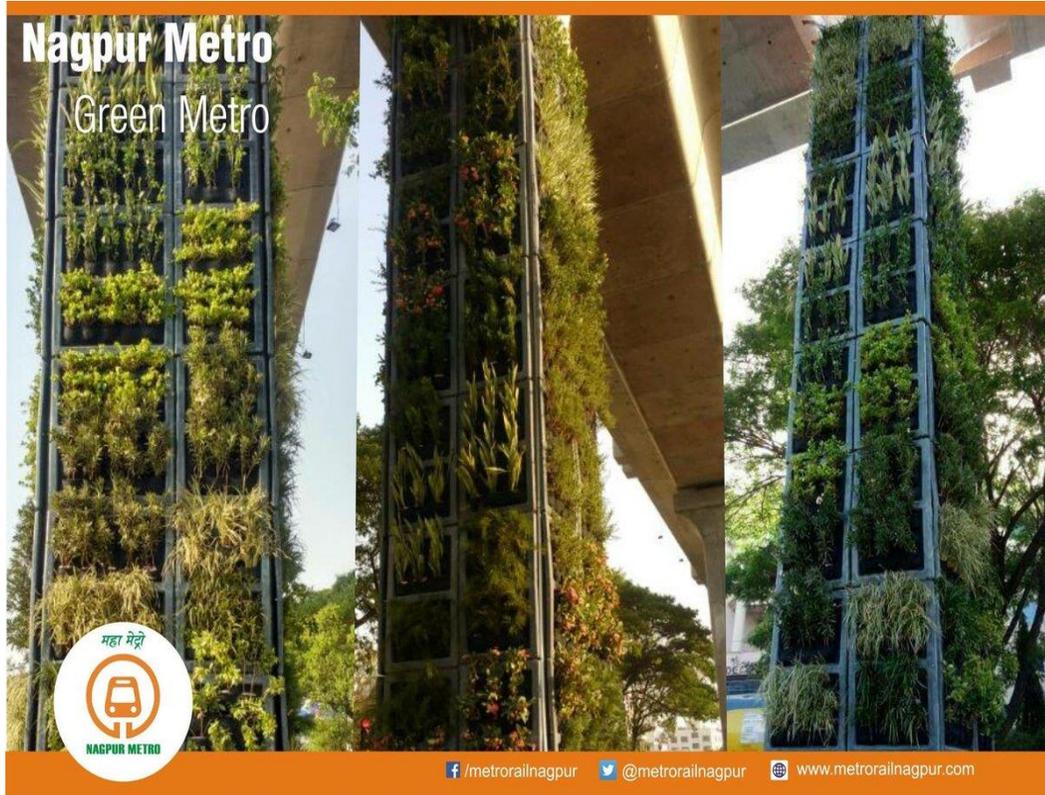
Site Information: Plot no. 198, Cement Road, Shivaji Nagar, Nagpur.
CTS No. 222 Sheet No. 29.



Present Status of Construction



Schematic view of Proposed Building



THANK YOU !