

Dharavi – A Realty Story 2025

July 20, 2009



Dharavi, 2009



Dharavi, 2025

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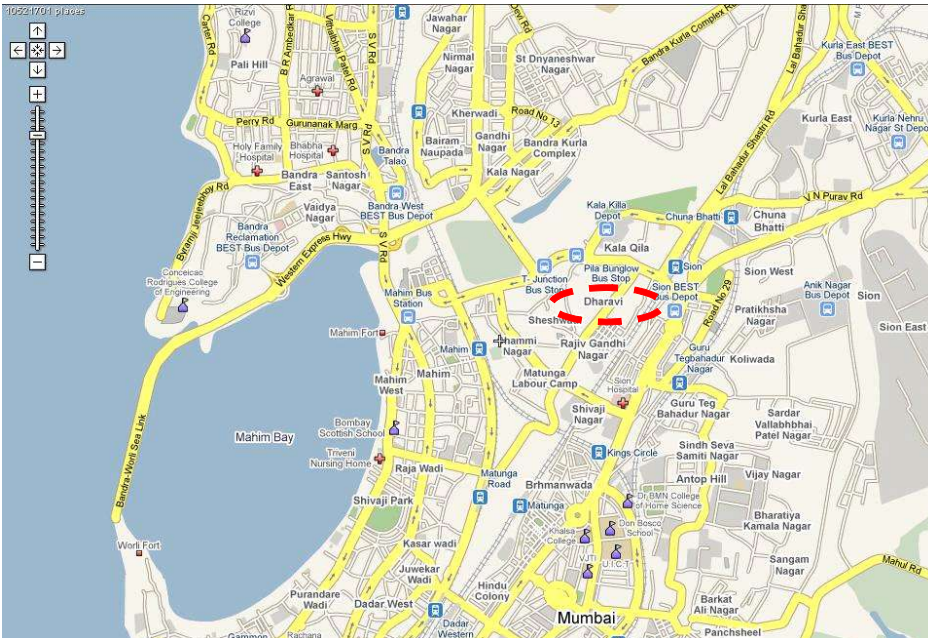
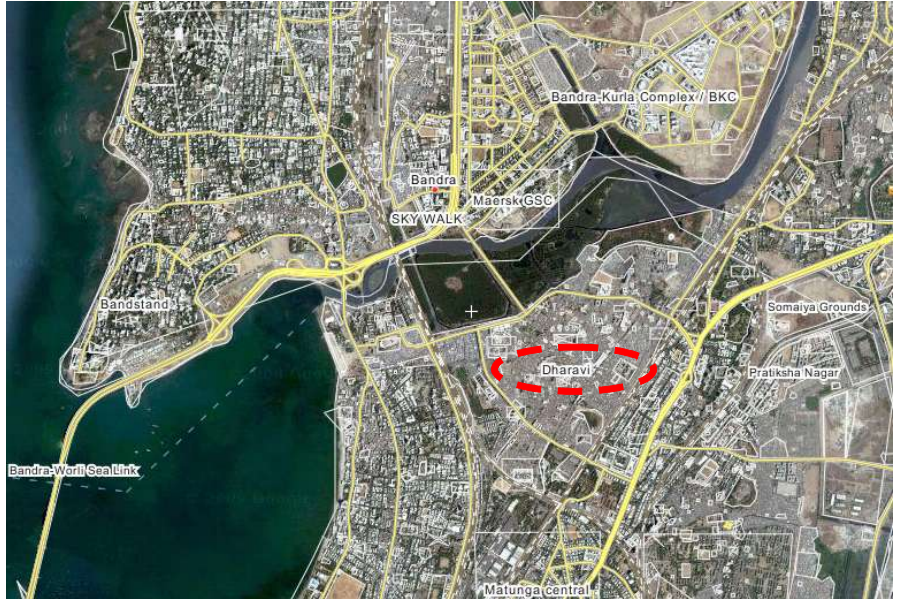
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1.0 DHARAVI – “THE OPPORTUNITY OF THE MILLENNIUM”

Sandwiched between Mahim in the west and Sion in the east, with a spread of over 175 hectares (0.67 square miles), Dharavi, often dubbed as the largest slum in Asia, today seems to be offering the opportunity of the millennium!

