

Bhendi Bazar redevpt project gets first okay

File photo

20 More NOCs Needed From Civic Depts

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Mumbai: The Bhendi Bazar cluster redevelopment project got its first intimation of disapproval (IOD) for sub-cluster 3 under the reapproved cluster redevelopment policy, which came into force on January 9.

Actual construction can, however, start only after the project receives a commencement certificate, for which the project proponent, the Saifee Burhani Upliftment Trust (SBUT), will need to get at least 20 no-objection certificates from civic departments, such as roads, storm water drain, water supply, sewage and chief fire officer. Sources said the road network in the cluster has been redesigned; roads will not only be 60-foot wide, but their alignment will be changed completely.

SBUT CEO Abbas Master said chief minister Devendra Fadnavis had assured them of "co-operation". But it remains to be seen if the Brihanmumbai Municipal Corporation (BMC) will be able to extend a single window clearance for the project. Municipal commissioner Sitaram Kunte has been working on a framework to grant permissions within a month, which otherwise would take at least two years.

The sub-cluster, compris-

FEW TENANTS MAY APPROACH COURTS



Area | 16.5 acres

Tenants | 600 residential
140 (commercial)

Initiated by | Saifee Burhani Upliftment Trust

CM Devendra Fadnavis's directive | If 70% tenants have given their consent, others must be forcibly removed to allow redevelopment

Roadblock | Tenants who have not given consent may approach courts

ing 12 buildings, is spread over an acre, from Khara Tank Road to Gujjar Street in the north-south direction and from Ibrahim Rahimtullah Road to Pakmodia Street in the east-west direction.

Master said the buildings will be replaced with one 30-storey and another 35-storey building.

"The area comprises 600 residential tenants and 140 commercial tenants. There will be no sale component in the sub-cluster. It will be entirely for tenants," Master said.

Many commercial tenants in the Bhendi Bazaar cluster are worried about being rehabilitated on upper floors,

which they fear will "finish" their business and livelihood. Master said the buildings are being designed so that their businesses will be unaffected.

Murtuza Ali, who had been in-charge of obtaining tenant consent and an NOC from MHADA, said it was a dream come true. The project had been formulated in 2009, immediately after the cluster redevelopment policy was announced.

But sources said tenants who have not given consent may approach courts. Fadnavis, however, issued directives that if 70% tenants have given their consent, the others can be forcibly removed to allow redevelopment.