

541

HUNDREDTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 21st October, 1985 (Monday)

TIME : 4.30 P.M.

PLACE : Committee Room, 5th Floor,
Mantralaya.

MEMBERS PRESENT :

Shri B.G. Deshmukh, - Chairman
Chief Secretary to the
Government of Maharashtra.

Shri S.R. Kakodkar, - Member
Metropolitan Commissioner.

Shri D.K. Jain, - Member
Secretary to the
Government of Maharashtra,
Urban Development Department.

Shri D.K. Afzulpurkar, - Member
Secretary to Government of
Maharashtra, Housing and
Special Assistance Department.

Shri L.C. Gupta, - Member
Managing Director, CIDCO.

Shri J.G. Kanga, - Member
Municipal Commissioner,
Bombay Municipal Corporation.

Dr. P.G. Patankar - Member

INVITEES :

Shri P.S.A. Sunderam, Vice-President and
Chief Executive Officer, Maharashtra Housing
and Area Development Authority.

Shri C.D. Singh,
Secretary to Government of Maharashtra,
Environment Department.

The Financial Adviser, B.M.R.D.A.

The Chief, T&CP Division, B.M.R.D.A.

The Chief, T&C Division, B.M.R.D.A.

The Chief, Planning Division, B.M.R.D.A.

The Chief Engineer, Engineering Division, B.M.R.D.A.

The Legal Adviser, B.M.R.D.A.

The Senior Planner, T&CP Division, B.M.R.D.A.

Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

At the outset, the Chairman, Executive Committee welcomed Shri D.K. Afzulpurkar, who was attending the meeting of the Executive Committee for the first time after his appointment as Secretary, Housing and Special Assistance Department.

Item No.1 : Confirmation of the Minutes of the last (99th) Meeting of the Executive Committee.

Insertion of paras.6A and 6B in the minutes was agreed to and accordingly, the minutes as modified were confirmed.

Item No.2 : Action taken on the Minutes of the last (99th) Meeting of the Executive Committee.

During the course of discussion on this item, the following points/suggestions emerged, after which the action taken report was noted by the Committee :-

2.1. While discussing the progress of the Truck Terminal Project, the Committee was apprised of the tentative decisions taken in the meeting with the Bombay Goods Transport Association (BGTA) under the Chairmanship of the Chief Secretary that the land for the Truck Terminal Project will be provided by Government either free or at nominal price and that the cost of the Everard Nagar Flyover will not be included in the costing of the Truck Terminal Project. This was with a view to reducing the cost of built up space in the Truck Terminal to reasonable and affordable level. It was further clarified that the reduced price would be charged only for godowns and offices needed by Transport operators/agents proper while space for other common facilities in the Truck Terminal such as Restaurants, Petrol Pumps, Spare Parts Shops, other utility stores, etc. will be disposed of by public auction in order to fetch maximum possible returns.

2.2. The Committee desired that the Status Report of the following projects be submitted to the Executive Committee during its subsequent meetings :-

- (a) Growth Centre at Kalyan (Kalyan Complex);
- (b) District Centre at Oshiware;
- (c) Wholesale Textile Market in 'G' Block of BKC; and
- (d) Mahim Nature Park.

2.3. The Committee was apprised of the discussions held at New Delhi with the Union Home Minister and Law Minister on 8th October, 1985 in the matter of President of India's assent to the amendments to the BMRDA Act which were sanctioned by the Legislature in 1979. These amendments were proposed with a view to facilitating land acquisition under the Act not only for the schemes of BMRDA, but also for any Department of the Central Government or Local Authority or Government Company. During the discussion it was made clear that it will not be possible to exempt Bombay Port Trust from the purview of the BMRDA Act but that the interests of BPT as of other Central Government Organisations will be duly taken into account by BMRDA while discharging its planning and developmental functions. Thereupon it was suggested by the Government of India that representatives of Bombay Port Trust, Railways and Bombay Telephones should be given due representation on the Executive Committee of BMRDA.

2.4. After discussion, the Chairman desired that pending Government's consideration and action on the abovementioned suggestion, Chairman, BPT, General Manager, Central Railway and General Manager, Bombay Telephones should be invited to the meeting of the Executive Committee as Special Invitees.

2.5. It was also decided that the Secretary, Environment Department of the State Government be invited to attend future meetings of the Executive Committee as Special Invitee.

Item No.3 : Application for permission under Section 15 of the BMRDA Act, 1974.

