

OpenVoiceNews India

Transparent. Unbiased. Yours.

Bombay High Court Clears Redevelopment of Motilal Nagar in Goregaon

July 28, 2025

– Categories: Real Estate



DOWNLOAD IPFS

The Bombay High Court has rejected a review petition challenging the large-scale redevelopment of Motilal Nagar in Goregaon West. This decision enables the Maharashtra Housing and Area Development Authority (MHADA) to proceed with one of the city's most ambitious redevelopment projects.

The petition was filed by a residents' group under the Motilal Nagar Vikas Samiti. They argued that as cooperative housing society members, they should be allowed to self-develop their properties and select a developer of their choice, provided they secure the consent of 51 percent of the members. The court dismissed the petition, stating that the arguments presented did not introduce any new legal grounds and affirmed MHADA's legal authority to appoint the developer.

The redevelopment spans 141 acres and is valued at around ₹21,000 to ₹30,000 crore. It will be carried out in the Motilal Nagar I, II, and III layouts. Adani Realty has been appointed as the consultant and development agency through a competitive bidding process. The project is expected to be the largest redevelopment scheme undertaken by MHADA to date.

Under the plan, approximately 5,300 families will be rehabilitated, including over 3,700 MHADA tenants and 1,600 hutment dwellers. Eligible families are expected to receive flats measuring up to 1,600 square feet, while commercial occupants will be provided with nearly 987 square feet of space. The redevelopment will also include modern infrastructure and amenities designed around a 15-minute city concept. This will include schools, healthcare centers, green spaces, and retail hubs within walking distance for residents.

A key highlight of the plan is a proposed five-acre central park. The layout also ensures that nearly 20 percent of the area will be preserved as green space, in line with sustainable development goals. The entire redevelopment is projected to be completed within seven years.

As part of the development agreement, Adani Realty will provide MHADA with over 397,000 square meters of constructed area. The project has been granted special status under a 2021 state government resolution, allowing for faster regulatory approvals. With the High Court's clearance, the Motilal Nagar redevelopment is set to move forward, promising to transform the region into a model of urban renewal and integrated community living in Mumbai.