



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

1. M/s A Mit Infrastructure
Shop No.14, Om Kamal Pushp Apartment,
Savarkar Nagar, Opp. Lokmanya Nagar Bus Depo.
Thane (West)-400 606.
2. Bhimai CHS (Prop.)
Survey No. 134, 135, 136
Mauje Parisik,
Sainath Nagar,
Near Atmaram Chawk, Parsik Nagar,
Kalwa, Thane (W)- 400 605.

...Applicants

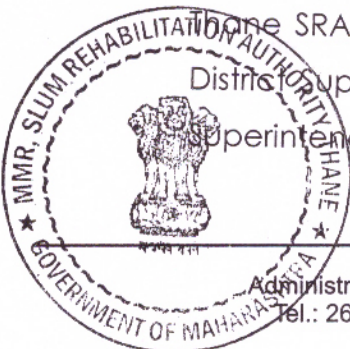
ORDER

(Passed on **27 MAY 2022**)

These proceedings are initiated pursuant to the application of Applicant i.e. M/s A Mit Infrastructure for Bhimai CHS (Prop.) dated 16.12.2021 u/s 3 C (1) of the Maharashtra Slum Areas (I, C & R) Act, 1971 for declaration of land bearing Survey No. 134 , 135 , 136 (pt.) situated at Mauje Parisik, Taluka – Thane, area adm. 10906.58 sq. mtrs. as "Slum Rehabilitation Area". In brief the facts which lead to the present proceedings are as under;

FACTS IN BRIEF:

The Applicant submitted present application u/s 3C (1) of the Maharashtra Slum Areas (I, C & R) Act, 1971 in respect of land survey No. 134, 135, 136 (pt.) of Mauje Parisik, Taluka – Thane for declaration as "Slum Rehabilitation Area". Along with application the Applicant submitted copies of PR card, 7/12 extracts etc. The Executive Engineer, Thane SRA through letter dated 22.12.2021 has sought remarks of the District Superintendent of Land Records/ SRA. Accordingly the District Superintendent of Land Records/SRA has submitted report to the

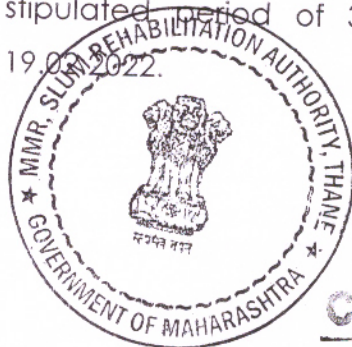


Executive Engineer with GIS Plan on 02.02.2022. As per his report land bearing Survey No.134 (pt.), 135 (pt.), 136 (pt.) of Village-Parisik, Taluka-Thane & survey No. 55/1(pt.), 55/2 (pt.) , 55/3 (pt.), 56/1(pt.), 56/2 (pt.) of Mauje- Kharigaon, Taluka-Thane adm. 8910.10 sq. mtrs. is liable to be declared u/s 3C (1) of the Maharashtra Slum Areas (I, C & R) Act, 1971. Hereinafter the above said land is referred to and called as "said land".

The Executive Engineer, Thane/SRA has visited the site on 24.12.2021. The said site visit report is on record and forms part of these proceedings. At the time of visit the Executive Engineer noticed that conditions prevailing on said land are like slum and the area lacks basic amenities and is unfit for human habitation. There are both Kaccha and Pakka structures. Some of the structures are of only ground floor while some are ground plus one floor. The huts situated on the said land are used for both residential and commercial purpose. The Thane Municipal Corporation has provided individual water supply to individual occupants as well as common water connection. The slum structures are situated closely and congested manner and internal roads are narrow. There is lack of proper sunlight and ventilation. The occupants use the public toilet facility. During rainy season there is water logging. Lastly the Executive Engineer concluded that it will be just and proper to declare the said land as Slum Rehabilitation Area.

Pursuant to site visit of Executive Engineer a public notice was published in English and Marathi daily news papers "The Free Press Journal" and "Janadesh" and "Lokmat" dated 19.02.2022 inviting objections if any from general public. The public notice is also displayed on the official website of SRA 21.02.2022.

In response to public notice no any objection was received in stipulated period of 30 days from the publication of notice on 19.02.2022.



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CEO/SRA

27 MAY 2022

Argument of Applicants

According to the Applicant the Applicant No.2 has given common consent to Applicant No.1 for redevelopment of land in their occupation. The Applicant No. 2 also entered into Development Agreement for redevelopment. The said land is occupied by occupants of Applicant No.2 and there is lack of basic amenities. These occupants are residing in poor hygienic conditions. On these grounds Applicant prayed for declaration of said land as Slum Rehabilitation Area.

Issues and Discussion

The issue that arise for determination of this Authority is as to whether requisite conditions for declaration of said land as Slum Rehabilitation Area u/s 3C of the Slum Act exists at site.

Through present Application the Applicant is seeking to declare the said land as Slum Rehabilitation Area. According to Applicants the slum dwellers are residing in poor hygienic conditions. The report of site visit of Executive Engineer/MMR SRA dated 24.12.2021 clearly states that the condition prevailing on said land are like slum and area lacks basic amenities. He further observed that said area is unfit for human habitation as there is no proper ventilation and area is densely populated. There is no proper sanitation and there is water logging during rainy season. This Authority do not find any reason to discard the site visit report dated 24.12.2021.

In present case the Applicant No.1 has proposed the declaration for the Applicant No. 2 Society, and has come forward for redevelopment. It is not in dispute that there is slum like situation on site and the said slum may become source of danger to the slum dwellers residing on the said land as well as residents of nearby vicinity. So considering these facts and circumstances this Authority has reached to conclusion that it will be just and proper to declare the said land as Slum Rehabilitation Area. Accordingly following order is passed.

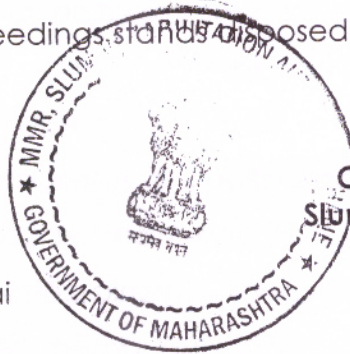


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CEO / SRA

ORDER

1. The Application of Applicants M/s A Mit Infrastructure for Bhimai CHS (Prop.) dated 16.12.2021 is hereby allowed as under;
2. The land bearing Survey No.134 (pt.), 135 (pt.), 136 (pt.) of Village-Parisik, Taluka - Thane & survey No. 55/1(pt.), 55/2 (pt.), 55/3 (pt.), 56/1(pt.), 56/2 (pt.) of Mauje- Kharigaon, Taluka- Thane adm. 8910.10 sq. mtrs. in occupation of Bhimai CHS (Prop.) is hereby declared as "Slum Rehabilitation Area" u/s 3 C(1) of Maharashtra Slum Areas (I, C & R) Act, 1971.

The proceedings stand disposed off.



Chief Executive Officer,
Slum Rehabilitation Authority.

Place: - Mumbai
Date:

No.SRA/CEO Order/ Bhimai CHS (Prop.)/ 228 /2022.
Date: 27 MAY 2022

Copy to:

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Kalwa, Thane (W)- 400 605.
3. Deputy Chief Engineer/MMR, SRA
4. Deputy Collector-3/MMR, SRA
5. Asst. Registrar/MMR, SRA
6. Finance Controller/MMR, SRA
7. Legal Department /MMR, SRA
- ✓ 8. IT Officer/MMR, SRA