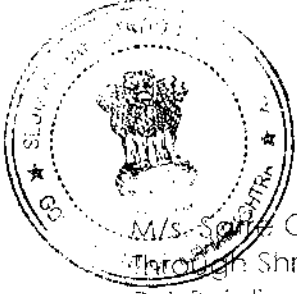




SLUM REHABILITATION AUTHORITY
BEFORE THE CHIEF EXECUTIVE OFFICER,
SLUM REHABILITATION AUTHORITY



M/s. Satre Constructions LLP
Through Shri. Sahebrao Vithal Satre
D-1 Building, G-1 and G-2,
Vedant Complex Kores Road,
Vartak Nagar, Thane (West),
Mumbai - 400 606

... Applicant

V/s

Dharmatma CHS
Ashok Nagar, Kanjur Village,
Near Guruvilasam CHS,
Bhandup (East), Mumbai - 400 042

... Objector

Sub.: Proceedings u/s 3C(1) of the Maharashtra Slum Areas (I. C & R) Act, 1971.

ORDER

(Passed on -)

These proceedings are initiated pursuant to application of Applicant i.e. Satre Constructions LLP through Shri. Sahebrao Vithal Satre for Shree Ganesh Niwas SRA CHS (Prop.) dated 25.11.2021 for declaration of land bearing CTS No.934B and 934C admeasuring 336.40 sq. mtrs. of Mauje Kanjur, Taluka Kurla as "Slum Rehabilitation Area" u/s 3C(1) of the Maharashtra Slum Areas (I. C & R) Act, 1971. In brief the facts which lead to the present proceedings are as under:

FACTS IN BRIEF

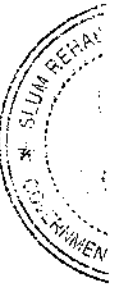
The Applicant submitted the present application u/s 3 C of the Maharashtra Slum Areas (I, C & R) Act, 1971 in respect CTS No.934B and 934C of Mauje Kanjur, Taluka Kurla, admeasuring 336.40 sq. mtrs.

SRA

Alongwith application the Applicant submitted copies of PR Card, slum plan, etc. Pursuant to said application, the Executive Engineer/SRA through letter dated 08.02.2022 has sought remarks of the District Superintendent of Land Records/SRA. Accordingly the District Superintendent of Land Records has submitted report to the Executive Engineer/SRA alongwith GIS plan on 12.04.2022, wherein it is mentioned that land bearing CTS No.934B and 934C admeasuring 336.40 sq. mtrs. of Mauje Kanjur, Taluka Kurda is liable to be declared "Slum Rehabilitation Area".

The Executive Engineer and District Superintendent of Land Records/SRA has visited site on 12.01.2023. At the time of visit Executive Engineer and District Superintendent of Land Records noticed that there were slum structures and some of slum structures were kaccha & pakka. These structures consist of Ground + 1st floor. Majority of structures are in use of residential purpose and some structures are in use of commercial purpose. The slum structures are situated closely and in congested manner. The internal roads are narrow. Water logging occurs in rainy season and there is lack of proper sunlight and ventilation. There is no open space on site. There are public toilets on site. Lastly Executive Engineer and District Superintendent of Land Records concluded that it will be just and proper to declare the said land as Slum Rehabilitation Area.

Pursuant to the site visit it was also noticed that on land CTS No.934C there is public toilet and the same is used by the resident of the vicinity. Further the said land is also affected for DP reservation and therefore the said CTS No.934C needs to be carved out and accordingly the District Superintendent of Land Records has submitted fresh report on 07.02.2023. As per said report only land bearing CTS No.934B, adm. 221.40 sq. mtrs. of Mauje Kanjur, Taluka Kurda needs to



be declared as "Slum Rehabilitation Area." Hereinafter the above said land is referred to and called as "said land".

Pursuant thereto a Public Notice dated 10.04.2023 was issued by this Authority. The Public Notice was given in daily Marathi and English newspapers in "Sakat" and "Free Press Journal" on 13.04.2023 inviting the objections, if any. The public notice is also displayed on the official website of Slum Rehabilitation Authority on 10.04.2023 and it was also pasted at site on 11.04.2023. Pursuant to Public Notice the objection is received from Objectitioner.

Notices were issued to the Objectitioner as well as Applicant and matter is heard on 03.07.2023 and 27.10.2023. On 27.10.2023, Shri. Sahebrao Vitthal Salre remain present on behalf of Applicant. The representative of Objectitioner Society also remain present. Both the parties were heard at length and matter was closed for order. Directions were given to parties to submit their written submission within 7 days.