The following applications which were placed on the Table were considered together by the Committee :-

- (1) Application No.481/26/8/85 (Shri Abdul Majeed Patka, Trustee, Hajee Cassum Agboatwala Charities) for reconstruction of a building at C.S.No.1220, Girgaon Division, Municipal No. of Buildings 2441(1)11, (1C)11A, (1D)11D, (1A)15, (1B)19A-49, Proctor Road in 'D' Municipal Ward with floor area of 2300 sq.mtrs. for (Office 600 sq.m. and residential 1700 sq.m.) and F.S.I. 1.33.
- (2) Application No.482/6/9/85 (Shri Laxmidas Rattansey (as Karta)) for construction of a building at Survey No.161(pt) of Parel-Sewri Division in 'F-South' Municipal Ward, with floor area of 13,344.48 sq.mtrs.(Manufacturing 2,699 sq.m. + Warehouses 10,645.48 sq.m.) and F.S.I. 1.33.
- (3) Application No.486/27/9/85 (Shri Jugal Kishore Gupta of M/s.Navrang Cine Laboratory) for change of use of premises at C.T.S. No.1/1668 of Lower Parel Division, final plot No.581, 582, 583, T.P.S. IV, Mahim in 'G' (North) Municipal Ward, in respect of floor area of 1321.81 sq.mtrs., so as to retain the office use in reconstructed building.
- (4) Application No.487/3/10/85 (Shri A.J. Jain, M.Z. Bhandari & Others) for change of use of

premises at C.S.No.208, Khatau Building No.8/10, Marine Street in 'A' Municipal Ward, in respect of floor area of 90 sq.mtrs., from partly office and partly residence to office.

Users in respect of which permission was sought through the above applications were not permissible in the Island City of Bombay as per the amended provisions of Development Control Rules Nos. 13(b)(ii) and 13(b)(iii).

- (5) The Committee next considered the applications bearing Registration No.483/13/9/85 (Senior Superintendent of Post Offices) and noted that the same was for construction of a building at C.S.No.1972, plot No.151A, G.B.Marg in 'A' Municipal Ward, with floor area of 1008 sq.mtrs. and F.S.I. 1.315 for Post Office. As per the Draft Development Plan, published by the Bombay Municipal Corporation the plot under reference is ear-marked for Post and Telegraph Department. The building is to be utilised for shifting the existing delivery section located in the Backbay areas in a rented premises and for allied activities. The user is permissible under the provisions of Development Control Rules for Greater Bombay. The Committee, therefore, decided to grant permission applied for.

Accordingly, the Committee passed the following

Resolution :-

RESOLUTION NO.315 :

"Resolved that in exercise of the powers conferred on it by clause (iv) of sub-Section (3) of section 7 of the

Bombay Metropolitan Region Development Authority Act, 1974
(as amended upto date) read with sub-section (1) of Section 13
of the said Act and all other powers enabling it in this behalf,
the Committee hereby grants permission to the Senior
Superintendent of Post Offices to construct a building with
floor area of 1008 sq.mtrs. and F.S.I. 1.315 at C.S.No.1972,
Plot No.151-A, G.B. Marg in 'A' Municipal Ward, for being
used as Post Office, for the reasons recorded in the Minutes.

"Resolved further that the following applications,
received in terms of Section 13(2) of the BMRDA Act, 1974
being ultra vires of the powers of the Committee and,
therefore, not maintainable are hereby rejected :

- (1) Shri Abdul Majid Patka,
Trustee, Haji Cassum Agboatwala Charities
(Registration No.481/26/8/85);
- (2) Shri Laxmidas Rattansey (as Karta),
(Registration No.482/6/9/85);
- (3) Shri Jugal Kishore Gupta
of M/s. Navrang Cine Laboratory,
(Registration No.486/27/9/85); and
- (4) Shri A.J. Jain, M.Z. Bhandari and others,
(Registration No.487/3/10/85)."

Item No.4 : Application under Section 13 of
the BMRDA Act, 1974, from M/s Gokak
Patel Volkart Ltd. - Writ Petition
filed against the decision of the
Executive Committee taken at its
Meeting held on 24th August, 1984.

