



# SLUM REHABILITATION AUTHORITY

06<sup>TH</sup> JAN 2023



# Members of Slum Rehabilitation Authority

1.	Hon'ble Chief Minister, Government of Maharashtra	Chairperson
2.	Hon'ble Minister, Housing Department, Government of Maharashtra	Member
3.	Hon'ble Minister UDD, Government of Maharashtra	Member
4.	Hon'ble Minister of State (UDD), Government of Maharashtra	Member
5.	Hon'ble Minister Of State, Housing Department, Government of Maharashtra	Member
6.	Chief Secretary, Government of Maharashtra	Member
7.	Commissioner, Municipal Corporation of Greater Mumbai	Member
8.	Principal Secretary (L&JD), Government of Maharashtra	Member
9.	Principal Secretary (UDD) , Government of Maharashtra	Member
10.	Secretary, Housing Department, Government of Maharashtra	Member
11.	Chief Executive Officer, Slum Rehabilitation Authority	Member

# Administrative Structure of Slum Rehabilitation Authority



**Chief Executive  
Officer**

**Administration**

**Engineering**

**Finance**

**Town  
Planning**

**Competent  
Authority**

**Revenue Cell**

**Cooperation**

**Legal**

**CTSO**

# Background for Slum Rehabilitation Authority



## SRA Background

- Since beginning of 20th century slums existed in Mumbai e.g. Dharavi, Matunga labour camp, and so on
- Pre & Post independence people from all corners of the country came to Mumbai in search of jobs.
- Slums thus became a hard reality of Mumbai
- **The area of Mumbai is 34000 acres. Out of which, 8333.53 acres i.e. 24% of Habitable area is under slums.**
- **48.35% of Mumbai population lives in Slums which occupies this 24% of habitable Land.**



# Approach to Slum Redevelopment



## 1950-1970

- Approach was to remove the slums and protect the land.

## 1970-1990

- Humanitarian approach
- ACT: The Maharashtra Slum Area (Improvement, Clearance & Redevelopment) Act, 1971 came in existence.
- Identity Card/Photo passes issued to Slum dwellers.
- Basic amenities such as water, drainage, toilet, pathways, street light were provided in slum area.

## 1991-1995

- Redevelopment of slums started under SRD by making provision in Act and Rules.
- DCR No. 33 (10), redevelopment of slums through owners/ developers /co-operative housing societies of slum dwellers/NGOs was made permissible for censuses slum or slum dwellers whose names appear in the Electoral Rolls of 1985 with FSI up to 2.5.

