

Ashit Shah

Background Since the early 20th century, Mumbai has witnessed a massive influx of migrants from across India, leading to the proliferation of slums throughout the city. By January 1995, Mumbai housed approximately 805,000 slum dwellings accommodating 4 million inhabitants. To address this pressing urban challenge, the Government of Maharashtra launched the Slum Rehabilitation Scheme (SRS) in December 1995. The SRS operates as a Public-Private Partnership (PPP) model that incentivizes private developers to invest in slum rehabilitation projects in exchange for additional Floor Space Index (FSI). This innovative approach aims to implement slum rehabilitation without any direct government investment. The Slum Rehabilitation Authority (SRA) was established to oversee, coordinate, and approve all SRS projects. **Project Structure & Key features:** The Slum Rehabilitation Scheme incorporates several distinctive features:.....