While in 1986, the population was estimated at 530,225, the modern day Dharavi has a population of over 0.75 million, as per some count, it is well over 1 million; supporting a population density of over 0.375 million to a square kilometer! This is more than 12 times as dense as Mumbai as a whole (the most densely populated city in the world with 29,500 people per square kilometer) and more than 7 times as dense as daytime Manhattan (about 50,000 people per square kilometer).



In a city like Mumbai, the 7th most expensive city in the world (costlier than New York in terms of rent for expatriates according to a study by Mercer Llc.), Dharavi provides a cheap, though illegal alternative where rents were as low as US\$ 4 per month in 2006. Dharavi exports goods around the world with an estimated turnover of over US\$ 650 million per year, in the process generating roughly 1.5% of Mumbai's GDP.

2.0 DHARAVI REDEVELOPMENT PROJECT (DRP) – KEY HIGHLIGHTS

The Government of Maharashtra has planned ambitious Dharavi Rehabilitation Project to kick start changing the face of Mumbai. It passed the resolution to develop Dharavi under cluster approach on 4/ 02/ 2004. It was decided to implement Dharavi Rehabilitation Project through the Slum Rehabilitation Authority (SRA), Mumbai. The project aims at rehabilitating bonafide existing households/establishments and create additional residential/commercial space for sale in open market by allowing 4.00 global FSI on site; private property in the project will have an FSI of 1.3, municipal and government property 3.1, and slum houses will have an FSI of 4. **The project will create 40 million sft of commercial space and 30 million sft of residential development and is estimated to be completed in seven years. Total project outlay pegged at an estimated Rs.15,000 crores!**



It aims at developing required physical – social infrastructure in a planned way. It expects to integrate its infrastructure with the City infrastructure in such a way that Dharavi becomes an ideal real estate project.

DRP has decided to give 25 sq.m. (269 sft.) carpet area house with attached toilet and bathroom to each bonafide slum dweller; a slum dweller whose name appears in the voters list as on 01.01.1995 & who is the actual occupant of the hutment will be eligible for rehabilitation.

During the implementation of this project, Dharavi residents will be provided with transit tenements, in close proximity of Dharavi or in Dharavi itself. The developer will bear the cost on account of rent of the transit tenements but the cost of expenditure of consumables like water, electricity, telephone etc. will have to be borne by the slum dwellers.

DRP has separate policy for industrial unit holders as well as for commercial unit holders. Taking into consideration the various industrial units in Dharavi, it is being proposed that, non-polluting industrial / businesses will be retained in Dharavi itself. All the established businesses and manufacturing units will be encouraged and will be provided with modern technical and economical strategies for sustainable development.

DRP also plans for new Railway Station, Bus Depot and even underground Metro Station to cater to increasing need of the residents as well as floating population in Dharavi.

DRP appointed **MASHAL**, a non- governmental organization, to undertake GIS based Biometric & Socio-Economic Baseline Survey (BSES) of all slum dwellers/establishment owners of Dharavi and of nearby slum pockets on the Railway land between Western and Harbour Railway lines. Though the initial period for the survey was only for three months, DRP extended the time limit up to 31st March 2009 in due course of time.

Survey team of over 100 surveyors worked tirelessly for over a year to complete survey of approximately 50,000 families/ establishment of Dharavi.

3.0 SURVEY METHOD

Dharavi is divided into five Planning Sectors for implementation of DRP. Mashal was instructed to carry out above survey for each of above Sector independently. Each Planning Sector was further divided into number of clusters popularly known as nagar/ society/ wada etc. Mashal conducted the surveys in stages as mentioned below:

- a) Cadestrial survey – showing each structure to the scale indicating use and number of stories.
- b) Socio-economic survey – collecting detailed information of family of the occupier/ establishment in the format approved by DRP.
- c) Biometric survey – capturing photo of the head of household and his/ her left hand thumb impression.
- d) Photo verification – digitally capturing the structure with unique ID no. displayed on the same
- e) Collection of photocopies of documents regarding proof of residence from all slum dwellers/ establishments.
- f) Preparation of individual files for submission to MCGM.
- g) Data entry, GIS integration and analysis.

