

# State govt finds way to enable Bhendi Bazar redevpt project to move ahead

Clara Lewis | TNN

**Mumbai:** The state government has found a way around to enable the 16.5-acre Bhendi Bazar cluster redevelopment project to move ahead.

It has zeroed in on a clause in the cluster redevelopment policy that mandates a minimum of one acre for a cluster redevelopment project.

The Saifee Burhani Upliftment Trust (SBUT), which has undertaken the project, has already divided it into nine sub-clusters to phase out reconstruction. Each sub-cluster is of more than one acre, said SBUT secretary Sheikh Abdeali Bhanpurawala.

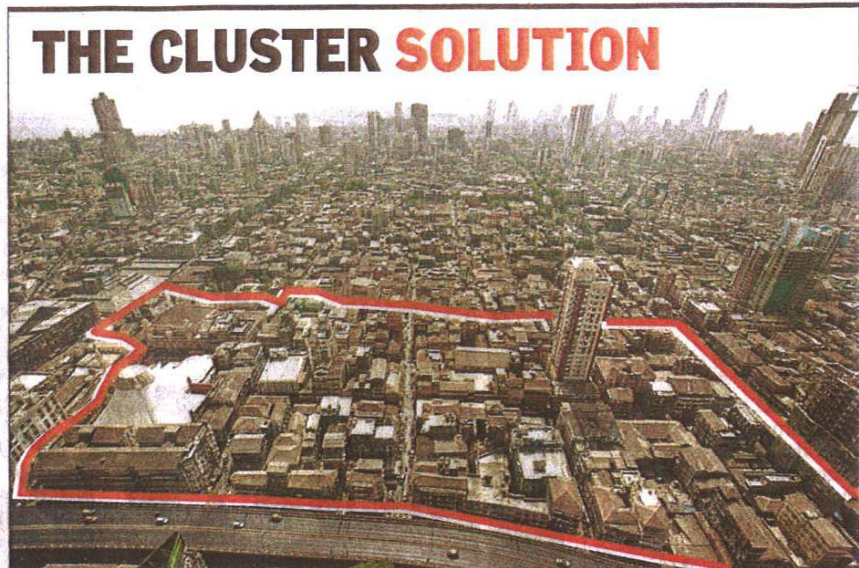
"The government told us that so long as the sub-cluster is at least of one acre and we own 100% property, we can carry out redevelopment," said Bhanpurawala, adding that they can immediately start redevelopment in clusters one, two, three and six.

The most ambitious cluster redevelopment project in the city is unable to take off as it is mandatory for the developer to own all properties in the cluster.

The trust, which has so far purchased 85% of the properties, is unable to get the remainder due to "unreasonable" demands of those land-owners.

"As the entire 16.5 acres cannot be taken up for redevelopment at the same time, I have requested the government to allow redevelopment in pockets," said Amin Patel, the local Congress legislator. A meeting was held with Sachin Ahir, minister of state for housing, a fortnight ago, where an in-principle approval was apparently granted for the sub-cluster redevelopment.

The policy, which was framed in 2009, has not taken off. The state government wants to make the cluster redevelopment policy its flagship programme for urban renewal of the



## THE CLUSTER SOLUTION

### ₹1,500-CRORE PROJECT

It is the city's largest project of cluster redevelopment of old, dilapidated buildings. The ₹1,500-crore project, spread over 16 acres in Bhendi Bazar, is being executed by the Saifee Burhani Upliftment Trust. It embodies the redevelopment of old and rundown houses in Bhendi Bazar, which stretches from the JJ flyover junction at Byculla to Minara Masjid (marked in red). The work comprises nine clusters, with buildings of 15 to 62 floors

### THE SOLUTION

The government has apparently granted in-principle approval for sub-cluster redevelopment



### STATUS REPORT

The trust has purchased 85% of the properties. The state urban development department has rejected a request from the trust to persuade all landlords to give their consent to the project as its intervention would be illegal. The government, however, said it will consider the trust's demand for a higher FSI of four for transit tenements. Around 800 tenants had been shifted to transit camps in Mazgaon and Sewri

### 3 OTHER PROJECTS IN PIPELINE

DR E MOSES ROAD	SAAT RASTA	BOTAWALA CHAWL
AREA   4.5 acres. DB Realty to construct five buildings, of which a 20-storey commercial building is under construction	AREA   4 acres. Project in Byculla, but called Shreepati Estate, Lower Parel. Plans to house 840 tenant families	AREA   Over 1 acre. Four 20-storeyed buildings plus one building to be sold in open market

city. Civic officials said, "The redevelopment of single, old and dilapidated buildings will result in pencil-thin buildings and the city will not gain in terms of wide roads, better drains, parking facilities, schools, libraries and other public amenities. Instead such redevelopment will be

a burden on infrastructure."

Bhanpurawala said once the trust obtained written approvals from the government, it would submit building plans to the Brihanmumbai Municipal Corporation (BMC) for clearance.

The trust has also

sought a floor space index of four for transit camps so that it can accommodate more residents. It also has to swap 4,500 sq metres of land with the BMC.

"We want to take over the BMC land in the cluster and will give it other land in the cluster's vicinity," said Bhanpurawala.