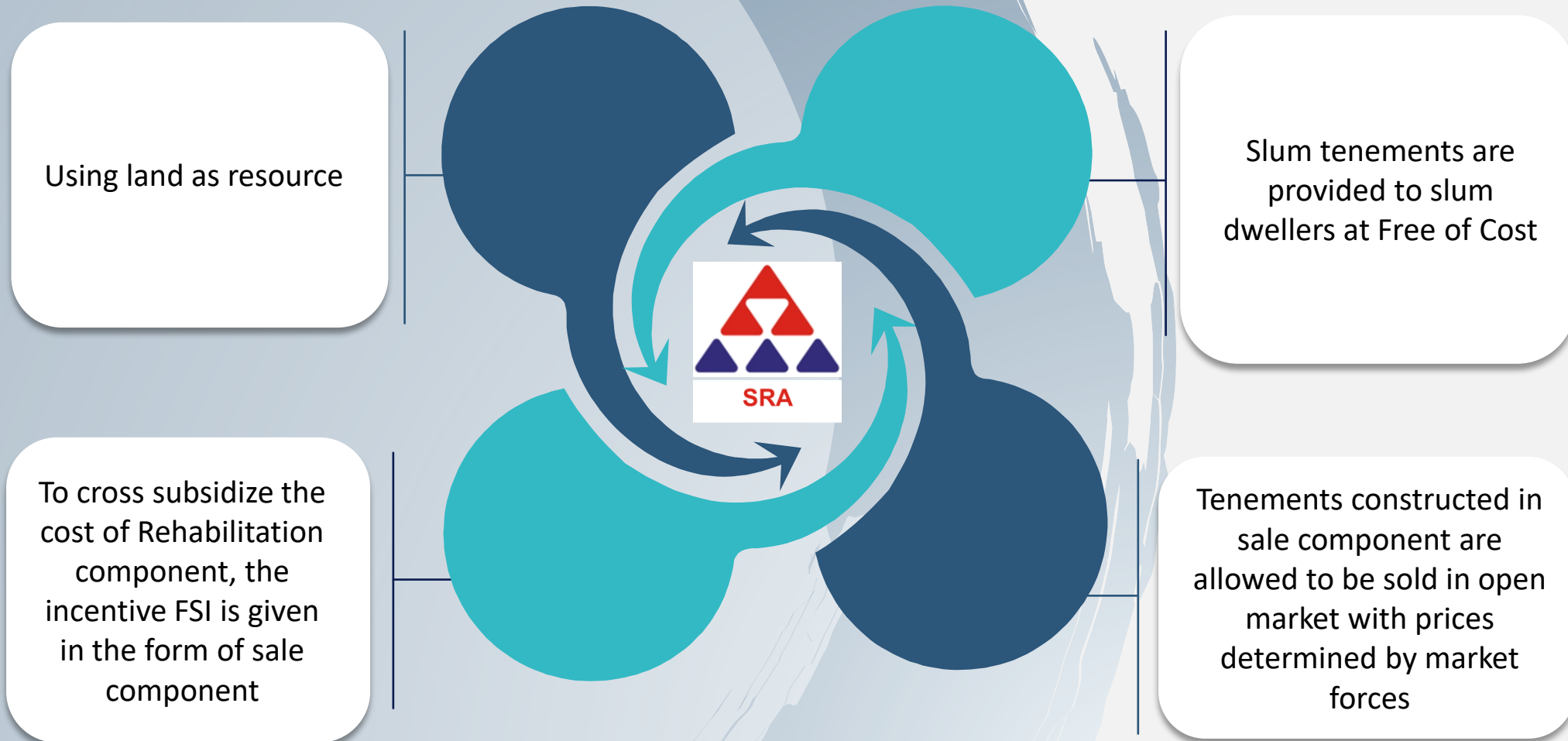
## After 1995

- Formation of AFZULPURKAR COMMITTEE which recommended Slum Rehabilitation scheme.
- Committee estimated 80% slum rehabilitation is possible in situ

# Background for Slum Rehabilitation Authority



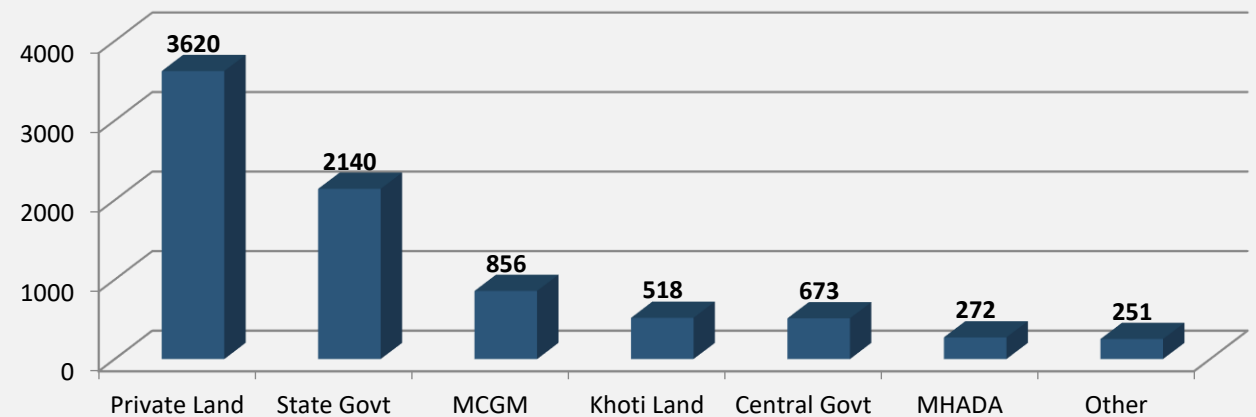
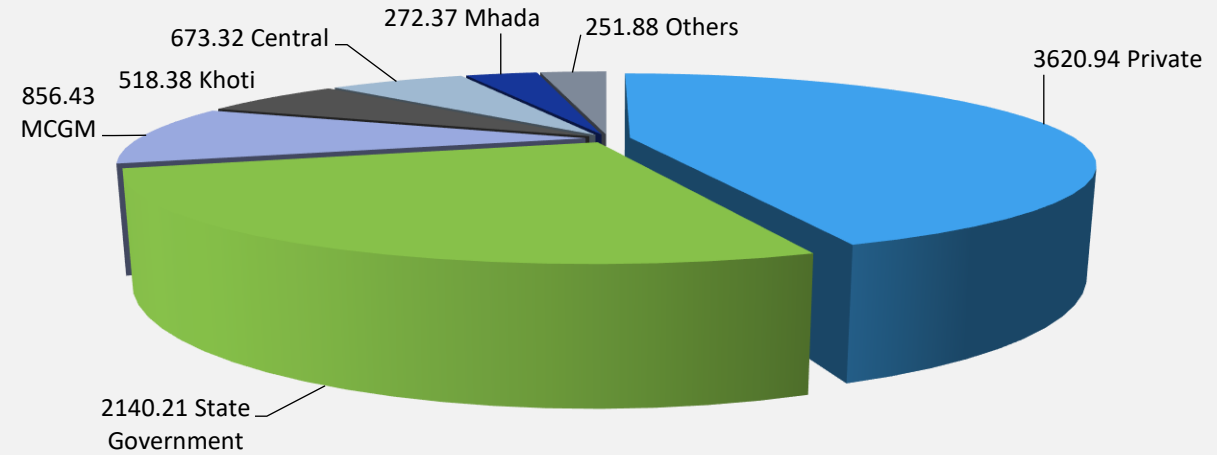
Government launched comprehensive Slum Rehabilitation Scheme in December 1995





