

Old Rent Act Ensures Neither Landlord Nor Tenant Has Any Stake In

# BUILDING FALLS

## OLDER THAN INDEPENDENT INDIA

Datta Niwas was constructed nine years before India won freedom

**ADDRESS:** 51/53 Datta Niwas, S S Maharaj Marg, 2nd Kumbharwada, Bhendi Bazaar

**AGE:** 70 years

**TYPE:** Mhada cessed building

**FLOORS:** G + 3 structure with an extension on the terrace

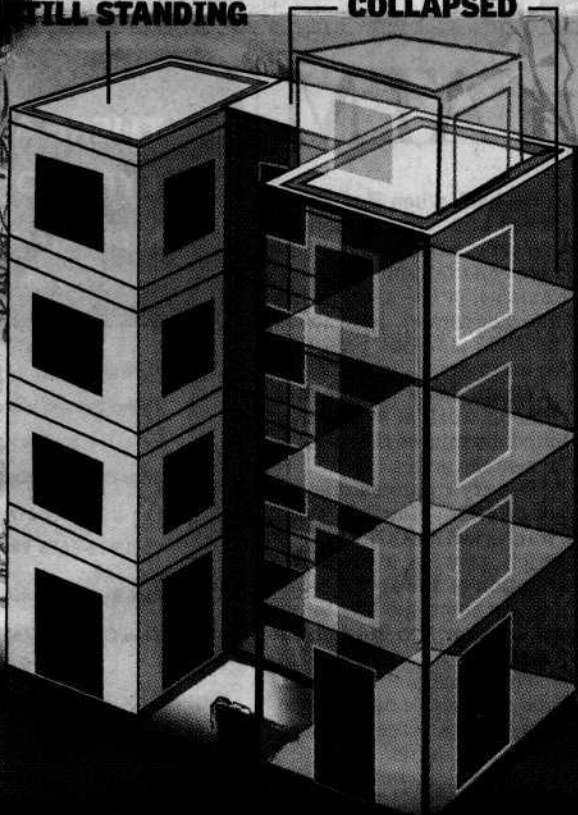
**FLATS:** 16 (5 on the first, second and third floors and 1 on the terrace)

**SHOPS:** only on the ground floor

**TOLL:** 21

TILL STANDING

COLLAPSED



## LIKE NINEPINS

Most building collapses have happened because of lack of maintenance or because residents have gone in for remodelling, thereby weakening the structure

**July 18, 2007**

**30** people died when **Laxmi Chhaya** in Borivli (W) crashed. Preliminary investigations revealed that one of the families had gone for extensive restructuring and that had reduced the building's stability.

**August 29, 2005**

**6** people were killed and **9** injured when **Rassiwala Building** on 2nd Marine Street,

three-storey **Pushpanjali Building** in Khar died when it caved in. It had been served a notice three years ago for carrying out structural changes without approval. Much before the BMC machinery could mow down the illegal changes to the old building, the joint owners Ram Gupta and Ramesh Gupta sought a court injunction and successfully dodged the civic hammer. The Guptas, however, had to pay a heavy price. Ramesh



**ANOTHER THAT FELL:** This is what's left of Rassiwala Building

Dhobi Talao, crashed. The building was among the **80** that figured in Mhada's post-monsoon survey of dangerous buildings in the island city but tenants had refused to move out.

**August 23, 2005**

**11** people were killed and **24** injured when a century-old cessed building in Nagpada in central Mumbai collapsed. The building, **Sadaf Manzil**, opposite J J Hospital, was repaired in 2002 by the Mhada. Two Mhada engineers had visited the area three days before the crash and declared it safe.

**June 25, 2005**

**6** residents of the 48-year-old

lost his wife and daughter in the crash.

**August 3, 1998**

Seven-storey **Govind Towers** at Kherwadi, Bandra (E), collapsed within 20 years of its construction, killing **35** and injuring **23**. The building was originally granted permission for four floors. Three floors were added illegally.

**September 17, 1997**

**5** people were killed and **28** injured when a section of the seven-storeyed **Poonam Chambers** in Worli collapsed. It is believed to have been caused after a ground-floor occupant removed a load-bearing column

