

Landlords delaying redevelopment to face state action

Naresh Kamath

naresh.kamath@hindustantimes.com

MUMBAI: After being faced with complaints against landlords who are holding up the redevelopment of their properties under the Cluster Redevelopment Scheme, the state has now decided to act tough and acquire their properties.

"We want cessed buildings to be redeveloped through the cluster development scheme. If we see landlords creating obstruction, we will acquire the properties and MHADA will redevelop such properties itself," said Sachin Ahir, state minister for housing, at a function to mark one year of Prasad Lad as chairman of MHADA Repairs Board.

There are approximately 15,000 such cessed structures (built before 1969) in the island city, of which a majority are in dilapidated condition. The state is eager to revamp them under the cluster model which chief minister Prithviraj Chavan has been advocating very strongly.

The Cluster Redevelopment Scheme mandates a minimum area of 4,000 square metres, and 100% consent of all landlords in that cluster, which many feel is hindering the scheme.

For instance, in the Bhendi Bazar Redevelopment Project undertaken by the Saifee Burhani Upliftment Trust (SBUT), the trust has acquired 85% of the properties of the 16.5-acre cluster but acquisition of the rest is proving difficult because of landlords' unreasonable demands.

The Shreepati Group, which is implementing five clusters, welcomed the move. "Landlords are the biggest hurdles in the cluster revamp and many of the schemes are held back due to

CLUSTER REDEVELOPMENT

ADVANTAGES

There is holistic development and the entire infrastructure gets upgraded

Residents can get more open areas and more amenities

The builder has to construct houses for MHADA and BMC quarters, thus contributing significantly to the housing stock

DISADVANTAGES

Time consuming: it involves more residents and takes more time to get consent

The scheme mandates 100% consent from landlords

A delay in passing projects, which only adds to the chaos

how it affects you

Under cluster redevelopment, residents can get bigger houses due to a larger plot size area.

The amenities offered under the process are better than those found under the development of individual buildings as the developer is afforded more space and also allows him to make a higher profit.

them," said Pranav Merchant, director of the group.

Meanwhile, the Property Owners Association (POA), which represents more than 10,000 landlords, has refuted allegations of being a disruptive force. "Landlords have always been in favour of redevelopment but all we ask is the market price for our properties," said BR Bhattad, president, POA.

