SLUM REHABILITATION AUTHORITY

BEFORE THE CHIEF EXECUTIVE OFFICER, SLUM REHABILITATION AUTHORITY, BANDRA (EAST)

Parshuram Nagar CHS (P),
G.D. Ambekar Marg, Kalachowki,
Mumbai: 400 033. Applicant

V/s

1. Maharashtra Housing & Area Dev. Authority,
2. Tata Powers Co.Ltd.
3. Nawrojee Rustanmji Wadia
4. Chinubhai Chamanlal Javeri
5. Waman Hari Prasad Thakur,
6. Rustam Hormji Kolhah,
7. Bacha Rustam Wadia
8. Mochar Dosabhai Dubhash
9. Laxminrayan R. Bhattad
10. Harikishan R. Bhattad. ....

Respondents

ORDER

(Passed on 3-6-16)

These proceedings are initiated pursuant to the representation of Applicant dated 28/08/2015 praying to declare the land CTS No. 6/148, 159(Pt), 2/159(Pt) and 161 totally admeasuring 11,211 sq.mtrs. as Slum Rehabilitation Area u/s 3 C(1) of Maharashtra Slum Areas (I.C. & R.) Act, 1971. Hereinafter the above said land is referred to and called as said land.

2. **FACTS IN BRIEF** :-

It is alleged by Applicant that the said land is occupied by 812 slum dwellers since prior to the year 1960. Most of the slum dwellers are holding photo-

passes. The slum dwellers residing on said plot of land are poor and financially weak. The land occupied by these slum dwellers is topsy turvey. The internal roads are narrow. There are no proper drainage and other basic amenities. Due to water logging in rainy season, the people are facing various health problems. Moreover, there are no toilets. The slum dwellers are lacking proper water facilities as well as street lights. On these grounds the Applicant has prayed to declare the said land as Slum Rehabilitation Area. The site inspection was made by the Dy. Collector on 07/01/2016.

Pursuant to their representation a Public Notice dated 08/02/2016 was issued in Daily Newspaper "Pudhari, Maharashtra" dated 16/02/2016 and English Daily "Afternoon". In response to Public Notice objection was received from Respondent No. 9 and 10.

3. **HEARING :-**

The parties were heard on 05/05/2016 and 19/05/2016. The representatives of Applicant were present. On behalf of Respondent No. 9 and 10 Advocate Surana remain present. Both parties were heard at length.

4. **ARGUMENTS, ISSUES & DISCUSSIONS:**

During the course of arguments it is submitted on behalf of Applicant that the entire land admeasuring 11,211.85 sq.mtrs. should be declared as Slum Rehabilitation Area. The Applicant further submitted that unless the area is declared Slum Rehabilitation Area the re-development is not possible. The report of spot inspection dated 07/01/2016 reveals that the said slum is lacking basic amenities. There are no internal roads, proper drainage facilities, and ventilation and toilet blocks. Though the public notice was issued no any objection is received from Respondent No. 1 to 8. The land CTS No. 6/148(P) is owned by MHADA. The CTS No. 159(P) is owned by Tata Powers Pvt. Ltd. The CTS No. 2/159(P) is owned by Respondent No. 3 to 8 and CTS No. 161 is owned by Respondent No. 9 and 10. As stated hereinabove no any objection is received

from the owners of land CTS No. 6/148(Pt), CTS No. 159(P), 2/159(P). The report of Dy. Collector clearly indicates that the said land needs to be declared as Slum Rehabilitation Area.

