

➤ **Measures taken by MHADA for expediting Redevelopment of old cessed buildings**

- i) Introduction of Section 79A & 91A
- ii) Proposed modifications in DCPR 2034 [DCR 33(7) & 33(9)]

New Section 79-A:-

In Section 77(a-1) it is proposed to undertake the redevelopment projects, which are left incomplete by the owners / developers by MHADA.

New Section 79-A:

As on today there are about 13091 old & dilapidated cessed buildings in the Island City of Mumbai which are constructed during the period prior 1940 to 1969. Though this buildings are owned by private owners as per the provisions of Chapter VIII of MHAD Act 1976, it is the responsibility of MHADA to carry out the structural repairs and redevelopment of cessed buildings as per the availability of funds. The Government of Maharashtra in order to carry out speedy redevelopment of these old cessed buildings has amended the D. C. Regulations 33(7) due to which owners can redevelop their buildings with 51% consent of the tenants/occupants by availing additional FSI.

It is observed by MHADA that despite of cessed buildings declared dangerous by MCGM under Section 354 of MMC Act OR by the Board the owners of the buildings do not come forward for carrying out redevelopment even though the tenants/occupants are ready for redevelopment, due to their malafied intentions to dispossess the tenants/occupants. Hence Section 79(A) has been newly introduced in the proposed amendments. In the proposed amendments 1st chance for redevelopment has been given to the owners and if he fails submit the proposal then 2nd chance is given to the tenants/occupants for carrying out redevelopment. If both of them fails to submit the proposal then only MHADA shall acquire the building / land and carry out redevelopment.