



MAHARASHTRA METRO RAIL CORPORATION



NAGPUR METRO RAIL PROJECT



माझी मेट्रो
दृष्टि से दृश्य तक...

**NON FARE BOX REVENUE INITIATIVES
BY MAHA-METRO**

**S. SIVAMATHAN
DIRECTOR (FINANCE)**

NAGPUR METRO RAIL PROJECT HIGHLIGHTS

- **Project Cost :** Rs. 8680 Crores
- **Project FIRR :** 10.35% with Non fare box revenue
- **Non Fare Box Revenue**
 - Collection of Additional Taxes in the form of 1% Additional Surcharge on Stamp Duty.
 - Transit Oriented Development along the NMRC Corridor (TOD)
 - Property Development along the NMRC Corridor.
 - Advertisement (including Wrapping & Station Naming)

Nagpur Metro Rail Project is the '1st' project in India to get the TOD approval at the DPR Stage.

1%ADDITIONAL CESS ON STAMP DUTY

- 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 the Act.
- Recovery of 1% Additional Surcharge on Stamp Duty was started from October 2016. This Additional Surcharge is presently being collected by GoM.
- Till 31st Oct, 2017 Rs. 60.05 Cr has been collected.
- Presently being collected by GoM, which shall be transfer to Maha-Metro's account from the date of ROD.



TRANSIT ORIENTED DEVELOPMENT - TOD

ADDITIONAL FSI PERMITTED

Plot Size	Road Width	FSI Permitted
> 2000 Sq. Mt.	>15 Mt	4
>1000 < 2000 sq Mt.	>15 Mt.	3
<1000 Sq Mt.	9 to 12 Mt.	2

TOD Policy Brief and Information

- GoM vide notification dated 09th June, 2017 published the final TOD notification.
- GoM vide notification have fixed following premium for availing additional FSI
 - 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.

Additional FSI - Premium Distribution

- **As per the GoM Notification, Premium so collected will be distributed between Maha-Metro and Planning Authorities (NIT/NMC/MADC) in following manner -**
 - ❖ 50% of the Premium so collected shall be reserved for Maha Metro as a part of Non Fare box revenue. This Premium accrued will help Maha-Metro in repayment of Loans availed from various funding agencies.
 - ❖ 50% of the Premium so collected shall be reserved for Planning Authorities for up-gradation of existing infrastructure within the TOD Corridor.

Property Development - PD

PD – Till Date

- **The Govt. of Maharashtra 'Principally' approved the Maha Metro to act as 'Special Planning Authority' for their own projects falling in Nagpur Metro Rail Corridor.**

- **The various initiatives of Maha Metro are as under-**

- *Property Development Spaces (PD)*

These are site level areas proposed to be allotted to a real estate developer / end-user on PPP model. Lease tenure assumed for financial analysis is 50 years. The entire project development shall be made by the Developer at his own cost.

- *Property Business Spaces (PBs)*

The Property Business Spaces (PB) are areas within the station box at various levels (ground, concourse, mezzanine levels) and would be available for utilization as retail / commercial / etc. The development cost for such spaces shall be borne by Maha Metro. The PB are proposed to be allotted to the end-user tenants/occupiers for a 15-year Lease period.