Table I: Sector and cluster wise slum structures in Dharavi

Sr. No.	Planning Sector	Sector Description	No. of Slum Clusters	No. of non-slum cluster	No. of Slum structures	Area in Sq.m.	No. of maps
1	Sector – I	Between Western Railway, Harbor Railway and old 60' road.	15	0	9,261	5,93,850.15	42
2	Sector – II	Between Central Railway, Dharavi Sion Hospital Road, old 90' road and Sant Kakayya road.	24	1	14,221	3,98,318.70	43
3	Sector –III	Between old 60' road, Estella Battery chowk, old 90' road, proposed D.P. road and Mahim – Sion road up to 'T' Junction.	17	0	13,831	4,52,465.07	38
4	Sector – IV	Between 'T' Junction, Sant Kakayya Road, old 90' road and proposed D.P. road.	13	1	10,911	3,38,388.04	20
5	Sector – V	Between Sant Kakayya road, Pilla bungalow, BEST Depot, Mahim nature park, Mahim creek and Central railway up to Sion station.	16	4	9,289	6,11,890.45	26
6	Out of sector area	Between Western Railway and Harbour Railway Lines. (Railway land)	5	0	1,803	Not considered in Dharavi	8
	Total		90	6	59,316	23,94,912.41	177

* For sector wise, cluster-wise details, please refer Annexure 1.

4.0 SURVEY FINDINGS

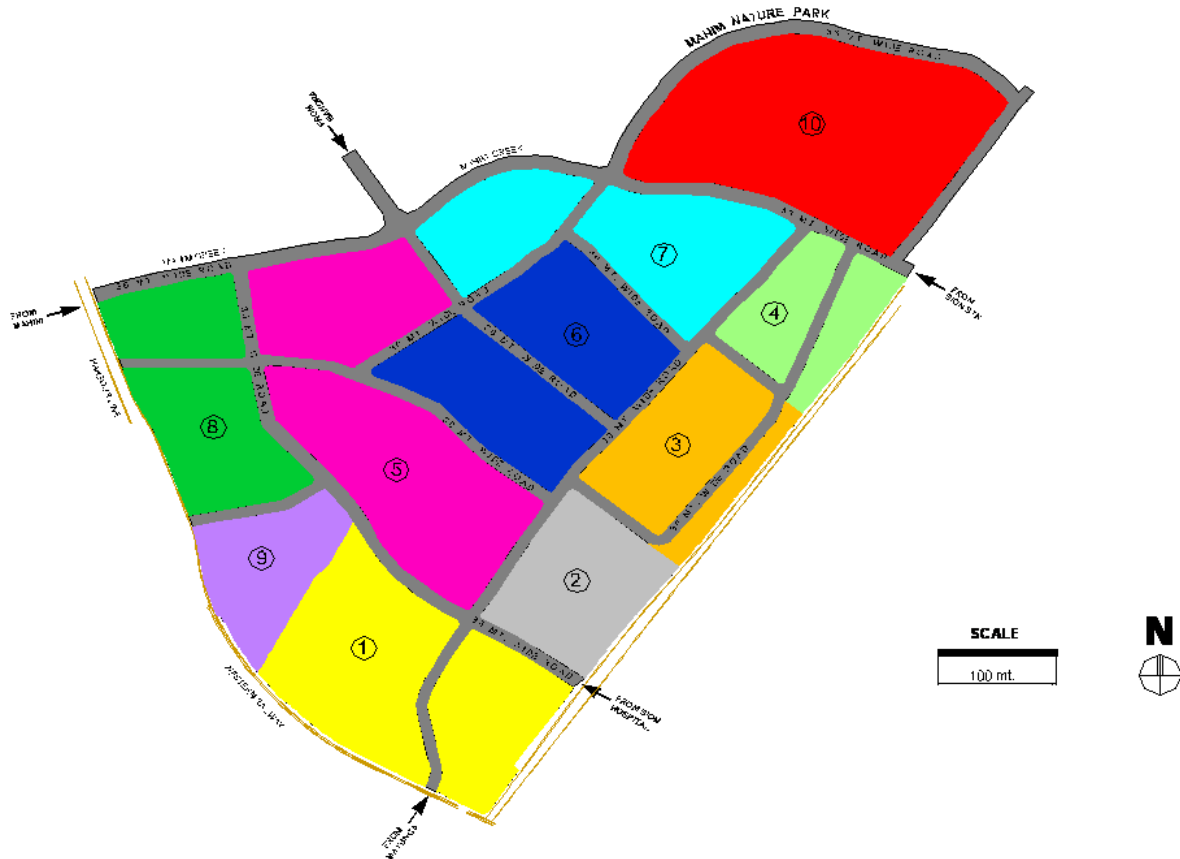
According to the survey, which is still in the process of being collated, there are 60,158 structures in Dharavi of which 45,563 tenements are residential in the five sectors that have been demarcated for redevelopment. The Mashal team, however, only surveyed ground-floor structures and did not include people living on the first and second floors. This is because the civic authorities recognise only ground floor tenements in a slum as being eligible for redevelopment. Mashal has started issuing preliminary identity cards to all the slum dwellers in these clusters.

