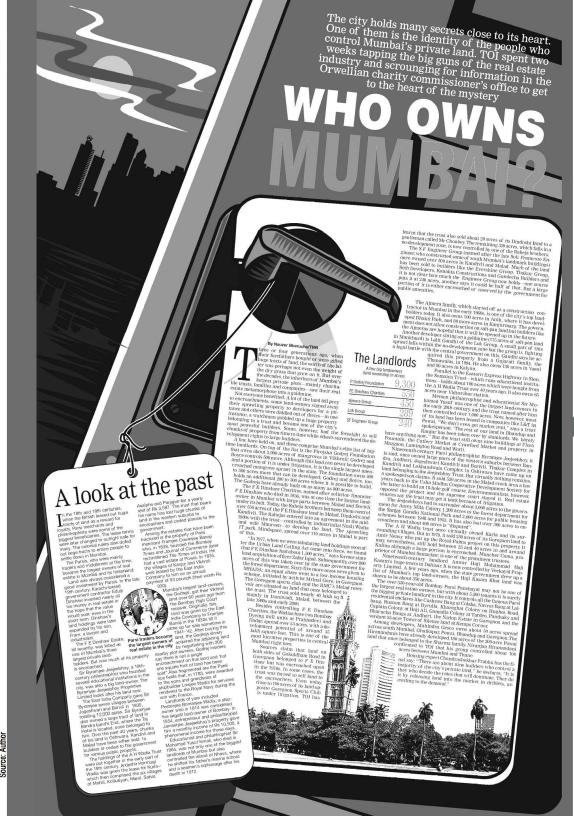
WHO ARE THE CITY'S BIGGEST LANDLORDS?

Mumbai: They are the men with the keys to the kingdom. In a city where 60% live in hovels and another 30% work their backs off to afford that extremely modest roof over their heads, these men control vast tracts of land that their forefathers bought or were gifted decades ago. The identity of most isn't common knowledge, but TOI spent a fortnight tapping the real estate industry and the charity commissioner's office to unearth it. While many of those who were gifted land by the British or acquired it at dirt-cheap rates haven't reaped the harvest on account of factors like encroachment and lack of foresight, a few have held on to the land and made much money out of it.



Nauzer Bharucha

So, who are Mumbai's largest private landowners? On top of the A list is the Pirojsha Godrej Foundation that owns over 2,000 acres of mangroves in Vikhroli; then there's F E Dinshaw Charities with large parts of the western suburbs between Malad and Borivli under its belt. Nusli Wadi, who controls the trust, is another big landowner.

The S F Engineer group at one time owned over 500 acres in Kandivli and Malad but has sold over half of it to different builders. Philanthropist Mohamed Yusuf has land in Powai, Kanjur, Bhandup and south and central Mumbai while Byramjee Jeejeebhoy, who once reportedly owned large parts of Bandra, Andheri, Jogeshwari, Kandivli and Borivli, has very little left.

The Rahejas, the Ajmeras and the Lok Group are among the city's new landed gentry.

AVERAGE RESIDENTIAL PROPERTY RATES - 2004

South Mumbai	15,800	Rs/SqM
Worli	8,200	Rs/SqM
Sion/Chembur	3,600	Rs/SqM
Bandra (W)	7,000	Rs/SqM
Andheri (W)	3,500	Rs/SqM
Goregaon - Borivali	2,250	Rs/SqM