



## SLUM REHABILITATION AUTHORITY

BEFORE THE CHIEF EXECUTIVE OFFICER,  
MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY,  
THANE (WEST)

Shree Aai Ambabai CHS (Prop.)  
Through its Chief Promoter Shri Bharat Sawant  
Survey No.502/A, Mauje Panchpakhadi,  
Laxmi Chirag Nagar, Behind J.K. Gram,  
Pokhran Road No.1,  
Thane (West) – 400 606.

... Applicant

### ORDER

(Passed on **10 AUG 2023**)

These proceedings are initiated pursuant to the application of Applicant i.e. Shree Aai Ambabai CHS (Prop.) dated 06.02.2023 submitted u/s 3C (1) of the Maharashtra Slum Areas (I, C & R) Act, 1971 for declaration of land bearing Survey No.85/4(pt) of Mauje – Panchpakhadi, Taluka - Thane, area admeasuring 202.06 sq. mtrs as "Slum Rehabilitation Area". Hereinafter the said property is referred to and called as "said land". In brief the facts which lead to the present proceedings are as under;

#### FACTS IN BRIEF:

The Applicant submitted the present application u/s 3C (1) of the Maharashtra Slum Areas (I, C, & R) Act, 1971 in respect of declaration of said land as "Slum Rehabilitation Area". Alongwith application the Applicant submitted copies of P R Card, Slum Plan etc. Pursuant to said application the Executive Engineer, Mumbai Metropolitan Region, Thane vide letter dated 16.02.2023 sought report of the District Superintendent of Land Records/SRA. The District Superintendent of Land Records/SRA submitted his report to Executive Engineer, Mumbai Metropolitan Region, Thane along with GIS plan on 17.04.2023. As per his

report land bearing Survey No.85/4(pt) of Mauje – Panchpakhadi, Taluka - Thane, area admeasuring 202.06 sq. mtrs. is liable for declaration as Slum Rehabilitation Area. From the report of District Superintendent of Land Records/SRA it appears that the land Survey No.85/4(pt) is owned M/s. Voltas Limited.

On 26.04.2023 the Executive Engineer, Mumbai Metropolitan Region, Thane/SRA and District Superintendent of Land Records/SRA jointly visited the site and submitted the site visit report of the said land. The said site visit report is on record and forms a part of these proceedings. At the time of visit, they have noticed that the conditions prevailing on said land are like slum and the said area lacks basic amenities and is unfit for human habitation. There are kaccha and pakka structures. Slum structure are of Ground + 1 floor. These huts are being used for residential and commercial purpose. The Slum structures are situated closely and in congested manner. There is lack of proper sunlight and ventilation. They have also observed that there is no hygiene and these structures are a source of danger to human life.

A Public Notice dated 19.05.2023 was published in Marathi newspaper "Janadesh" & "Lokmat" on 25.05.2023 & 26.05.2023 respectively and in English newspaper "The Free Press Journal" on 25.05.2023 inviting objections if any from general public/interested parties to the proposed declaration.

In response to Public Notice no any objection was received within stipulated period of 30 days to the Public Notice dated 19.05.2023.

**ARGUMENT OF APPLICANT I.e. SHREE AAI AMBABAI CHS (PROP.)**

According to Applicant, the said land is occupied by the Slum dwellers and they have formed proposed society to redevelop the said land in their occupation. There is lack of basis amenities. These slum dwellers are residing in poor hygienic conditions and may become a source of danger to human life. On these ground the Applicant has prayed for declaration of said land as Slum Rehabilitation Area.



## ISSUES AND DISCUSSION

The issue for consideration is whether the said land is liable to be declared as Slum Rehabilitation Area or not.

The Applicant have submitted the present Application u/s 3 C (1) of the Maharashtra Slum Areas (I, C & R) Act, 1971. According to Applicant, the said land lacks basic amenities like drinking water, street lights, roads, ventilation etc. and the slum dwellers residing there are living in unhygienic condition. The record reveals that District Superintendent of Land Records has submitted report alongwith GIS plan on 17.04.2023 wherein it is mentioned that the land bearing Survey No.85/4(pt) of Mauje - Panchpakhadi, Taluka - Thane, area admeasuring 202.06 sq. mtrs. and same is liable to be declared as "Slum Rehabilitation Area". The joint site visit report of the Executive Engineer, Mumbai Metropolitan Region, Thane/SRA and District Superintendent of Land Records/SRA dated 26.04.2023 clearly reveals that, the conditions prevailing on said land are like slum and there are lack of basic amenities and it is unfit for human habitation. There is no proper sanitation which is a source of danger to human life. This Authority do not find any reason to discard the site visit report dated 26.04.2023.

Since the slum dwellers residing on said land are living in poor and hygienic condition and lack basic amenities, it is necessary to declare the said land as Slum Rehabilitation Area. From the report of District Superintendent of Land Records it appears that the land Survey No.85/4(pt) is owned "M/s. Voltas Limited". So, the notice for declaration of the said land as Slum Rehabilitation Area is given to them on 19.05.2023, but record nowhere reveals that they have submitted their objection on record.

Considering the report of Executive Engineer and District Superintendent of Land Records, this Authority has come to conclusion that the conditions required for declaration of said land as Slum Rehabilitation Area exist at site. In order to redevelop the said land and to improve the living conditions of slum dwellers it will be just and proper

to declare said land as Slum Rehabilitation Area. Accordingly following order is passed.

**ORDER**

- 1) The application of Applicant Shree Aai Ambabai CHS (Prop.) is allowed as under;
- 2) The land bearing Survey No.85/4(pt) of Mauje – Panchpakhadi, Taluka - Thane, area admeasuring 202.06 sq. mtrs. in occupation of Shree Aai Ambabai CHS (Prop.) is hereby declared as Slum Rehabilitation Area u/s 3 C (1) of Maharashtra Slum Areas (I, C & R) Act, 1971.
- 3) The proceedings stands disposed of.

Place :- Mumbai

Date :- **10 AUG 2023**



*[Signature]*  
Chief Executive Officer,  
MMR Slum Rehabilitation Authority

No. MMR SRA/CEO Order/Shree Aai Ambabai CHS (Prop.)/**34**/2023

Date: **10 AUG 2023**

Copy to:

1. Shree Aai Ambabai CHS (Prop.)  
Through its Chief Promoter Shri Bharat Sawant  
Survey No.502/A, Mauje Panchpakhadi,  
Laxmi Chirag Nagar, Behind J.K. Gram,  
Pokhran Road No.1,  
Thane (West) – 400 606.
2. Deputy Chief Engineer/MMR, SRA
3. Deputy Collector-**4**/MMR, SRA
4. Asst. Registrar/MMR, SRA
5. Finance Controller/MMR, SRA
6. Legal Department /MMR, SRA
7. IT Officer/MMR, SRA