This indicates that nearly 25,000 families on mezzanine floors in these slums, spread across 590 acres (over two-and-half times the size of the Mahalaxmi racecourse), are unlikely to be rehabilitated by either the state or the project developer. The survey indicates that over 80 per cent of the Dharavi tenements are each about 150 sq ft large.

* The sector wise progress of Mashal's survey work as on 1.2.2009 is mentioned in Annexure 2.

5.0 DEVELOPMENT PLAN

The development plan for Dharavi has many amenities in it; viz. wider roads, electricity, ample water supply, playgrounds, schools, colleges, medical centers, socio-cultural centers etc. For proper implementation, Dharavi has been divided into 10 sectors and sectors will be developed by different developers. The total duration of this project is expected to be of 5 to 7 years. Rehabilitation building will be of 7 or 8 storeys.



DHARAVI DEVELOPMENT PROPOSED SECTOR MAP

Each residential building for the slum dwellers will have a podium and the first floor exclusively reserved for commercial activities. A two-tier podium concept is adopted to ensure that while the residential area remains secured from active vehicular traffic and unrelated commercial visitors, it is still in close proximity to and well-connected with commercial and industrial activities.

The tweaked plan also stipulates more transport nodes in the area and has proposed two additional bus stations strategically located near T-junction and Sion Hospital. The key criterion is to provide access to all residents and businesses and maintain pedestrian permeability between sectors. A circulation grid will be divided into 'pedestrian only' and 'traffic-calmed' segments to clearly demonstrate pedestrian dominant movement in the interiors of the sector.

The Standard Master Plan has also laid down detailed criteria for maintenance and operations of the rehabilitation buildings by the developers for the first 15 years. The developer will be responsible for the overall maintenance and security of the building's generators, pumps, lifts, fire-fighting equipment, treatment plant and rainwater harvesting equipment.

According to an estimate, the state government is expected to earn a premium of anywhere between Rs 6,000 crore and Rs 10,000 crore from the developers. The minimum premium to be paid to the government has been fixed at Rs 450 a sq ft.

6.0 BIDDING PROCESS

Global tenders were invited from developers for this project. The developers will be evaluated technically and financially by a Committee headed by the Chief Secretary of Government of Maharashtra. Each developer is required to explain his development strategy in his sector and obtain objectives & suggestions from the residents before starting the development process.

A standardized master plan, prepared by DRP, to bring technical uniformity in the bidding process was also prepared based on guidelines recommended by the expert committee. This plan was presented before the committee in the last meeting of the DRP in May, 2009.

The 14 shortlisted builders are required to follow the Standardised Master Plan (SMP). Although Dharavi is over 550 acres in size, the area that has been earmarked for the project is about 375 acres.

7.0 THE BIDDERS

Nineteen firms were shortlisted. Four out of these nineteen shortlisted firms have decided to make an exit from the Rs.15,000 crore DRP, namely :

- Mukesh Ambani's Reliance Engineering Associates,
- L&T,
- South Korean Company Hanhwa Engineering and
- Mumbai-based Housing Development Infrastructure (HDIL),

The remaining consortiums whose technical proposals were initially cleared include :