The Committee considered the item note and passed
the following Resolution :-

RESOLUTION NO.316 :

"Resolved that in partial modification of the orders
passed under its Resolution No.299, dated the 23rd April,
1985, the Executive Committee hereby authorises the Metro-
politan Commissioner to engage the services of Shri K.K.Singhvi,

Advocate, Supreme Court, for contesting the Writ Petition filed in the High Court by M/s. Gokak Patel Volkart Ltd., for and on behalf on the BMRDA, as proposed."

Item No.5 : Ex-cadre Promotion to the post of Superintending Engineer in BMRDA.

The Committee considered the item note and passed the following Resolution :-

RESOLUTION NO.317 :

"Resolved that in exercise of the powers conferred under clause (i) of sub-section (3) of section 7 of the BMRDA Act, 1974, the Executive Committee hereby accords its sanction to promote Shri V.D. Borkar as Ex-cadre Superintending Engineer in BMRDA in the pay-scale of Rs.1500-50-1550-75-1925/-, on the conditions laid down in Government letter, Public Works Department, No.DTN/1183/(671)/SER-1, dated the 18th July, 1985, as proposed."

Item No.6 : Amendment to the Staff Appointment Guidelines.

The Committee, considered the item note and passed the following Resolution :-

RESOLUTION NO.318 :

"Resolved that the Executive Committee hereby amends the Staff Appointment Guideline No.(5) as stated in the Annexure, as proposed."

Item No.7 : Reporting of appointments made under powers delegated by the Executive Committee.

The Committee considered the item note and passed the following Resolution :-

RESOLUTION NO.319 :

"Resolved that the Executive Committee has considered the appointments made by the Metropolitan Commissioner under the powers delegated to him vide proviso to Guideline No.5 of the Staff Appointment Guidelines during the period from 1-7-1985 to 30-9-1985 and hereby accords its sanction to the appointments mentioned in the Annexure to the Item Note, as proposed."

Item No. 8: Application for recognition to the BMRDA Employees' Union.

The Committee considered the item note and passed the following Resolution :

RESOLUTION NO.320 :

"Resolved that the BMRDA Employees' Union be granted recognition, subject to conditions specified in Annexure to the agenda note, as proposed."

Item No. 9: Truck Terminal at Wadala -
Construction of a flyover at Everard Nagar at the Junction of the Eastern Express Highway on the road between the Northern Connector Road and Eastern Express Highway in the vicinity of Everard Nagar.

9.1. The Chief Engineer explained that the Eastern Express Highway is owned by the State. Public Works Department and maintenance of the same as well as smooth flow of traffic

thereon is Public Works Department's responsibility. It was, therefore, proposed to entrust the execution of the 1st phase of the Flyover to the Superintending Engineer, Special Project Circle, Public Works Department.

9.2. During the course of discussion a view was expressed that the Engineering Division, BMRDA should execute this work under its direct supervision, instead of entrusting the work on Agency Basis to Public Works Department which has its own priorities. It was felt that issues such as diversion of traffic, smooth flow of traffic, traffic control during the execution, etc., could be sorted out by joint discussions with the Traffic Police and the State Public Works Department. If need be, issues, if any, needing decisions at higher level could also be discussed in the Executive Committee.

9.3. At the conclusion of the discussion, the Metropolitan Commissioner was requested to explore the feasibility of direct supervision of this project by BMRDA, after taking into consideration the Engineering and technical support that will be needed for the purpose. Pending this further consideration of the item was deferred.

Item No.10:

Part I : Construction of 42 m.wide bridge across Vakola Nalla on Bandra-Kurla Link Road(BKLR) in Bandra-Kurla Complex (BKC) - Approval to tenders -

Part II: General approval to the revised Block Estimate of Bandra Kurla Link Road in Bandra Kurla Complex.

Part I :

10.1. The Chief Engineer explained the entire project of Bandra Kurla Link Road giving salient details of each of the major units viz. Bridge across Vakola Nalla, Bridge across Mithi River, High Bank Approaches and the Road portion with normal sections. It was also explained that in order to

provide infrastructure facility for the 'E' & 'G' Blocks it is necessary to take up the Road work (which includes the proposed bridge across Vakola Nalla) from Bandra Dharavi Road upto the High Bank approaches of Mithi Bridge in the 1st phase.