ARGUMENT OF APPLICANT

According to Applicant they have submitted application u/s 3 C of the Maharashtra Slum Areas (I, C & R) Act, 1971 in respect of CTS No.934B and 934C of Mauje Kanjur, Taluka Kurta, admeasuring 336.40 sq. mtrs. to Slum Rehabilitation Authority on 25.11.2021. It is further version of Applicant that through registered Deed of Conveyance dated 31.03.2021, they have got conveyed the said land from its owner. According to Applicant the said land is source of danger to the human life and therefore require to be declared as "Slum Rehabilitation Area". On these grounds the Applicant has prayed to allow their application and declare the said land as Slum Rehabilitation Area.


CEO / SRA



ARGUMENT OF OBJECTIONER

According to Objectioner there are 9 rooms and 1 office of chawl situated on land CTS No. 934B and same is in existence since the year 1978. According to Objectioner the said land is having good ventilation and other amenities are also available to the residents. On these grounds the Objectioner has prayed to reject the application of Applicant.

ISSUES

From rival contentions 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(1) of the Maharashtra Slum Areas (I, C & R) Act, 1971 exist at site and Whether the said land is liable to be declared as Slum Rehabilitation Area u/s 3C of the Maharashtra Slum Areas (I, C, & R), Act, 1971?

DISCUSSION

Through present application the Applicant is seeking to declare the land CTS No.934B and 934C admeasuring 336.40 sq. mtrs. of Mauje Kanjur, Taluka Kurla as "Slum Rehabilitation Area" u/s 3C(1) of the Maharashtra Slum Areas (I, C & R) Act, 1971. It is contended by Applicant that they have got conveyed the said land from its owner.

The District Superintendent of Land Records had originally submitted report to the Executive Engineer/SRA alongwith GIS plan on 12.04.2022, wherein it is mentioned that land bearing CTS No.934B and 934C admeasuring 336.40 sq. mtrs. of Mauje Kanjur, Taluka Kurla is liable to be declared "Slum Rehabilitation Area". Thereafter the Executive Engineer/SRA and District Superintendent of Land Records/SRA has visited site on 12.01.2023. At the time of visit Executive Engineer and District Superintendent of Land Records noticed that there were slum structures and some of slum structures were kaccha & pakka. These structures consist of Ground + 1st floor. Majority of

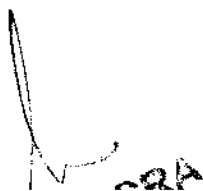


structures are in use of residential purpose and some structures are in use of commercial purpose. The slum structures are situated closely and in congested manner. The internal roads are narrow. Water logging occurs in rainy season and there is lack of proper sunlight and ventilation. There is no open space on site. They further noticed that on land CTS No.934C there is public toilet and the same is used by resident of the vicinity and CTS No.934C is also affected for DP reservation and therefore the said CTS No.934C needs to be carved out. Thereafter a fresh report was submitted by District Superintendent of Land Records on 07.02.2023. As per said report the District Superintendent of Land Records states that only land bearing CTS No.934B, adm. 221.40 sq. mtrs. of Mauje Kanjur Taluka- Kurla needs to be declared as "Slum Rehabilitation Area."

According to Objectitioner there are 9 rooms and 1 office of chawl situated at CTS No.934B which is in existence since the year 1978. The Objectitioner further stated that the said land is having good ventilation and having other amenities.

The Executive Engineer and District Superintendent of Land Records have noticed that CTS No.934B, adm. 221.40 sq. mtrs. of Mauje Kanjur Taluka Kurla needs to be declared as "Slum Rehabilitation Area." as there is slum like situation and lack of basic amenities. The Applicant has also submitted photographs of structures on said land alongwith application dated 25.11.2021. From these photographs it clearly appears that the slum structures are situated closely and in congested manner. This Authority do not find any reason to discard his opinion.

Considering these facts and circumstances on record this Authority has reached to conclusion that it will be just and proper to declare the said land bearing CTS No.934B, adm. 221.40 sq. mtrs. of



Mauje Kanjur Taluka Kurta as Slum Rehabilitation Area and accordingly this Authority proceed to pass following order;

ORDER

1. The application of Applicant i.e. M/s. Satre Construction LLP through Shree Sahebrao Vithal Satre for Sai Ganesh Niwas SRA CHS (Prop.) dated 25.11.2021 in respect of land bearing CTS No. 934B, adm. 221.40 sq. mtrs. is allowed.
2. The land bearing CTS No.934B, adm. 221.40 sq. mtrs. of Mauje Kanjur Taluka Kurta is hereby declared as Slum Rehabilitation Area u/s 3C(1) of the Maharashtra Slum Rehabilitation Areas (I, C & R) Act, 1971.