- **Indiabulls:** Indiabulls Real Estate Limited with projects covering a total land area in excess of 10000 acres is one of the largest listed real estate companies in India and a leading national player across multiple realty and infrastructure sectors. IBREL projects include High-end Office and Commercial Spaces, Premium Residential Developments, Integrated Townships, Luxury Resorts and Special Economic Zones.
- **Unitech:** Second largest in terms of market cap after DLF, Unitech entered civil engineering in 1974. It has made projects all over India from Delhi to Kolkata, from Kolkata to Kochi, and from Kochi to Mumbai.
- **DLF:** India's largest real estate company in terms of revenues, earnings, market capitalisation and developable area. DLF has over 425 million sq. ft. of development across its businesses, including developed, on-going and planned projects. Already a major player in locations across the country, DLF, with over six decades of experience, has the all the experience & the technical skills to execute project of this scale.
- **Godrej Properties:** Godrej Properties Limited operates as a real estate development company in India. The company has completed projects in Mumbai and Pune and is currently developing residential towers such as the Planet Godrej in central Mumbai and the Godrej Woodsman Estate in Bangalore. The company was founded in 1990 and is based in Mumbai, India. Godrej Properties Limited operates as a subsidiary of Godrej Industries Limited.
- **Africa-Israel Investments:** A subsidiary of AFIGROUP is an international holding and investments group. Highly experienced and active worldwide, the Group has extensive interests in the fields of real estate, construction & infrastructure, energy, and other related industries.

Headquartered in Israel, under the leadership of its chairman and controlling shareholder Mr. Lev Leviev, AFIGROUP comprises 13 companies traded publicly on the Tel Aviv Stock Exchange (TASE) and other global stock markets. Operating in Israel under the highly prestigious "Savionim" brand name, Africa Israel develops entire neighborhoods including shopping centers, schools, green areas, cultural and sports facilities. The company has been ranked as the best and most reliable residential company in the country. The company owns hundreds of thousands of sq.m. of income-producing properties, five shopping malls, three science and industrial parks and office towers.

- **Videocon Realty & Infrastructure Ltd:** A subsidiary of videocon industries, It provides electronics & IT hardware SEZ's. Its present mandate includes setting up six SEZs two in Maharashtra and four in Bengal. The company is slated to establish two multi-product SEZs in Maharashtra, with the combined land requirement of these projects being in excess of 8,000 acres.
- **Kingston Properties Pvt Ltd:** The flagship company of Oberoi Constructions promoted by Vikas Oberoi. Provides planning, designing and construction for landscape spaces for residential and commercial projects.
- **Runwal Developers:** The Runwal Housing Group founded by Mr. Sanjay Runwal in 2001 is a leading name in the category of class residential homes at prime locations of Pune. The Runwal Housing Group is engaged in the activity of developing Residential Apartments, Large Townships and IT Parks and has constructed over 28 projects in the past 6 years.
- **EMAAR MGF:** Emaar MGF Land Limited, one of India's leading real estate developers is a joint venture between MGF Developments Limited and Emaar Properties PJSC ("Emaar") of Dubai. Emaar is one of the world's foremost real estate companies with operations in 16 countries. MGF has over the last 10 years established itself as one of the key players in retail real estate development in India. The Company commenced operations in India in February 2005. Its primary business is development of properties in residential, commercial, retail and hospitality sectors. In addition, it has also identified healthcare, education and infrastructure as business lines for future growth. Its operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing and execution.
- **Goenka's Conwood Group of Companies:** Mr. K. M. Goenka is the founder and chairman of the group, Conwood Group grew immeasurable heights in past twenty years. Spanning diverse statement from Real Estate, Hospitality, Granite & Marble, Dairy, Medical, Education & Jewellery, now managed by young visionaries. It has made townships in Goregaon, Mira Road and Thane.
- **Kalpataru Ltd:** Leading real estate developer with premium residential and commercial complexes in Mumbai and Pune. Pioneering the concept of creating lifestyle living, it has built more than 75 landmark edifices in the last 39 years. With a team of 1,000 dedicated, Kalpataru has created an incomparable brand and reputation for itself in the Property Development and Real Estate industry.
- **Lanco Infrastructure:** Lanco Infratech has subsidiaries and divisions across a synergistic span of verticals. These include Construction, Power, EPC, Infrastructure, Property Development, and Renewables. Lanco Infratech's projects, operational and underway, are spread across India.

LANCO Infratech Ltd has an excellent track record in Construction projects. Its project expertise spans:

- Power plants based on Gas, Coal, Bio-mass, Hydro and Wind.