# Details of Slum Clusters and Ownership in Mumbai

SUMMARY OF SLUM CLUSTER AREA OWNERSHIP as on 20/10/2021		
SR.NO	OWNERSHIP	Acre
1	Private Land	3,620.94
2	State Government	2,140.21
3	MCGM	856.43
4	Kheti Land	518.38
5	Central Government	673.32
6	MHADA	272.37
7	Other	251.88
<b>Total</b>		<b>8,333.53</b>



Other – Road, Railway, Nala, Out of CTS, Open Space and so on

# Details of Slum Clusters on Central Government Land (as on 20/10/2021)



SR. NO	CENTRAL GOVERNMENT LAND TYPE	NOC Received for Biometric Survey (Yes/No)	TOTAL SLUM AREA (IN ACRES)	TOTAL AREA OF SLUMS (IN ACRES)
1	Airport Authority	YES	276	8,333.53
2	Juhu Airport	YES	38	
3	Army	YES	28.08	
4	Airforce Land Santacruz	YES	42	
5	Navy Colaba	YES	7.71	
6	Railways (Western And Central)	YES	96.36	
7	Bombay Port Trust (BPT)	YES	30.83	
8	Salt Pan Land	NO	36.36	
9	Bhabha Atomic Reaserch Centre (BARC)	NO	19.83	
10	IIT Bombay	YES	10.88	
11	RCF	NO	10.9	
12	LIC	NO		
13	MTNL	NO		
14	BPCL	NO		
15	Customs	YES	76.37	
16	MINT	NO		
17	NSG	NO		
18	RBI	NO		
19	P&T	NO		
Total Central Government Land			673.32	



# Status of Slum Rehabilitation Schemes - 33 (10)

Year	No. of LOI	No. of Revised LOI	Total No of LOI	No. of approved Tenements	Tenements involved in Revised LOI	Total No of Sanctioned Tenements	No. of OCC Granted
Up to 2016-17	1,495	-	1,495	4,84,037			1,74,791
2017-18	36	50	86	10,800	18,186	28,986	15,503
2018-19	30	68	98	7,519	16,904	24,423	10,919
2019-20	31	179	210	4,759	51,844	56,603	8,602
2020-21	33	185	218	3,595	88,461	92,056	13,875
2021-22	62	188	250	7,766	67,404	75,170	11,478
April 2022 TO Till Date	22	47	69	2,208	17,312	19,520	4,304
<b>Total</b>	<b>1,709</b>	<b>717</b>	<b>2,426</b>	<b>5,20,684</b>	<b>2,60,111</b>	<b>2,96,758</b>	<b>2,39,472</b>

NOTE :- As per Regulation 33(10) Total No. of LOI issued are 1709 out of which 541 No of SR Schemes are completed and 788 no. of SR Schemes are in Progress. Further 380 no of SR Schemes are stuck up due to various reason.



