

BRIHANMUMBAI MAHANAGARPALIKA

INTRODUCTION

Estate and Land Management

The Estate Department is one of the most important Departments of the Corporation related to Estate and Land Management.

The details of the properties maintained and revenue earned by Estate Department by way of rent, lease rent, extra ground rent and one time premium etc. are as under :

1. Lease Properties
2. Tenanted Properties.
3. Staff Quarters.
4. Vacant Land Tenancies.

1) Lease Properties: The Lease Branch is an important of the Estate Department dealing with all the matters pertaining to plots under different schemes of Ex-Improvement Trust and of the Municipal Corporation as well as those mentioned in the Schedule W,X,Y and Z of the Mumbai Municipal Corporation Act, 1888. There are 4177 plots comprising of 35 different schemes has been leased to various parties for specific user such as Residential, Commercial, Educational and Charitable etc. The period of their leases are from 10 years to 999 years . As per the existing policy the plots are leased for a term not exceeding 30 years. Lease Branch dealing matter related to scrutiny of Application for lease offer, submission of proposal for obtaining the sanction of Improvement Committee/Corporation, preparation of Agreement to lease /Lease Deed, Transfer of Lease Rights ,Permission for assignment , Permission for Mortgage, Proposals related to Sub-Lease of Lease plots , Recovery of lease rent / Extra Ground Rent and dues.

2. Tenanted Property : There are about 45558 tenanted tenements (Residential/ Commercial) in building constructed by Corporation, Acquired properties, ARP properties & BIT Chawls etc. which are rented in the past to various individuals. The rent received from these properties is Rs. 5.74 crores per annum.
3. Staff Quarters : There are 2915 tenements maintained as Staff Quarters which are allotted to municipal staff of various categories viz. Class I to Class IV. The rent

i.e. 10% of salary or standard rent whichever is less is recovered per month through salary from the staff who are occupying this staff quarters.

4. Vacant Land Tenancies : In the past, the ample land was available and it was necessary to protect the land from encroachment etc. Therefore, VLTs have been created with the view to take back the land as and when required by the Corporation. There are about 3783 VLTs (Resi. 1566 and Commercial 2215, Industrial-2) The area of some VLTs is very less and in some cases the area is large. The rent from these VLT holders is recovered regularly which is to the extent of Rs.52.95 Lakh p.a. The attempts are made to reduce these VLTs on the basis of conversion of some VLTs on Long Lease basis where there are no reservations etc.

In addition to above, as per the provisions of DCR 1991, & DCPR 2034 the municipal tenanted properties constructed prior to 30.09.1969 are taken up for redevelopment as per Regulation 33(7) & 33(9). Till today 161 proposals have been received from Co-operative Housing Societies of tenants of these buildings out of which 128 proposals have been sanctioned by Improvement Committee/Corporation and out of 128 proposals, 03 proposals were terminated and 43 proposals have completed and tenants have been rehabilitated in the new constructed buildings & the remaining 82 proposals are at various stages. The Corporation is getting revenue from these redevelopment scheme in the form of capitalized value as per the policies in force from time to time. Till date Rs.893.91 Cr. have been received in form of capitalized value. As per present policy the balance capitalized value will be recovered at different stages of project as per SDRR Rate of prevailing on date of actual payment.

The Estate Department is getting Rs. 7.43 Crores approximately from the above said properties by way of monthly rent, lease rent and extra ground rent etc.