10.2. In this part of the item approval of the Executive Committee was sought for awarding the work of construction of the Bridge across Vakola Nalla to the lowest tenderer viz. M/s. Vichare & Co., on his own alternative design for lumpsum bid of Rs.99,50,000/- (Rupees Ninety nine lakhs fifty thousand only). This was agreed to by the Executive Committee. Approval was also sought to authorise the Metropolitan Commissioner to negotiate rates for the five items listed in the para.6(Part-1) of the Agenda Note. It was explained that financial implications of these items would be over and above the lumpsum quoted by the tenderer. The approximate quantities and the probable financial implications of these items were also discussed. The Executive Committee directed that after finalising the negotiations, the work order might be issued by the Metropolitan Commissioner. However, the probable financial implications as assessed after negotiations be reported to the Executive Committee for information.

Part-II :

10.3. The Executive Committee desired to know the reasons for the substantial increase in the estimated cost of the project. The estimated cost in 1978-79 was Rs.250/- lakhs as against the Block Estimate recently prepared amounted to Rs.883/- lakhs. The main reasons for this large difference were explained in brief by the Chief Engineer as under :-

...11/-

10.3.1. For Road Work :

(a)The original estimate was for a smaller width of bank and did not consider any special sections for the High Bank approaches near the bridges. The sections for such approaches on clay-beds have now been finalised in consultation with Maharashtra Engineering Research Institute, Nasik which include sand mats, sand drains, Rubble upto High Tide Level, etc.

(b)Road crust, thickness assumed in the original estimate was relatively low. Now the thickness of the road crust has been designed on the basis of California Bearing Ratio curves and provision is also made in the Estimate to provide Final Asphalt Surface of Bituminous Maccaden and Asphaltic Concrete after the Road embankment stabilizes viz. after one or two seasons.

(c)Increase in the overall rates since 1978-79.

10.3.2. For Bridge Works :

(a)In the original estimate, since bores were not taken, rock was assumed to be at a shallow depth. With this assumption simple type of foundations were assumed. Now as per the trial bores taken at site the rock is expected at a depth of about 6 m. from the bed and hence costly well foundations are deemed necessary.

(b)Consequent to above assumption, the superstructure was assumed of small span lengths in the original estimate needing no specialised machinery and equipment. Now it is found necessary to provide Long Span Prestressed Concrete Superstructure which needs specialised equipments and machinery.

(c) In the present estimate provision is made for application of anticorrosive treatment to reinforcement and anticorrosive paints to the concrete surface which were not envisaged in the original estimate.

(d) Increase in the overall rates since 1978-79.

10.4. The Executive Committee accorded its general approval to the overall estimate and authorised the Chief Engineer to prepare the detailed estimates.

10.5. The Executive Committee was then informed that the estimates and tenders for works costing upto Rs.50 lakhs being within the competence of the Chief Engineer would be approved by him. For the approval of estimates and tenders above Rs.50/- lakhs the Executive Committee would be approached from time to time.

10.6. The Executive Committee expressed anxiousness for completing the roadworks in full widths and directed that the road work in 'E' Block (constructed in part width) shall be completed for the full width at the earliest to avoid possible encroachments. Similarly the Executive Committee directed that the balance works in Phase-I should be taken up progressively to ensure completion of the roadwork in Phase-I by the time Vakola Bridge is completed. The Executive Committee also desired that the works proposed in Phase-II should also be taken up in due course depending on the availability of funds.

The Committee then passed the following two Resolutions :-

RESOLUTION NO. 21 :

PART 1: "Resolved that the proposal of awarding the work of constructing the bridge across Vakola Nalla at a lumpsum cost

of Rs.99,50,000/- based on contractors own alternative design to the lowest bidder M/s. Vichare and Co., is hereby approved and the Metropolitan Commissioner is hereby authorised to negotiate the rates with the contractors for the 5 items, as proposed in para.6(in Part-I) of the Item Note and accept the same. The results of the negotiations alongwith the financial implications thereof shall be reported in due course to the Executive Committee for information. The Metropolitan Commissioner is also hereby authorised to issue the work order after necessary negotiation with the firm. Similarly the Metropolitan Commissioner is authorised to operate Annexure-II being part of the tender."

RESOLUTION NO.322 :

PART-II : "The Executive Committee accords its general approval to the revised block estimate for Rs.883 lakhs for Bandra-Kurla Link Road. The Metropolitan Commissioner should get the block estimate sanctioned from the Authority alongwith works programme in due course. The Executive Committee further authorises the Chief Engineer, to prepare and sanction the detailed estimates for each of the individual units. The tenders for the works in the proposed Phase-I shall be processed on the ~~priority~~ priority in order to ensure that these works are completed simultaneously with the Bridge across Vakola Nalla and those for works in Phase-II later."

