



झोपडपट्टी पुनर्वसन प्राधिकरण



जो.क्र. झोपुप्रा/अभि./३क/जयभिम एकता /२०२४/५२५७

दि. 31 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, झोपडपट्टी पुनर्वसन प्राधिकरण यांना आहेत.

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

घोषित केलेल्या मिळकतीचे क्षेत्र व चतुःसिमा खालीलप्रमाणे

मौजे - वांद्रे (पू), तालुका - अंधेरी						
न.भू.क्र.	मिळकत पत्रिकेनुसार क्षेत्र (चौ.मी.)	घोषित केलेले क्षेत्र (चौ.मी.)	चतुःसिमा			
			पूर्वेस	पश्चिमेस	उत्तरेस	दक्षिणेस
६२९/१२४०	१०४९.००	१०४९.००	न.भू.क्र. ६२९ पै	न.भू.क्र. ६३३	न.भू.क्र. ६२९ पै	न.भू.क्र. ६२९ पै

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



(सतिश लोखंडे)
मुख्य कार्यकारी अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण



SLUM REHABILITATION AUTHORITY



ENG/3C/JAI BHIM EKTA /2024/5257

DATE- 31 JAN 2024

NOTIFICATION

Whereas, the Slum Rehabilitation Authority has formed Slum Rehabilitation Scheme under the provision of section 3B (3) of Maharashtra Slum Area (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 Area (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 Area (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 D.C.P.R 2034 of Greater Mumbai.

Schedule

The particulars of area declared as Slum Rehabilitation Area are as follows:-

Village - Bandra (E), Taluka - Andheri						
CTS no.	Area as per property card (Sq.mtr.)	Area declared as "Slum Rehabilitation Area" (Sq.mtr.)	Boundaries			
			East	West	North	South
629/1240	1049.00	1049.00	CTS No. 629 (pt)	CTS No. 633	CTS No. 629 (pt)	CTS No. 629 (pt)

Place : Bandra (E)

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



(SATISH LOKHANDE)
Chief Executive Officer,
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

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

Jaibhim Ekta CHS (Prop.)
Through its Chief Promoter
Mr. Raosaheb Rambhau Waghmare,
Bhim Nagar, Sant Dnyaneshwar Marg,
Opp. Chetana Collage, Ambedkar Chowk,
Bandra (East), Mumbai - 400 051

... Applicant

V/s

1. Chetana Public Trust (Land Owner)
Survey No.341, Bandra (East),
Mumbai - 400 051
2. Executive Engineer, North Mumbai (P.W.) Division,
D.N. Road, Andheri (West),
Mumbai - 400 058

... Respondents/
Objectors

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

ORDER

(Passed on -)

These proceedings are initiated pursuant to application of Applicant i.e. Jaibhim Ekta CHS (Prop.) dated 20.01.2023 for declaration of land bearing CTS No.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring 1049.00 sq. mtrs. as "Slum Rehabilitation Area" 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". 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.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring

1049.00 sq. mtrs. Alongwith application the Applicant submitted copies of PR Card, slum plan, etc. Pursuant to said application, the Executive Engineer (H/East)/SRA through letter dated 22.02.2023 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 alongwith GIS plan on 23.03.2023. The report reveals that land bearing CTS No.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring 1049.00 sq. mtrs. needs to be declared as "Slum Rehabilitation Area".

The Executive Engineer/SRA and District Superintendent of Land Records/SRA has jointly visited site on 12.04.2023. At the time of visit they noticed that there were slum structures and slum structures were kachha and pakka. The slum structures were in use of residential and commercial purpose. Slum structures are of Ground + 1st floor. 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. 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 thereto a Public Notice dated 03.05.2023 was given in Marathi and English daily newspapers in "Navakal" and "Mid-day" dated 24.05.2023 inviting the objections, if any. The Public Notice is also displayed on official website of Slum Rehabilitation Authority on 29.05.2023. It appears that the said land is owned by Respondent No.1. So, the notice for declaration of the said land as Slum Rehabilitation Area is given to Respondent No.1 on 06.06.2023. There is copy of letter dated 19.05.2023 issued by Respondent No.2 on record. So the notice of hearing for declaration of said land as Slum Rehabilitation Area is also given to Respondent No.2.



[Handwritten signature]

Notices were issued to the Respondents as well as Applicant and matter is heard on 10.08.2023. On said day, the representatives of Applicant society remain present. The representative of Respondent No.1 also remain present and granted their consent for present slum declaration. None from Respondent No.2 present. Heard the parties and matter was closed for order.

ARGUMENT OF APPLICANT

According to Applicant, in order to redevelop the land in their occupation they came together and formed proposed Jaibhim Ekta CHS. It is further version of Applicant that in order to implement the SR Scheme on said land the plot of said land is required to be declared as Slum Rehabilitation Area u/s 3C of the Maharashtra Slum Areas (I, C & R) Act, 1971. The Applicant through letter dated 20.01.2023 submitted an application u/s 3C of the Maharashtra slum Areas (I, C & R) Act, 1971 and requested to declare the said land as "Slum Rehabilitation Area". Pursuant to said Application the site was visited on 12.04.2023. The site visit report clearly reveals that the said land is source of danger to human life and requires to be declared as slum. On these ground the Applicant requested to allow the application of Applicant.