# Status of Slum Rehabilitation Schemes

Description	3.11	33(11)	Total
LOI Issued	61	221	282
No. of Tenements as approved LOI	12,6930	12,389	1,39,319
NO. of Tenements as per IOA	12,6221	11,088	1,37,309
No. of Tenements as Occupation Certificate Issued	78,158	4,564	82,722



# Stuck up Slum Rehabilitation Schemes due to Various Reasons

Sr No.	Description	No of Schemes	Remarks
1	Non- Availability of finance & other reasons	230	
2	Developer removed due to inefficiency as per Clause 13(2) of Slum Act		
	A. Due to non payment of Rent to Slum Dwellers	59	
	Western Suburban      26		
Eastern Suburban      12			
	City                      21		
	B. SR Scheme Delayed due to Internal Disputes	33	
3	Court Matters	11	Hon. Supreme Court and Hon. High Court
4	Schemes delayed due to non submission of NOC from other Department		
	A. CRZ-II	13	
	B. Civil Aviation Authority	4	
	C. MOEF	4	
	D. Defense Department, Central Government	6	
	E. Enforcement Directorate	20	
	<b>Total</b>	<b>380</b>	

# Slum Rehabilitation Authority Policy Decision



**The following policy decisions has been taken at Slum Rehabilitation Authority level for speedy implementation of S.R. Scheme as per direction given by Hon. Chief Minister in review meeting.**

- ✓ Payment of maintenance deposit at the time of granting OCC to rehab building.
- ✓ Flat Bank Guarantee at the rate of 2% for S.R. Schemes on private land as well as on public land.
- ✓ The Auto DCR to be implemented to speed up the permission process of the S.R. Scheme.
- ✓ For land premium the scheme is introduce in ratio of 10:10:80 instead of 15:25:60
- ✓ Issuance of Letter of Intent and Issuance of Approved plan at a single instance.
- ✓ For speedy movement of Letter of Intent, Files stages are reduced from 6 to 3.
- ✓ Formation of Cell for certification of Annexure-II under CEO - SRA comprising of 10 Competent Authorities.
- ✓ Reduction of two appellate authorities to Single appellate authority.



# Policy Decision for which awaiting approvals

**Pursuant thereto the Slum Rehabilitation Authority has forwarded following proposals to Government for necessary modifications in DCPR, 2034 which are under consideration at Government level.**

- 10% concession for premium to be paid towards clubbing of SR Schemes.
- Approving 33(11) schemes for PTC abutting to 9 mtrs. road instead of 12 mtrs. road.
- Submission of 51% individual consent of eligible slum dwellers at the stage of CC of rehab building instead of LOI.
- For condoning the premium chargeable for open space deficiency in rehab buildings.

# Progress of biometric door to door survey



Description	Completed Numbers
Total No. of Slum Clusters	3,972
Drone Survey Completed (GIS)	12,22,170
Biometric Survey Completed (Door to Door- MIS)	4,38,584 (88,584)

# Further Approval for Development as decided in the meeting chaired by Hon'ble Chief minister



1

## Option I

Appointment of Developer by adopting process of Bidding in SR Schemes

2

## Option II

Implementation of SR Schemes in Joint Venture of SRA & MHADA

3

## Option III

Conversion of Lease land into free hold land by charging premium so Developer can raise fund for implementation of S.R. Scheme

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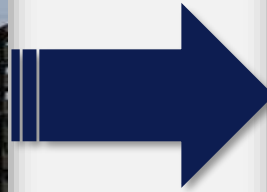
## Option IV

Amnesty Scheme

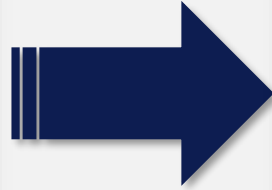
## Speedy Implementation:

Four modules for implementation of S.R Schemes are proposed in proposed Housing Policy for speedy implementation of S.R. Scheme.