- Irrigation and water supply projects, including dams, tunnels, lift irrigation, sewerage schemes and marine works.
 - Civil construction including commercial and residential buildings, mass housing projects and townships, industrial structures, information technology parks, Corporate offices, Hospitals and more.
 - Transportation engineering projects including roads, highways, bridges and flyovers.
- **Nagarjuna Construction Company:** Hyderabad-based infrastructure firm, founded in 1978 by Dr. AVS Raju. Today, NCC is the only construction company from India hailed as 'Best Under a Billion' in Asia Pacific by Forbes Asia. It is ranked as the fastest growing construction company in the country by Construction World - NICMAR and also as the 2nd largest company in terms of turnover for the year 2006-07. Its turnover for the financial year 2006-07 stood at Rs.29 billion.
 - **Lodha Group:** Established in 1980, Lodha Group is a premier real estate developer headquartered in Mumbai. The Group is currently developing in excess of 27 million sq. ft. of prime real estate over 30 projects in and around Mumbai, from Nepean Sea Road to Dombivali, making it the largest developer in Mumbai and one of the largest in the country. In 2007, the group received the largest ever FDI in the real estate sector in India. The Group focuses on development of residences and office spaces in various formats including standalone projects, IT campuses, weekend retreats, townships and SEZs.
 - **Akruti Developers:** Akruti Developers came into being a decade ago with expertise in the business of quality construction. It is mainly into redevelopment projects.
 - **Neptune:** Established in December 2002, Neptune develops residential projects, IT parks, shopping malls and corporate business parks. It is currently developing projects in Pune, Hyderabad, Chennai, Vishakhapatnam, Kochi and Nagpur.

The 14 shortlisted developers were handed over a detailed Standardised Master Plan (SMP) in the last week of June, 2009 prepared by the project consultant, Mukesh Mehta. On **July 30**, the bids will be opened at the Slum Rehabilitation Authority office in Bandra (E) to select five of these 14 developers to execute the Rs 15,000-crore project to rehouse 59,000 families living in Dharavi. The slum enclave has been divided into five zones and only one developer will be appointed to redevelop each zone.

The five developers will have to build 3 crore sq ft to rehouse the 59,000 families free of cost. As compensation, they will be entitled to exploit another 4 crore sq ft as saleable area. Each of the five developers stands to make a profit of Rs 5,000-Rs 6,000 crore.

LOOK OUT FOR THE WINNERS ON 30-JULY-09.

Annexure I: Sector wise, cluster wise details

SECTOR - I					
Sr. No	Cluster	Part maps	Local area name	No. of slum structures	Area of cluster in sq.m.
1	A	A1	Navrang Compound	603	34964.72
		A2	Navrang Compound		
		A3	Navrang Compound		
2	B	B1	Jamil Compound	803	47627.73
		B2	Shakir Compound		
3	C	C1	Tilak Nagar	770	47842.80
		C2	Azad Nagar		
4	D	D1	Jasmin mill Compound	628	63329.79
		D2	Lala Chawl		
		D3	Kamala Nagar		
5	E	E1	Shahu Nagar	476	61244.83
		E2	Kamala Nagar		
6	F	F1	Shahu Nagar	205	20434.12
		F2	Shahu Nagar		
7	G	G1	Rajendra Prasad Nagar	601	30306.78
		G2	Geetanjali Nagar		
8	H	H1	Shiddharth Nagar	863	24111.85
		H2	Bhim Nagar, Ramabai Nagar		
9	I	I1	Ambedkar Nagar	917	31905.01
		I2	Valmiki Nagar		
10	J	J1	Rajendra Prasad Nagar	601	33158.18
		J2	M.L.Camp		
11	K	K1	Anand Nagar	540	27074.63
		K2	Ambedkar Nagar, Anand Nagar		
12	L		Milind Nagar	434	22467.15
13	M	M1	Tata power	366	102431.39
		M2	Estrella battery shop lion		
		M3	M.L.Camp shop line		
		M4	Anand Nagar shop lline		
		M5	Tata power		
		M6	Samta Nagar		
		M7	Tata power		
14	N	N1	Tevar Nagar	648	30448.20
		N2	Tevar Nagar		
		N3	Kalyanwadi		
		N4	AKG Nagar		
		N5	Indira Nagar		
		N6	Nabi Nagar		
		N7	Muslim Nagar		
		N8	Kumbharwada		
15	O	O1	Anna Malai Nagar	806	16502.89
		O2	Azad Nagar		
Total of 15 clusters of Sector I				9261	593850.1