- *Advertisement Spaces (ASs)*

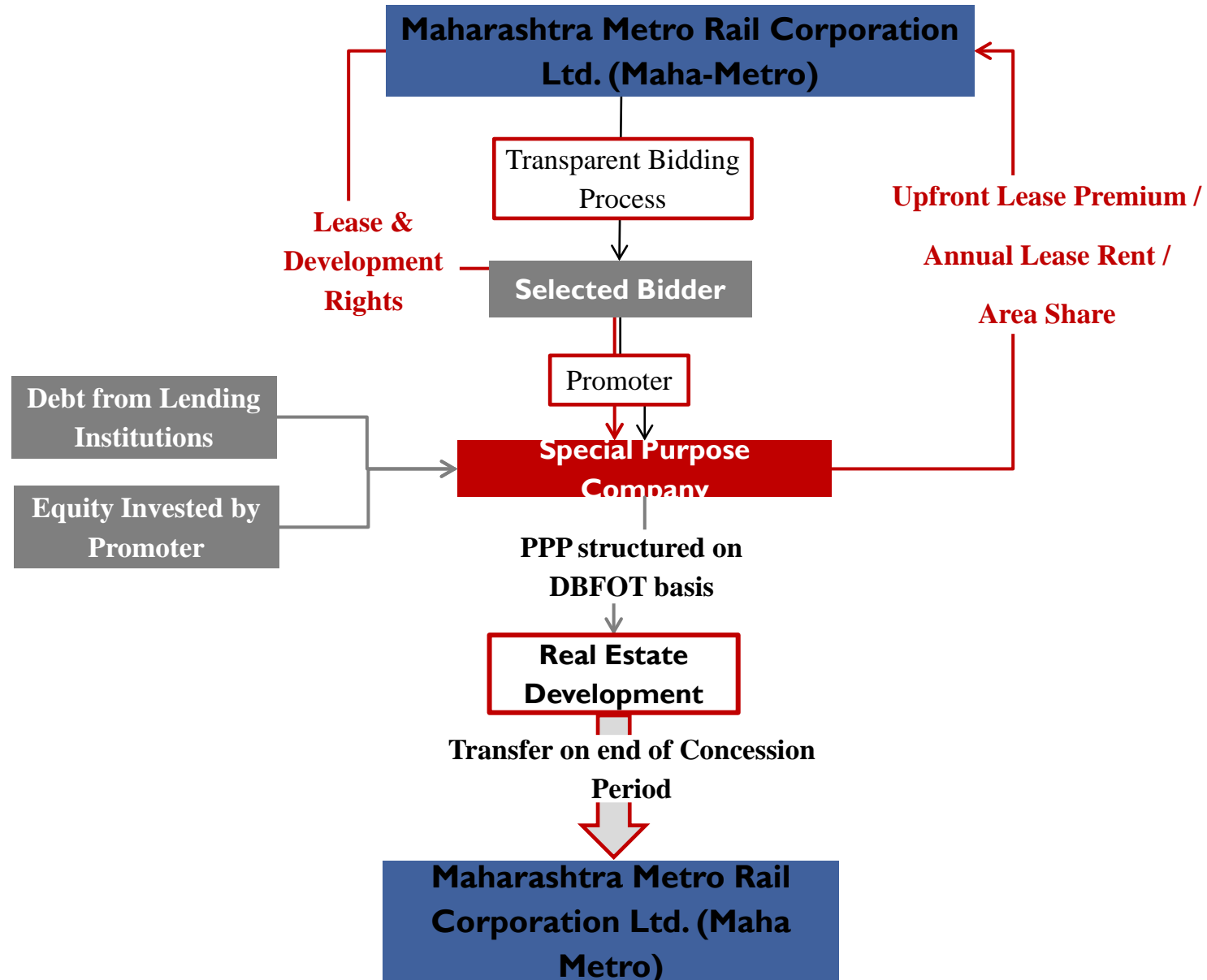
The Advertisement Spaces shall be within Metro Station, Outside metro Stations, along the Metro Corridor and on Rolling Stocks. The ASs are proposed to be allotted to the Advertising Agencies on a fixed tenure.

Key Features

Property Development Spaces (PD)	Property Business Spaces (PBs)	Advertisement Spaces (ASs)
<ul style="list-style-type: none">– Capex to be made by Developer– Long term Lease up to 50 Years– Lease Revenue to be received by Maha Metro on upfront and/or Annual basis.– Escalation on Lease Rental on annual basis.– TOD benefit considered for Developer.– Parking Revenue shall form part of PDs	<ul style="list-style-type: none">– Short term Lease of 15 Years.– Capex for civil structure to be made by Maha Metro.– Only finishing and interior works will be made by Facility Management Service/ End User.– Lease Rent to be received by Maha Metro on annual basis.– Escalation on Lease Rental on annual basis.– Parking Revenue shall form part of PBs	<ul style="list-style-type: none">– To be allotted on Short term Lease.– Facility Management Service provider can be appointed for coordination and maintenance.– Lease Rent to be received by Maha Metro on annual basis.– Escalation on Lease Rental on annual basis.