Item No.11 : Sites for construction of Transit Camps in the Island City of Bombay/
Backbay area in South Bombay.

11.1 The Committee considered the item. The following 8 sites mentioned at para.6 of Annexure-I to the Item Note were proposed by the Housing Department and MHADA for construction

of Transit Camps :-

- (a) Dnyaneshwar Nagar, Wadala;
- (b) CGS Colony at Sion Koliwada;
- (c) Antop Hill, Wadala;
- (d) Lower Parel;
- (e) Site near Somani School, Cuffe Parade;
- (f) Lands at Mahim Causeway;
- (g) Some of the plots at Backbay Reclamation
- (h) Sites located at Mumbadevi.

11.2.1. The site at (a) namely Dnyaneshwar Nagar, Wadala was reserved for housing in the final Development Plan and the same was reserved for West Island Freeway in the Draft Plan prepared by the Municipal Corporation of Greater Bombay.

The Vice-President and Chief Executive Officer, MHADA stated that on enquiries with the Public Works Department it was revealed that they would not require this land for West Island Freeway for some years.

11.2.2. The site at (c) namely Antop Hill, Wadala was allotted to the Bombay Chamber of Commerce for shifting of hazardous godowns from B, C and D Municipal Wards.

11.2.3. The site at (e) namely site Near Somani School, Cuffe Parade, was reserved for play-ground.

11.2.4. The site at (f) namely lands at Mahim Causeway was required for providing Sluice Gates for flood control.

11.2.5. The site at (g) namely plots at Backbay Reclamation were required for Car shed of the Seventh Rail Corridor.

This site would involve reclamation. Moreover the assurance given by the State Government to the Legislature in 1978 to the effect that no further structure would be allowed in this part of Backbay would have to be honoured

11.3. During the course of discussion it was pointed out that eventhough the lands are required for Transit Camps, these Transit Camps, once established, tend to become a permanent feature.

11.4. The Secretary, Urban Development Department, pointed out that since some of the sites were reserved for purposes other than housing such sites could not be used for Transit Camps except after completing procedure laid down under Section 37 of the M.R.T.P. Act.

11.5. The Municipal Commissioner, Bombay Municipal Corporation made it clear that some of the sites could be spared temporarily, but as and when the Bombay Municipal Corporation requires the same, the MHADA would have to remove the Transit Camps, and handover vacant possession of these sites to Bombay Municipal Corporation. The Vice-President and Chief Executive Officer, MHADA agreed to shift such transit camps when required by the B.M.C. The Municipal Commissioner also made it clear that the B.M.C. would not like to change the reservation of the plots.

11.6. The Chairman, Executive Committee was of the view that while developing the site at Antop Hill, Wadala for shifting of hazardous godowns, the Bombay Chamber of Commerce should be asked to provide a buffer strip and plant trees in that portion.

11.7. The Managing Director, CIDCO, pointed out that in case any of the plots required are reserved for purposes other than housing, the BMC would not be able to sanction the plans of the transit camps.

11.8. After further discussion, it was agreed that the sites mentioned at (a), (b), (d) and (h) in para.6 of Annexure-I to Item Note did not require any clearance from the Executive Committee. As regards the remaining sites, in view of the reservations etc. against them as mentioned in the foregoing paragraphs, the Committee decided that the same can not be given for putting up transit camps.

11.9 The Chairman, Executive Committee then mentioned that the National Textile Corporation had asked Government's permission to sell surplus lands with 13 Nationalised Textile Mills and the Housing Department/MHADA should consider the possibility of securing some of the surplus lands from those mills for putting up transit camps.

Item No.12 : Request for exemption from payment of channelisation charges - application by Behram Sudhar Committee of Bandra.

12.1. While placing the item before the Committee the Metropolitan Commissioner made it clear that the exemptions which were granted by the BMRDA earlier were specifically for the E.W.S. and L.I.G. Housing Schemes of MHADA. Since Behram Sudhar Committee is developing the area on its own, the same concession would not become available to them.