SECTOR - II					
Sr. No	Cluster	Part maps	Local area name	No. of slum structures	Area of cluster in sq.m.
1	A		Kumbharwada at corner	399	13399.87
2	B		Bhagat Singh Nagar,Bharat Nagar	304	8132.12
3	C	C1	Bhagat Singh Nagar,	880	13756.15
		C2	Bharat Nagar		
4	D	D1	Kumbharwada	440	15128.27
		D2	Kumbharwada		
5	E	E1	Kumbharwada	744	24472.39
		E2	Kumbharwada		
6	F	F1	Kamla Nehru Nagar	678	26895.77
		F2	Kamla Nehru Nagar		
7	G		Rajiv Gandhi Nagar	453	11402.86
8	H	H1	Kamla Nehru Nagar	1105	17254.28
		H2	Vijay Nagar		
9	I	I1	Rajiv Gandhi Nagar	721	20468.97
		I2	Rajiv Gandhi Nagar		
		I3	Rajiv Gandhi Nagar		
10	J	J1	Rajiv Gandhi Nagar	695	20368.88
		J2	Rajiv Gandhi Nagar		
		J3	Rajiv Gandhi Nagar		
11	K		Saibaba Nagar	482	12340.22
12	L	L1	Rajiv Gandhi Nagar	453	11543.94
		L2	Rajiv Gandhi Nagar		
13	M	M1	Mahatma Gandhi Nagar	1075	17024.91
		M2	Socai Nagar		
		M3	Dhobi Ghat		
14	N	N1	Saibaba Nagar	452	25245.78
		N2	Transis Camp		
15	O		Saibaba Nagar,Social nagar	704	15307.30
16	P		Social Nagar	424	6540.98
17	Q	Q1	Social Nagar	633	13065.87
		Q2	Social Nagar		
18	R		Mahatma Gandhi Nagar,Lohiya Nagar	570	8558.59
19	S	S1	Nehru Nagar	365	9663.11
		S2	Social Nagar		
20	T		Social Nagar	1049	17952.08
21	U		Laxmi Baug,M.G.Nagar		15502.73
22	V	V1	Samta Nagar	521	16445.56
		V2	Nehru Nagar		
23	W	W1	Samta Nagar	484	13635.72
		W2	Sangam Galli		
24	X	X1	Sainath Nagar,Joglekar wadi	590	17333.13
		X2	Laxmi Baug keli vakhar		
25	Y	Y	Cemetary/ Kabrastan.		25879.22
Total of 25 clusters of Sector II				14221	381488.1

SECTOR - III					
Sr. No	Cluster	Part maps	Local area name	No. of slum structures	Area of cluster in sq.m.
1	A	A1	Tevar Nagar	927	88784.04
		A2	V.K.Wadi		
		A3	V.K.Wadi,Jonson& Jonson Compound		
		A4	M.L.Wadi		
2	B	B1	Kalyanwadi	608	23857.68
		B2	Kalyanwadi		
3	C	C1	Tevar Nagar	932	18830.06
		C2	Kalyanwadi		
4	D	D1	S.M. Chawl	913	23980.16
		D2	Abubakar Chawl		
5	E	E1	Agaswadi	801	21519.86
		E2	Agaswadi		
6	F	F1	Gandhi Nagar	687	41888.34
		F2	Agaswadi		
7	G	G1	Kalyanwadi	1043	40266.60
		G2	Kalyanwadi		
		G3	Kalyanwadi		
8	H	H1	Palwadi	1006	38044.31
		H2	Kuttuwadi, Gopal Mistri Chawl		
9	I	I 1	Anna Nagar	1006	39472.11
		I 2	Transis Camp		
		I3	Indira Nagar		
10	J	J1	Anna Nagar	1009	17242.67
		J2	Anna Nagar		
11	K	K1	Laxmi Nagar	455	8886.52
		K 2	Prabhakar Kume Nagar		
12	L	L1	PK.Kunte Nagar	926	20002.30
		L 2	Muslim Nagar		
13	M	M1	Nabi Nagar, Muslim Nagar	894	17793.17
		M2	Muslim Nagar		
14	N	N1	Indira Nagar	810	13353.76
		N2	Kunchi kurve Nagar		
15	O	O1	AKG Nagar	762	14041.31
		O2	Indira Nagar		
16	P	P1	Shivshakti Nagar	407	11190.82
		P2	subhash Nagar		
17	Q	Q1	Shivshakti Nagar	645	13311.09
		Q2	Balaji Nagar		
Total of 17 clusters of Sector III				13831	454465.4