In respect of CTS No. 161 the objection is received from Respondent No. 9 and 10. It is submitted by Advocate Surana for Respondent No. 9 and 10 that they are ready to construct the tenements for slum dwellers residing on their land admeasuring 300 sq.ft. each within three years from the date on which the slum dwellers will vacate the said land. The Advocate for Respondent No. 9 and 10 further submitted that they intends to develop their land under DCR 33(7) or 33(9) whichever is feasible. The Respondent No. 9 and 10 being a owner have got preferential right to develop their land. If they are willing to provide bigger tenements admeasuring 300 sq.ft. to the slum dwellers within the period of three years from the date on which slum dwellers will vacate the land, then this Authority do not find any difficulty in such redevelopment. Moreover, the Respondent No. 9 and 10 have expressed their willingness to give undertaking to that effect. The Respondent No. 9 and 10 have also expressed their willingness to give an undertaking that in the event of their failure to redevelop the land as stated above then the SRA will be at liberty to proceed with separate redevelopment under the Regulation 33(10) by declaring the area admeasuring 5016.54 sq.mtrs. as slum rehabilitation area U/s 3 C (1) of the Slum Act. In view of these facts and circumstances and after considering the report of spot inspection of Dy. Collector dated 07/01/2016 this Authority has reached to a conclusion that except land CTS No. 161(P) the remaining land i.e. CTS No. 159(P), CTS No. 2/159(P) and CTS No. 6/148(P) should be declared as Slum Rehabilitation Area. Accordingly following order is passed.

ORDER

1) The land CTS No. 6/148(P) admeasuring 522 sq.mtrs., CTS No. 159(Pt) admeasuring 4511.47 sq.mtrs. and CTS No. 2/159(Pt) admeasuring 1161.84 sq.mtrs. is hereby declared as Slum Rehabilitation Area U/s 3 C(1) of

Maharashtra Slum Areas (I.C. & R) Act, 1971 at Kalachoki, Parel Sewri Division.

2) The Respondent No. 9 and 10 are directed to submit an undertaking within one month stating that:

   a) They will construct the tenements admeasuring 300 sq.ft. each to Slum Dwellers residing on CTS No. 161(P) within three years from the date on which the slum dwellers vacate their respective structures.

   b) In the event of their failure to redevelop the land as above the SRA will be at liberty to proceed with separate re-development under the Regulation 33 (10) by declaring the same as Slum Rehabilitation Area.

Place: - Mumbai

Date:- 9 JUN 2016

Chief Executive Officer
Slum Rehabilitation Authority.

NO.SRA/CEO/Parshuram Nagar CHS(P)/772/2016

Copy to : 9 JUN 2016

1) Parshuram Nagar CHS (P),G.D. Ambekar Marg, Kalachowki,Mumbai: 400 033.
2) Maharashtra Housing & Area Dev. Authority,
3) Tata Powers Co.Ltd.
4) Nawrojee Rustanmji Wadia
5) Chinubhai Chamanlal Javeri
6) Waman Hari Prasad Thakur,
7) Rustam Hormji Kolhah,
8) Bacha Rustam Wadia
9) Morchand Dorsabhai Dubhash
10) Laxminrayan R. Bhattal
11) Harikishan R. Bhatt.
12) Deputy Chief Engineer /SRA
13) Executive Engineer/City SRA
14) Deputy Collector/City/ SRA
15) Joint Registrar/SRA
16) Finance Controller/SRA

17) Legal Adviser/SRA
18) Asstt. Town Planner /SRA
19) Administrative Officer/SRA
20) IT Officer – To update the fact sheet and computer record.

झोपडपट्टी पुनर्वसन प्राधिकरण

क्र. SRA/ED/OW/ 4064 /३क (१)/परशुराम नगर/परेल शिवडी/२०२३ दिनांक: 30 JAN 2024

अधिसूचना

ज्याअर्थी, महाराष्ट्र झोपडपट्टी (सुधारणा,निर्मुलन आणि पुनर्विकास) अधिनियम १९७१ चे कलम ३ब च्या पोट कलम (३) अनुसार झोपडपट्टी पुनर्वसन प्राधिकरणाने झोपडपट्टी पुनर्वसन योजना तयार करुन दिनांक ९ एप्रिल १९९८ रोजी राजपत्रात प्रसिध्द केली आहे.