ARGUMENT OF RESPONDENT NO.1

Pursuant to the notice for declaration of the said land as Slum Rehabilitation Area given to Respondent No.1 on 06.06.2023, they have submitted their objection through letter dated 06.07.2023 and requested this Authority one month time to submit their say on the ground that Secretary of Respondent No.1, Shri Shirish Chaudhari has undergone surgery. Subsequently Respondent No.1 through letter dated 10.08.2023 under the signature of Shri Shirish Chaudhari has informed this Authority that they have no objection to declare the said land as Slum Rehabilitation Area. Further the representative of Respondent No.1 remain present during hearing held on 10.08.2023 alongwith an



Authority letter dated 10.08.2023 has also granted their consent for present slum declaration.

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.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring 1049.00 sq. mtrs. as Slum Rehabilitation Area. It is contended by Applicant that the said land is having lacking basic amenities and the occupants residing on the said land are living in unhygienic condition. The record reveals that District Superintendent of Land Records has submitted report alongwith GIS plan on 23.03.2023, wherein it is mentioned that land bearing CTS No.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring 1049.00 sq. mtrs. is liable to be declared as "Slum Rehabilitation Area".

Thereafter the Executive Engineer and District Superintendent of Land Records has visited site. The report of Executive Engineer and District Superintendent of Land Records is on record. From said report it appears that there are slum structures and slum structures are kachha and pakka and same are in use for residential and commercial purpose. Structures are of ground + 1st floor. 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. Due to said conditions the Executive Engineer and District Superintendent of Land Records has concluded that there



[Handwritten signature]

are no hygienic conditions and the said slum may become source of danger to human life.

It appears that the land CTS No.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring 1049.00 sq. mtrs. is owned "Chetana Public Trust". So, the notice for declaration of the said land as Slum Rehabilitation Area is given to them on 19.05.2023. Pursuant to said notice, they have submitted their objection through letter dated 06.07.2023 and requested this Authority for one month time to submit their say on the ground that Secretary of Respondent No.1, Shri Shirish Chaudhari has undergone surgery. Subsequently Respondent No.1 through letter dated 10.08.2023 under the signature of Shri Shirish Chaudhari has informed this Authority that they have no objection to declare the said land as Slum Rehabilitation Area. Further the representative of Respondent No.1 remain present during the hearing held on 10.08.2023 alongwith an Authority letter dated 10.08.2023 and granted their consent for present slum declaration.

There is copy of letter dated 19.05.2023 issued by Respondent No.2 on record. In said letter the Respondent No.2 has informed that on land Survey No.341, CTS No.629 there is Government Colony, the Government has decided to redevelop the said plot as "Bandra Smart Project" and master plan of the said project is under consideration of Government. So, they requested not to approve any SR Scheme in said plot without approval from Government. Though the Respondent No.2 has alleged that the Government has decided to redevelop the said area as "Bandra Smart Project", there are no details of the land on which alleged "Bandra Smart Project" will be executed. The land sought to be declared as Slum Rehabilitation Area is a Private land and the conditions for declaration of said land as Slum Rehabilitation Area are prevailing at site.

The Applicant has also submitted photographs of structures on said land alongwith application dated 20.01.2023. From these



photographs it clearly appears that the pathway is narrow and there is lack of proper sunlight & ventilation. There is categorical observation of Executive Engineer and District Superintendent of Land Records. 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 as Slum Rehabilitation Area and accordingly this Authority proceed to pass following order;

ORDER

1. The Application is allowed.
2. The land bearing CTS No.629/1240 of Mauje Bandra (East), Taluka Andheri, admeasuring 1049.00 sq. mtrs. in occupation of Jabhim Ekta CHS (Prop.) is hereby declared as Slum Rehabilitation Area u/s 3C(1) of the Maharashtra Slum Rehabilitation Areas (I, C & R) Act, 1971.

Date: **31 JAN 2024**

Place: **Mumbai**

SRA/ED/OW/2024/5254


Chief Executive Officer
Slum Rehabilitation Authority



Copy to:

1. Jaibhim Ekta CHS (Prop.)
Through its Chief Promoter
Mr. Raosaheb Rambhau Waghmare,
Bhim Nagar, Sant Dnyaneshwar Marg,
Opp. Chetana Collage, Ambedkar Chowk,
Bandra (East), Mumbai - 400 051
2. Chetana Public Trust, (Land Owner)
Survey No.341, Bandra (East),
Mumbai - 400 051
3. Executive Engineer, North Mumbai (P.W.) Division,
D.N. Road, Andheri (West),
Mumbai - 400 058
4. Tahsildar-1/SRA
5. Dy. Chief Engineer/SRA
6. Executive Engineer (H/East)/SRA
7. Financial Controller/SRA

8. Jt. Registrar (E.S.)/SRA

9. Information Technology Officer/SRA

✓ 10. Chief Legal Consultant/SRA