Proposed Project Structuring Landscape

Project Development Summary



Sr. No.	Project Name	Plot Area (In Sq. Mt.)	Available FSI	Proposed Sector
1	Eco Park Khapri	37,879	4	Entertainment Zone (Park, Club House)
2	Sita Burdi, TTMC	19,890	4	Mixed Use (Residential cum Commercial)
3	Zero Mile Station (Airspace)	13,222	4	Commercial
4	Heritage Walk			
5	Residential Housing, Khapri	1,17,358	4	Mixed Use (Residential cum Commercial)
6	Residential Housing, Hingna	2,39,006	4	Mixed Use (Residential cum Commercial)
7	Gaddi Godam Station	4,109	4	Commercial
TOTAL		3,93,585		

Mixed Development : Residential 60% Commercial 40%

Upcoming Major Projects – Financial year 2018-19

Sitaburdi Interchange



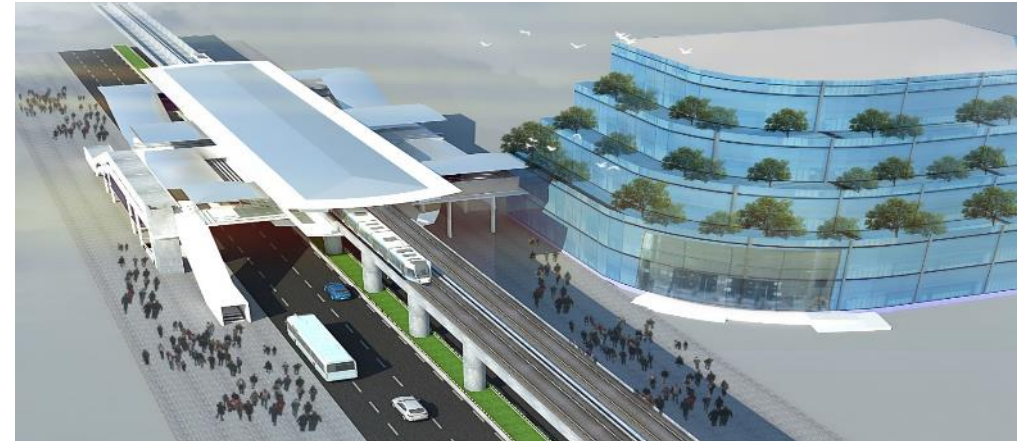
ZERO MILE STATION



Property Development at Khapri Metro Station



Property Development at Airport Metro Station



Maha Metro is planning to initiate tenders to develop retail space of 5 lakhs Sq. Ft.

Upcoming Major Projects – Financial year 2019-20

Metro City, MIHAN



SITABURDI TTMC



Hingna Housing



COTTON MARKET

(image for illustrative Project Only)



Maha Metro is planning to initiate tenders to develop retail space of 7 Lakhs Sq. Ft.

NAGPUR METRO RAIL PROJECT HIGHLIGHTS

- As per the approved DPR of NMRP it is expected that **35% of the Revenue** to be accrued for Nagpur Metro Rail project shall be **from Non Fare Box Revenue**.
- The Year wise Revenue projections for Non fare Box Revenue as per DPR are as follows –

Year	Revenue from 1% Additional Surcharge on Stamp Duty	Revenue from TOD/FSI	Revenue From Property Development and Advertisement	Expected Non Fare Box Revenue
	(INR In Crores)	(INR In Crores)	(INR In Crores)	(INR In Crores)
2018-2020	179			179
2020-2025	629	2785	176	3590
2025-2030	1014	4167	269	5450
2030-2035	1631	3722	423	5776
2035-2040	2629	0	653	3282
2040-2045	4233	0	1043	5276
Total	10314	10674	2564	23552

- **Till October, 2017, an amount of Rs.60.05 Cr has been collected towards 1% Additional Surcharge on Stamp Duty.**



THANK YOU