

BY THE COLLECTOR OF MUMBAI CITY DISTRICT

NOTIFICATION

RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION REHABILITATION AND RESETTLEMENT ACT, 2013.

No. RDC/Acq./Mum./SBUT/C.R.1/LAQ/SR/2019/01.—Whereas, for the purpose of acquisition of lands of non consenting owners within sanctioned Cluster Development Scheme of Bhendi Bazar Redevelopment has been regarded as “Public Purpose” as defined under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 under the clause 3(5) of Rule 33(9) of Development Control and Promotion Rules, 2034 made under Maharashtra Regional Town Planning Act, 1966 ;

Whereas, Urban Development Department, Mantralaya *vide* their letter No. TPB-4215/1166/Pra. Kra.180/2015/Navi-11, dated 22nd April 2019 has directed Collector, Mumbai City to proceed with acquisition under section 126 of Maharashtra Regional Town Planning Act, 1966 as per powers delegated to him under section 151 of Maharashtra Regional Town Planning Act, 1966 *vide* order dated 24th August 2015 as High Power Committee’s recommendation for acquiring 4637 sq. mtrs land under dilapidated buildings of non consenting owners as per the Rule 33(9) Appendix IIIA clause 3(5) read with Clause 22 of DCPR 2034, has been accepted by the Government with the condition that applicant Trust shall deposit Compensation amount with Government/Land Acquisition Officer ;

Whereas, under Government Resolution, Urban Development Department No. TPB/4314/181/C.R95/2015/UD-11, dated 24th August 2015 issued under sub section (1) of section 151 of the said Maharashtra Regional Town Planning Act, 1966 the powers exercisable by the State Government in respect of sub-sections (2) and (4) of section 126 of the said Maharashtra Regional Town Planning Act, 1966 relating to the acquisition of the land for public purpose specified in the sanctioned Development Plan, have been delegated to the Collector ;

Whereas, acquiring body Saifee Burhani Upliftment Trust *vide* their letter No. SBUT/TMR/385/2019, dated 24th September 2019 has informed that they will be permanently rehabilitating eligible residents/tenants/commercial tenements as per the policy of rehabilitation under Cluster Development Scheme and as per the certified survey report of MHADA of cessed buildings at the same place. As per their rehabilitation scheme other than permanent rehabilitation following benefits/compensation will be given :—

1. Twenty Four (24) month’s advance payment of rental compensation for project affected persons to residential/commercial premises.
2. Provision for movers and packers shall be provided by SBUT for those residential/commercial premises who opt for alternate transit accommodation provided by SBUT.
3. Provision for a 5%/8% rise for residential/commercial premises, respectively per subsequent period in the rent.
4. Provision for maintaining residential complex provided as temporary rehabilitation by SBUT, so as not to burden project affected persons.

Whereas, the compensation is to be awarded for the acquisition of the said land is to be paid wholly by the said Acquiring Body ;

Whereas, the Government in Urban Development Department under, Maharashtra Regional and Town Planning (Second Amendment) Ordinance 2015, mentioned that the sections 4 to 15 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the “said Land Acquisition Act, 2013”) shall not be applicable in respect of any land required, reserved or designated in Regional Plan, Development Plan or Town Planning Scheme for Public Purpose ;

And whereas, Collector, Mumbai City District, is satisfied that the land's are mentioned in *Schedule* below needed for the said Public Purpose.

Therefore, in exercise of the delegated powers and under sub-section (4) of section 126 of the Maharashtra Regional Town Planning Act, 1966 read with sub-section (1) of section 19 of the said Land Acquisition Act, 2013 the Collector, Mumbai City District hereby declares that the said land is needed for the public purpose.

And under clause (g) of section 3 of the said Land Acquisition Act, 2013, the Collector being the appropriate Government is pleased to designate Residential Deputy Collector Mumbai City, First Floor, Old Custom House, Fort, Mumbai, 400 001 to perform the functions of Collector under the said Land Acquisition Act. The Project report/ Plan of the said land's is available in the office of the Residential Deputy Collector Mumbai City, First Floor, Old Custom House, Fort, Mumbai City during office hours.

Schedule

Description of Land
District Mumbai City

Dist Mumbai City, Division Bhuleshwar

Sr. No.	C. S. No.	Area in Sq. Mtrs.
(1)	(2)	(3)
1	3677	140.47
2	4170	81.10
3	4193	26.01
4	4224	83.61
5	4225	116.22
6	4226	83.61
7	4240	95.97
8	4242	190.53
9	4255	164.71
10	4260	163.88
11	4270	76.92
12	4274	316.05
13	4279	594.95
14	4295	236.62
15	4296	259.20
16	4297	182.27
17	4299	222.41
18	4337	71.91
19	4338	90.30
20	4339	178.93
21	1/4227	158.03

Public Purpose.—Acquisition for the Bhendi Bazar Redevelopment Project.

Mumbai City,
dated 27th September 2019.

SHIVAJI JONDALE,
Collector, Mumbai City.