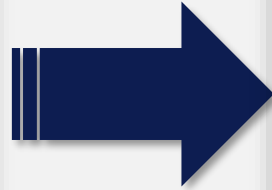
# Rehabilitation – MALAD



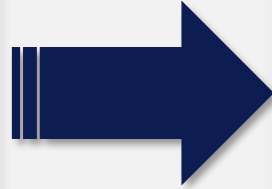
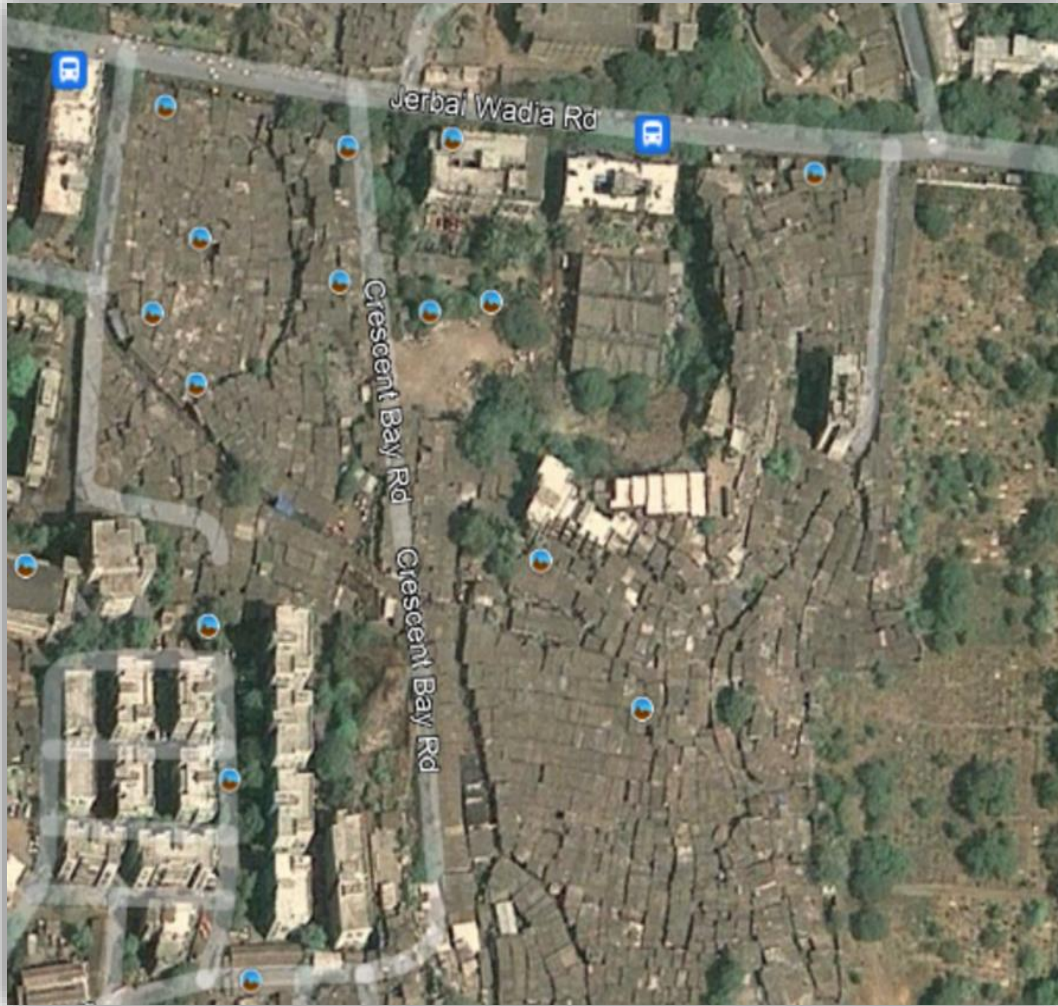
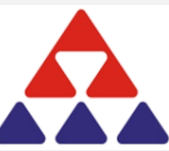
# Rehabilitation - Worli



