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Alka Doshi

Ref. No. MCHI/PRES/26-27/011

Date: 23/4/2026

To,

Shri Assem Kumar Gupta (I.A.S.)

Additional Chief Secretary,

Urban Development Department,

Government of Maharashtra,

Mantralaya, Mumbai 400 032



Subject: Regarding giving impetus on the clarity about the contiguous slum or non-slum area under Slum Cluster Redevelopment Scheme and its minimum area requirement while framing the new regulation for Slum Cluster Redevelopment Scheme to be incorporated in DCPR-2034 as per Maharashtra Housing Policy-2025 and Housing Department GR dated 13.11.2025

Respected Sir,

We are grateful to the State Government for declaring the Maharashtra State Housing Policy-2025 on 20.05.2025. This Housing Policy-2025 under clause 3.15.9 provides the Cluster Redevelopment of Multiple Slums Within One Ward to be undertaken by developers, the same is reproduced as under:

3.15.9 Cluster Redevelopment of multiple Slums within One Ward

“Two or more slums present within a ward can be redeveloped as a cluster. After analyzing the feasibility of the slum rehabilitation projects, the developers may be allowed to club two or more slums within one ward for cluster redevelopment. Additionally, the amalgamation (clubbing) of land parcels required for such projects may be permitted. This approach would enable redevelopment of slums which is currently not feasible as an individual slum but may become feasible as a cluster redevelopment with other slums.”

In light of the clause 3.15.1 and 3.15.9 of the aforesaid State Housing Policy – 2025, the Government in Housing Department has issued a Policy Guidelines as regards the Slum Cluster Redevelopment Scheme vide Notification dated 13.11.2025. The important provision of the said Policy Guidelines specifically as regards to minimum area, contiguous area is as follows: -

“For the effective implementation of Slum Rehabilitation Projects on large Private/Government/ Semi-Government land parcels, approval is hereby granted for implementation of the Slum Cluster Redevelopment Scheme under the Slum Rehabilitation Authority, Greater Mumbai.

The provisions of the Cluster Redevelopment Scheme shall be as follows:

1. The Slum Rehabilitation Authority shall be the nodal agency for the Slum Cluster Redevelopment Scheme. The Slum Rehabilitation Authority shall identify clusters of land having a minimum contiguous area of 50 acres, of which more than 51% shall comprise slum area. For inclusion of land under the Slum Cluster Redevelopment Scheme, there shall be no bar relating to possession/status/type of land and/or ownership of land/structures.”

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2. The aforesaid provision envisages the minimum area of such Slum Cluster Redevelopment Scheme shall be minimum 50 acres and it shall include contiguous slums and adjacent non slum areas. Such clusters are to be decided and declared by the SRA. However, it is not clear in the said policy that the minimum area required can be reduced by the SRA considering the constraints for getting the minimum 50 acres of area. For example, for BKC area Mumbai Metropolitan Region Development Authority (MMRDA) is a SPA and its intention is to develop this area as a Premier International Financial and Business Centre (IFBC). Therefore, eradication of slums in BKC area is a Vital Public Purpose. Thus, it is important to have a high priority for the redevelopment of slum areas or hutment like non-slum areas in BKC like area having importance of global financial hub, so as also in Backbay Reclamation Area. In this way the area like BKC, Backbay Reclamation Area etc. will be slum free and the same is the objective behind constitution of Slum Rehabilitation Authority. With this broader objective the Slum Cluster Redevelopment Scheme, is formulated by the Maharashtra Government under the State Housing Policy-2025 and broader vision of "My House, My Right" by 2030.

However, the SRA has already given permission to some Slum Rehabilitation Schemes in BKC. Therefore, it becomes difficult to get a contiguous declared slum of 50 acres in one chunk of land.

Considering the above scenario, it becomes necessary to reduce the minimum area requirement for declaring a slum cluster. Further, it is a settled facts that no two slum pockets are contiguous. Either it may be separated by an existing or proposed road and or existing Nala etc. Thus, if such adjacent slums which are merely separated by such features are to be considered as contiguous for the sake of comprehensive planning and design of such slum areas as well as any adjacent non slum area if included in the Slum Cluster Redevelopment Scheme.

In view of the above, you are requested to consider the difficulty in getting the better cluster area for the comprehensive planning and design purpose. Accordingly, please make the necessary provisions by reducing the minimum area required approximately 20 to 25 acres and clarifying the nature of contiguous area, which includes existing or proposed road or existing Nala etc. separating two slums or slum and non-slum areas, while framing the new regulation for Slum Cluster Redevelopment Scheme to be incorporated in DCPR-2034 as per Maharashtra State Housing Policy-2025 and the Housing Department GR dated 13.11.2025.

Thanking you in anticipation.

Yours sincerely,

For CREDAI-MCHI

Sukhraj Nahar

Sukhraj Nahar
President

CC:
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