SRA/ED/ow/2024/22307

Date: **25 APR 2024**
Place: **Bandra (E), Mumbai.**


Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. M/s. Satre Constructions LLP
Through Shri. Sahebrao Vithal Satre
D-1 Building, G-1 and G-2,
Vedant Complex Kores Road,
Vartak Nagar, Thane (West),
Mumbai - 400 606
2. Dharmatma CHS
Ashok Nagar, Kanjur Village,
Nival Guruvilasam CHS,
Bhandup (East), Mumbai - 400 0423. Collector (W.S.)/SRA.
3. Dy. Collector (Special Cell)/SRA.
4. Executive Engineer (S Ward)/SRA.
5. Financial Controller/SRA
6. Assistant Registrar (E.S.)/SRA
- ✓ 7. Information Technology Officer/SRA.
8. Chief Legal Consultant/SRA.



झोपडपट्टी पुनर्वसन प्राधिकरण

क्र. SRA/ED/ROW/9क (१)चे सर्वे कन्सल्टेशन प्लन प्लान पी/कोजूर/एम वि/२०२४/२२३११ दिनांक

25 APR 2024



अधिसूचना

ज्याअर्थी, महाराष्ट्र झोपडपट्टी (सुधारणा,निर्मुलन आणि पुनर्विकास) अधिनियम १९७१ चे कलम ३ व त्याचोट कलम (२) अनुसार झोपडपट्टी पुनर्वसन प्राधिकरणाने झोपडपट्टी पुनर्वसन योजना तयार करून 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 अधिकार्याचा वापर करून मी, ग्वावतीत्वप्रमाणे अनुसुचामध्ये दर्शविलेले क्षेत्र "झोपडपट्टी पुनर्वसन क्षेत्र" म्हणून घोषित करित आहे. मध्यम क्षेत्र घुहन्मुंबई विकास नियंत्रण व प्रात्यक्षन नियमावली २०३४ चे नियम ३३(१०) अन्वये झोपडपट्टी पुनर्वसन याना वाचन करण्यास पात्र आहे.

अनुसूची

| अ. क्र. | गावाचे नाव | न. भू. क्र. | मिळकत पत्रिकेनुसार क्षेत्र (चौ. मी.) | झोपडपट्टी पुनर्वसन क्षेत्र म्हणून घोषित केलेले क्षेत्र (चौ.मी.) | चतुःसिमा | | | |
|---------|-----------------------------|-------------|--------------------------------------|---|-------------------|-----------------|-----------------|-----------------|
| | | | | | पूर्वेस | पश्चिमेस | उत्तरेस | दक्षिणेस |
| १ | मोजे - कोजूर, तानुका कुर्वा | १३४ व | २२१.४० | २२१.४० | न. भू. क्र. १३४ अ | न. भू. क्र. १३६ | न. भू. क्र. १३८ | न. भू. क्र. १३८ |
| | एकुण | | २२१.४० | २२१.४० | | | | |

झोपडपट्टी पुनर्वसन प्राधिकरण
प्रशासकीय इमारत,
प्रा. अनंत काणकर मार्ग,
बांद्रा (पूर्व) मुंबई ४०००५१.



(सनिश लोखंडे)
मुख्य कार्यकारी अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण



SLUM REHABILITATION AUTHORITY

No. SRA/ED/OW/3C(I)/Surre Construction/Kanjur/S/2024/ 2231)

Date :-

25 APR 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 (I) 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 (I) 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

| SR. No. | CTS No. | Area as per Property card (Sq.mtr.) | Village - Kanjur, Laduka - Kurla | | | | |
|--------------|---------|-------------------------------------|--|-------------------------|---------|---------|---------|
| | | | Area declared as "Slum Rehabilitation Area" (Sq. mtr.) | Consolidated Boundaries | | | |
| | | | | East | West | North | South |
| | | | | CTS No. | CTS No. | CTS No. | CTS No. |
| 1 | 934 B | 221.40 | 221.40 | 934A | 826 | 828 | 938 |
| Total | | 221.40 | 221.40 | | | | |

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


(SATISH LOKHANDE)
Chief Executive Officer,
Slum Rehabilitation Authority