

New Section 91(A):

MHADA / MBRRB issues NOC for redevelopment of old & dilapidated cessed buildings to the Owners OR Developers appointed by the owners as per the provisions of amended DCR 33(7). MBRRB has observed that, the work of redevelopment is held up / left incomplete by the Owners / Developers. The Owners / Developers after demolition of buildings and starting the work of new building has left the work incomplete and also stop providing monthly rent to the tenants/occupants due to their financial issues / bankruptcy etc.. Due to this reasons, the tenants/occupants are homeless and facing financial problems. Due to this reason, new section 91(A) has been introduced so that the property of such Owners / Developers can be acquire by MHADA in order to complete the redevelopment scheme and rehabilitate the homeless tenants/occupants.

Compensation to the Owners:

All the cessed buildings are situated on plots owned by private owners and occupied by tenants/ occupants who are required to be rehabilitated after redevelopment free of cost on ownership basis. All the plots are encumbered and not vacant hence considering the liability of rehabilitation, it is proposed to provide compensation to the owner / landlords at the rate of 25% of the amount of Ready Reckoner rates OR 15% of the Built up area of sale component whichever is higher, towards the land cost.

Note: MBRRB has issued notices under Sec 91(A) to 91 Owners/Developers where redevelopment schemes are left incomplete. Out of these total 14 Acquisition proposals has been submitted to Govt for approval and Govt.has given approval for acquisition in 07 proposals.