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To,
Dr. Mahendra Kalyankar (I.A.S.)
Chief Executive Officer
Slum Rehabilitation Authority
Administrative Building, Anant Kanekar Marg
Bandra (East), Mumbai - 40005

Subject: Representation for modification of Clause 3.15.9 of the State Housing Policy, 2025 and consequential amendment to Regulation 33(10) of DCPR 2034

Respected Sir,

On behalf of CREDAI-MCHI, we respectfully submit this representation seeking a suitable modification to Clause 3.15.9 of the State Housing Policy, 2025, relating to redevelopment of multiple slums within one ward.

The existing provision under Clause 3.15.9 reads 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."

We respectfully propose that the said clause be modified as follows:

"3.15.9 Redevelopment of multiple Slums within One Ward

Two or more slums present within a ward can be redeveloped as a Clubbed / Amalgamated Slum Scheme. After analyzing the feasibility of the slum rehabilitation projects, the developers may be allowed to club two or more slums within one ward for redevelopment without insisting Consent of the Slum Dwellers. 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 clubbed / amalgamated redevelopment with other slums."

It is submitted that clubbing of two or more schemes is already permitted under Clause 10 of Regulation 33(10) of DCPR 2034. However, under the said provision, consent of slum dwellers is required. The introduction of Clause 3.15.9 in the State Housing Policy, 2025 appears to be intended to facilitate large-scale slum redevelopment and to make otherwise unviable slum rehabilitation projects feasible through clubbing or amalgamation.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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In order to fully achieve this intent, it is necessary to incorporate the above proposed modification, particularly the provision permitting redevelopment of clubbed / amalgamated slum schemes without insisting upon consent of the slum dwellers. This would enable timely and efficient implementation of large-scale slum redevelopment projects, especially in cases where individual slums are not independently feasible for redevelopment.

It may also be noted that a similar facilitative provision has already been incorporated in the State Housing Policy, 2025 for private slums having an area above 10 acres under Clause 3.15.1. Therefore, a corresponding policy and regulatory framework for clubbed / amalgamated slum schemes within one ward would be consistent with the overall objectives of the Housing Policy.

In view of the above, we respectfully request the Urban Development Department to urgently consider making the necessary modification to Clause 3.15.9 of the State Housing Policy, 2025 and to carry out a consequential amendment to Regulation 33(10) of DCPR 2034 to give effect to the same.

The proposed modification would have several significant benefits:

1. Strengthening of social fabric: Slums clubbed and redeveloped at one location would enable residents with similar socio-economic backgrounds to continue staying together, thereby preserving and strengthening the social fabric.
2. Planned large-scale development: Clubbed / amalgamated redevelopment would facilitate larger, better-planned layouts with improved infrastructure such as drainage, roads, gardens, open spaces and other civic amenities.
3. Higher revenue to the exchequer: The Government and planning authorities would benefit from increased collection of charges, premiums and fees, as the sale component may be developed at locations with higher land ready reckoner rates.

We therefore request your good office to kindly consider this representation on priority and initiate the required policy and regulatory amendments at the earliest.

Thanking you,

Yours sincerely,
For CREDAI-MCHI

A blue ink signature of Sukhraj Nahar, consisting of stylized loops and a long horizontal stroke.

Sukhraj Nahar
President

A blue ink signature of Rushi Mehta, featuring a cursive style with a prominent 'R' and a long, sweeping underline.

Rushi Mehta
Hon. Secretary