SECTOR - IV					
Sr. No	Cluster	Part maps	Local area name	No. of slum structures	Area of cluster in sq.m.
1	A	A1	Mukund Nagar	1097	36900.76
		A2	Mukund Nagar		
		A3	Khambdev Nagar		
		A4	Khambdev Nagar		
2	B		Khambdev Nagar	9009	16848.57
3	C	C1	Mukund Nagar	951	26059.57
		C2	Mukund Nagar		
4	D		Khambdev Nagar	888	19991.93
5	E	E1	Shastri Nagar	913	29254.84
		E2	Mukund Nagar		
6	F	F1	M.G,Nagar,Koli wada	1052	101362.19
		F2	Koliwada		
		F3	Basweshar Nagar		
7	G	G1	Shastri Nagar	1044	28894.79
		G2	Maharana Pratap Nagar		
8	H		Saibaba Nagar, Gopinath Colony	964	19986.23
9	I		Samta Chawl, Saibaba Nagar	992	17529.62
10	J		Balaji Nagar	971	14698.05
11	K		Shivshakti nagar,Dhorwada	604	7211.98
12	L		Balaji Nagar	345	3558.96
13	M		Basweshar Nagar	181	4218.42
14	N		Koliwada	Non slum	11865.81
Total of 14 clusters of Sector IV				10911	99800.83

SECTOR - V					
Sr. No	Cluster	Part maps	Local area name	No. of slum structures	Area of cluster in sq.m.
1	A		Rajiv Gandhi Nagar	560	7377.75
2	B		Rajiv Gandhi Nagar	922	12552.56
3	C		Rajiv Gandhi Nagar	669	9163.61
4	D		Rajiv Gandhi Nagar	663	8717.06
5	E		Rajiv Gandhi Nagar	719	21738.03
6	F		Kamraj Nagar	155	4800.26
7	G		Parshi Chawl	421	11148.17
8	H	H1	Prem Nagar	829	23519.99
		H2	Prem Nagar		
9	I	I1	Prem Nagar	340	24644.61
		I2	Prem Nagar		
10	J		Ambedkar Nagar	849	12705.81
11	K		Ambedkar Nagar	639	12846.70
12	L	L1	Naik Nagar	714	32153.70
		L2	Naik Nagar		

13	M	M1	Kala killa BMC Area	332	74144.28
		M2	Kala killa BMC Area		
		M3	Kala killa BMC Area		
		M4	Naik Nagar		
14	N	N1	Sangram Nagar	768	42959.51
		N2	Ashok silk mill compound		
		N3	Ashok silk mill compound		
15	O		Kala killa	383	9495.17
16	P	P1	Khambdev Nagar	326	8427.54
		P2	Khambdev Nagar		
		P3	Laxmi buag, Mukadam Chawl		
17	Q		Dharavi Bus Depot.	Non-slum	66504.92
18	R		MHADA Transist Camp.	Non-slum	125939
19	S		Mahim Nature Park.	Non-slum	63215.64
20	T		ONGC	Non-slum	39836.14
Total of 20 clusters of Sector V				9289	6,11,890.45

OUT OF SECTOR (SLUM CLUSTERS BETWEEN WESTERN & HARBOR LINE)					
Sr. No	Cluster	Part maps	Local area name	No. of slums structures	Area of cluster in sq.m.
1	A		Azad Nagar - A-B WARD	459	6,440.04
2	B		Azad Nagar – C WARD	667	12,346.34
3	C		Kamlaraman Nagar	392	9,332.39
4	D		S.V.P. Nagar	220	4,018.24
5	E		New Ganesh Nagar	65	2,552.95
Total of 5 clusters of Out of Sector				1803	34,689.96
Total of 96 clusters in Dharavi				59,316	2,39,912.41

Annexure 2: Sector wise progress of Mashal's survey work as on 1.2.2009

Sr. No.	Sector	Socio-economic survey completed	Bio-metric survey completed	Photo verification completed	Individual files with submitted to MCGM.	Preliminary ID Cards ready fore distribution
1	I	6,667	6,272	6,239	767	519
2	II	11,234	12,486	12,758	10,781	5024
3	III	10,937	10,593	8,680	937	742
4	IV	9,006	9,166	6,139	957	748
5	V	8,853	8,647	9,539	5,633	2805
6	Out of Sector	1,803	1,739	1,803	1,802	Nil
	Total	48,500	48,903	45,158	20,877	9,838