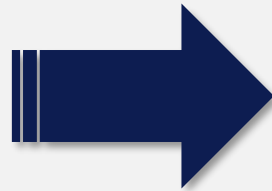
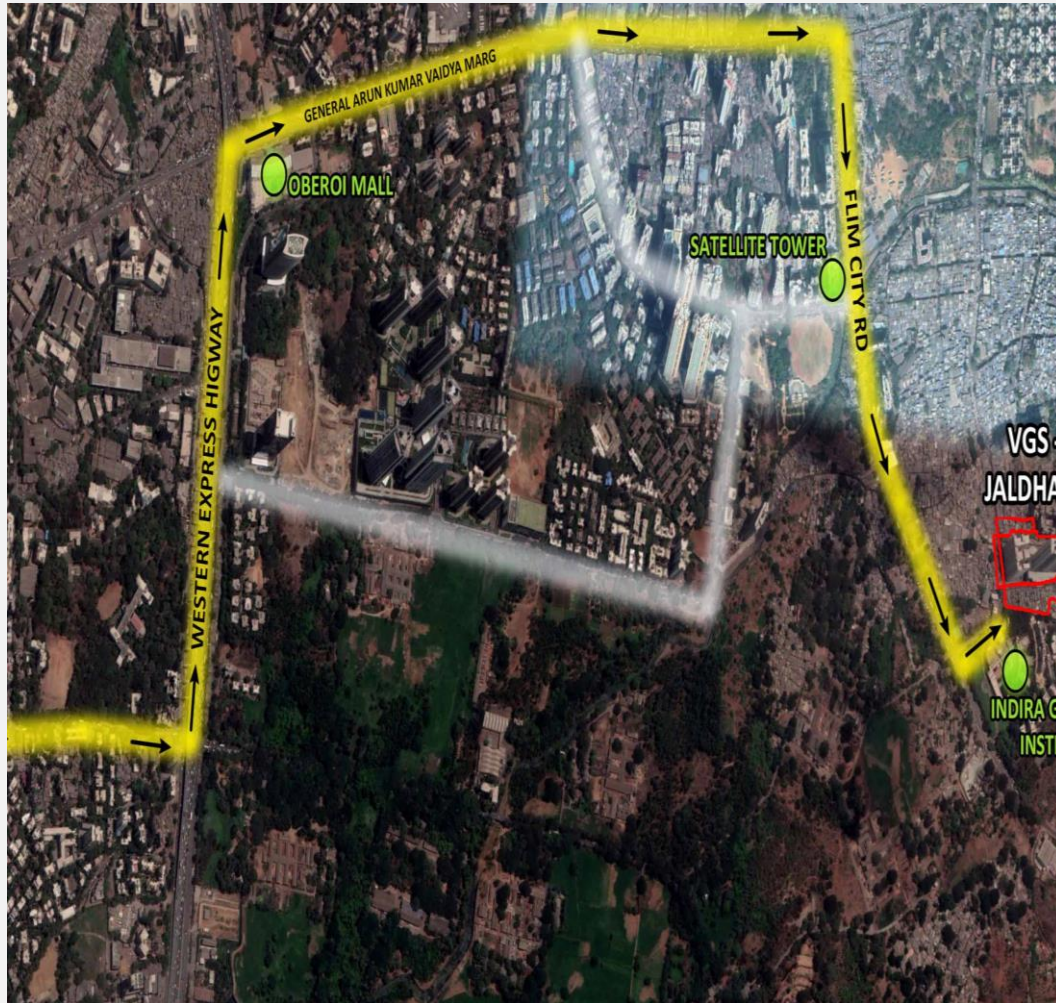
# Rehabilitation - Mahalaxmi



# Rehabilitation - Parel



# Rehabilitation - Goregaon



# SRA's Determination

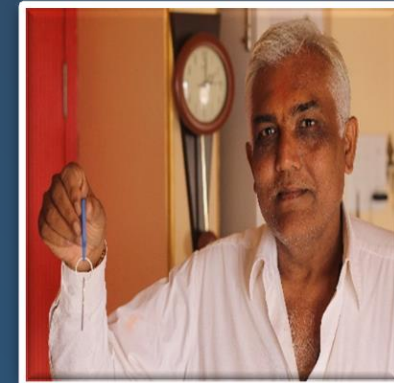


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