ज्याअर्थी, महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मुलन आणि पुनर्विकास) अधिनियम १९७१ चे कलम ३ (क) उप-कलम (१) अनुसार "झोपडपट्टी पुनर्वसन क्षेत्र" घोषित करण्याचे अधिकार मुख्य कार्यकारी अधिकारी यांना आहेत.

त्याअर्थी उक्त कलम ३ (क) चे उपकलम (१) मधील अधिकाराचा वापर करुन मी, खालीलप्रमाणे अनुसूचीमध्ये दर्शविलेले क्षेत्र "झोपडपट्टी पुनर्वसन क्षेत्र" म्हणून याद्वारे घोषित करीत आहे. सदरचे क्षेत्र बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली २०३४ चे नियम ३३(१०) अन्वये झोपडपट्टी पुनर्वसन योजना दाखल करण्यास पात्र आहे.

अनुसूची

गावाचे नाव - परेल शिवडी विभाग, मुंबई शहर							
अ. क्र.	भु.क्र.	मिळकत पत्रिकेनुसार क्षेत्र (चौ.मी.)	झोपडपट्टी पुनर्वसन क्षेत्र म्हणून घोषित केलेले क्षेत्र (चौ.मी.)	एकत्रित चर्तु:सिमा			
				पूर्वेस	पश्चिमेस	उत्तरेस	दक्षिणेस
१	२	३	४	५	६	७	८
१	६/१४८	१३३५९३.८८	५२२.००	भू. क्र. १६१, ६/१४८ (पै), १५९ (पै)	भू. क्र. ६/१४८ (पै), १५९ (पै), २/१५९ (पै)	भू. क्र. १५९ (पै), १६१, ६/१४८	भू. क्र. ६/१४८ (पै), १५९ (पै), २/१५९ (पै), १६१
२	१५९	२९३९७.१	४५११.४७				
३	२/१५९	७४३७.३५	११६१.८४				
एकुण		१७०४२८.३३	६१९५.३१				

झोपडपट्टी पुनर्वसन प्राधिकरण
प्रशासकीय इमारत,
प्रा. अनंत काणेकर मार्ग,
बांद्रा (पुर्व) मुंबई ४०००५१.

(सतिश लोखंडे)
मुख्य कार्यकारी अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण

SLUM REHABILITATION AUTHORITY

No. SRA/ED/OW/5095/3C(1)/Parshuram Nagar/Parel Sewree/2023 Date :- 30 JAN 2024

NOTIFICATION

Whereas, the Slum Rehabilitation Authority has formed Slum Rehabilitation Scheme under the provision of section 3B (3) of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and published in gazette on 9th April 1998;

Whereas, in view of the provision of Section 3C *(1)* of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 the Chief Executive Officer, Slum Rehabilitation Authority is empowered to declare any area as "Slum Rehabilitation Area".

Therefore, in view of the said provision of section 3C *(1)* of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. I, undersigned is hereby declare the area shown in schedule as "Slum Rehabilitation Area". Now the said area is open to submit scheme of slum rehabilitation as per regulation 33(10) of Development Control & Promotion Regulation, 2034 of Greater Mumbai.

Schedule

Parel Shivdi Division, Mumbai City							
SR. No.	C.S. No.	Area as per Property card (Sq.mtr.)	Area declared as "Slum Rehabilitation Area" (Sq. mtr.)	Consolidated Boundaries			
				East	West	North	South
1	6/148	133593.88	522.00	C. S. no 161, 6/148 (pt.), 159 (pt.)	C. S. no 6/148 (pt.), 159 (pt.), 2/159 (pt.)	C. S. no 159 (pt.), 161, 6/148	C. S. no 6/148 (pt.), 159 (pt.), 2/159 (pt.), 161
2	159	29397.1	4511.47				
3	2/159	7437.35	1161.84				
Total		**170428.33**	**6195.31**				

Slum Rehabilitation Authority
Administrative Building,
Prof.Anant Kanekar Marg,
Bandra (E),Mumbai - 400051.

(SATISH LOKHANDE)
Chief Executive Officer,
Slum Rehabilitation Authority