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BMC to issue certificates before razing shaky buildings

MUMBAI: In a bid to persuade the residents of private societies to vacate their dilapidated buildings, ward offices will issue them a certificate of occupancy before razing such structures.

"Issuing a certificate to private societies instils a sense of security into the residents. Before razing a building, BMC officials note down the number of persons present there and their names. This, along with a picture of the building, will appear on a certificate duly signed by the assistant commissioner of the ward," said a civic official. The system is already being followed in P(north) ward in Malad and M(east) ward in Chembur. This ensures that once a new building comes up after the demolition of the old structure, the rightful owners get their due and there is no scope of fraud.

The BMC move comes in the wake of occupants in private societies showing reluctance to vacate flats even after getting

demolition notices. "Occupants of buildings on pagadi (rent) system get a rent receipt but no carpet area is mentioned there. We measure the carpet area in their presence. This is a way to ensure that they were the actual occupants of the buildings," said D K Jain, assistant commissioner, P(north) ward. Vishwas Shankarwar, assistant commissioner, K(west) ward, said that in case of private buildings the BMC was restrained from disconnecting electricity and water supply due to a Bombay high court order.

"We attempt to vacate the buildings with the help of police," he said. TOI reported on Thursday that there were around 593 dilapidated buildings in Mumbai of which only 41 municipal buildings, 125 private buildings and three government buildings have been vacated. The BMC will provide alternate accommodation in Mankhurd to all residents vacating municipal buildings.

There are 32,429 buildings above 30 years old in Mumbai and the BMC has sent notices under section of 353 (B) of MMC Act to conduct structural audits to 13,779 buildings.

Other than a visual inspection, a non-destructive test while conducting structural audits of buildings is mandatory and it includes taking some portions ---the core from columns and beams and sending it for testing in a laboratory.

In some wards, BMC issues certificates to residents of private buildings that have been declared dangerous

BMC takes stock of the number and names of members present and the picture of the building on the certificate, which is duly signed by the assistant commissioner of the ward

The BMC certificate provides a sense of security to the residents before vacating the building

BMC will provide alternate accommodation in Mankhurd to all residents vacating municipal buildings.