

# Bhendi Bazaar trust seeks change in DCR

## Ownership Clause Holds Back Redvpt

Clara Lewis | TNN

Urban development department officials say clause 33(9) of the Development Control Regulations (DCR) needs to be modified to give impetus to redevelopment of clusters like Bhendi Bazaar. "The scheme under the present policy—100% ownership of properties by a body redeveloping a cluster—has failed to take off. We have received very few proposals for cluster redevelopment and many are still on the drawing board," a senior official said.

The Bhendi Bazaar cluster of the Saifee Burhani Upliftment Trust (SBUT) is on the west of JJ Flyover, with Ibrahim Rehmatullah, Sardar Vallabhai Patel and Maulana Shaukat Ali roads and part of Mutton Street forming the main grid for the redevelopment. A majority of the residents belong to the Dawoodi Bohra community, whose spiritual leader Syedna Mohammed Burhanuddin has taken up the project on a no-profit, no-loss basis.

Any forcible acquisition would invite legal challenge, said Janhit Manch secretary Utsal Karani. "Cluster redevelopment should be in the interest of the city and there must be an amicable solution. It would be best if redevelopment is allowed in phases where consent and ownership is 100%. This will blunt the opposition."

There are 3,200 residential tenements and 1,200 shops in the area.

The trust, along with Mhada, has certified tenants of 175 buildings. "We have shifted 1,074 families to Anjirwadi and Gorabhdev in Mazgaon and 20% have moved out on rent in the vicinity. About 500 tenements will be shifted in the next two or three months," said Murtuza Ali,

## A SLICE OF OLD MUMBAI



**AREA** | 16.5 acres

**LOCATION** | From JJ Hospital junction (Byculla) at the northern end to Bhendi Bazaar junction at the southern end; falls in municipal ward C

### POPULATION DENSITY

**2 lakh** people per sq km

▶ Comparable with Bhuleshwar and Null Bazaar

▶ Currently occupied by | **3,200** homes & **1,200** businesses

▶ Population profile | Mostly Dawoodi Bohras

▶ Residents to be re-housed free | **25,000**

▶ Mumbai average is 28,000 people per sq km

### NEW LOOK

▶ New flats will have at least 350 sq ft carpet area, with an enclosed balcony

▶ Commercial establishments occupying 50 to 2,000 sq ft will get equivalent area

▶ Rehab buildings will have 15 to 30 storeys

▶ A square will have an

exclusive pedestrian zone with shops, eateries and businesses

▶ The four free-sale buildings will occupy not more than 20% of the 16.5 acres; the tallest building will go up to 62 storeys

▶ 10% of the 16.5 acres must go towards open spaces

▶ Around 60,000 sq m (over

and under ground) will be developed so that 1,400 vehicles can be parked

▶ Four mosques in the area won't be touched

▶ New roads will be at least 50 ft (15 m) wide

▶ Buildings will get taller towards the north, so as to not block southwesterly winds

### REDEVELOPMENT PLANS

▶ **Project cost** | Rs **1,500 crore**

▶ **Transit accommodation** | **1,500** households to live in 3 buildings on 2-acre plot in Mazgaon and Anjirwadi; rent money to be given to others

▶ **Project type** | Non-profit; cluster redvpt

▶ **Duration** | **5 yrs**

▶ **Financial model** | **4** skyscrapers at northern end to have malls, parking and residential flats; to be sold to pay for the project

▶ **Buildings proposed to be razed** | **280**, including 11 that are BMC-owned; 80% buildings already acquired

▶ **Developers** | Saifee Burhani Upliftment Trust

who is in charge of obtaining consent from tenants.

Bhanpurawala said that while a few landlords are refusing to budge, those who have shifted are becoming impatient. "We are being constantly asked by these families when they will be able to return."

Shifting of tenants is also an issue as there are not enough transit tenements. The trust has asked for an FSI of four so that it can accommodate all residential tenements. As for commercial transit, the municipal corporation granted permission last week for constructions

on the trust's land in Dongri.

At present, the SBUT has begun the demolition of empty, old and dilapidated buildings in clusters one and three. "If granted permission, we can immediately start construction in clusters one, two, three and six," Bhanpurawala said.