12.2. During the course of discussion on this item, it was pointed out that in case exemption from channelisation charges was granted to the Behram Sudhar Committee, similar requests would pour in from other slum colonies in Bandra-Kurla Complex which would be difficult to resist. It was also pointed out that the rate of channelisation charges was fixed @ Rs.150/- per square metre way back in 1978 and as per prevailing cost of work, the amount which would be collected by the BMRDA by

...17/-

way of channelisation charges was hardly sufficient to meet the actual expenditure on channelisation works. As such the rate of Rs.150/- per sq.mtr. was itself concessional. It was further pointed out that total exemption from channelisation charges was not granted even to educational and charitable institutions such as the Spastics Society and it would not be advisable to grant such exemption in favour of the Behram Sudhar Committee. It was clarified that if the channelisation charges were recovered from the Behram Sudhar Committee the cost per housing unit developed by them would go up by just about Rs.2,500/-.

At the conclusion of the discussion, it was decided that the Behram Sudhar Committee's request for exemption from payment of channelisation charges need not be conceded but it may be allowed to pay the channelisation charges in five equal annual instalments with interest @ $6\frac{1}{2}\%$ per annum. The Committee accordingly passed the following Resolution :-

RESOLUTION NO.323 :

"Resolved that the Executive Committee hereby approves that the Behram Sudhar Committee, Bandra be allowed to pay channelisation charges at the rate of Rs.150/- per sq.mtr. in 5 yearly instalments together with interest at $6\frac{1}{2}\%$ per annum."

Item No.13 : Guarding of land required for the development by the Authority -
Appointment of guarding agency.

During the course of discussion on this item, it was pointed out that the lowest quote agencies who are recommended for awarding security contracts were relatively new to the BMRDA. As against this, the existing security agencies

(which were appointed earlier after inviting limited quotations) had been rendering good security services. Besides, they had come forward to provide security services at the rates now quoted by the lowest tenderer. With a view to ensuring security of the lands which are required for the prestigious projects, the Committee decided that the work of guarding of these lands be entrusted to the existing contractors at the rates quoted by the lowest tenderer in each case and accordingly, passed the following Resolution :-

RESOLUTION NO.324 :

"Resolved that in exercise of the powers conferred on it under clause (iii) of sub-section (3) of section 7 of the BMRDA Act, 1974, the Executive Committee hereby accords its approval to entrust the guarding work at Kole Kalyan to K.G. Industrial Security Services at the rate of Rs.8,900/- (Rupees Eight thousand nine hundred) only per month and at Oshiware to H.H. Timber Mart at the rate of Rs.9,300/- (Rupees Nine thousand three hundred) only per month.

"Resolved further that the Executive Committee accords its approval to the interim arrangements made by the Metropolitan Commissioner for guarding the land at village Kole Kalyan and Oshiware after the expiry of the term of contract for guarding."

Item No.14 : Allotment of plot Nos.C-18 and C-19 in 'E' Block of Bandra-Kurla Complex to the Life Insurance Corporation of India.

14.1. During the course of discussion on this item, it was decided that the rate namely Rs.4,550/- per F.S.I. which has been received by MHADA for its plot in 'C' Block of Bandra-

.....19/-

Kurla Complex, should also be made applicable for the plots proposed to be allotted to the L.I.C.

14.2. It was further suggested that on the analogy of lease period presented by MHADA, the lease of land of the plots to be allotted by the BMRDA should be for 80 years with a clause that the lease rent could be revised after every 30 years.

Item No.15 : Old and dilapidated buildings -
Bill for amending the Maharashtra
Housing and Area Development Act, 1976 -

During the course of discussion on this item, the following points were made :-

15.1 The draft bill permits maximum F.S.I. of 3.2 to the Cooperative Societies of tenants. Earlier Government letter No. ARS-1084/6225/2, Housing and Special Assistance Department, dated 1st December, 1984, it was stated that such Cooperative Societies would be given the existing F.S.I. or F.S.I. 2.00 whichever is more. The provisions made in the bill were, therefore, more liberal. By allowing FSI of 3.2 it was felt that further congestion would be created in the Island City of Bombay which would put additional strain on existing utility services of BMC such as water supply, roads, drainage, etc. It was also pointed out that if the provisions of the bill are implemented in areas such as Colaba where the FSI consumed by most buildings is very low, there will be huge addition to existing population and consequently severe traffic and parking problems will be caused on existing roads which have little scope of widening.

15.2. The Secretary, Housing Department stated that the intention was not to allow the higher FSI of 3.2 in all cases; but to provide some incentive. He further stated that the funds

required for reconstruction of these buildings would have to come from either owners/tenants or from the property itself. Since it was not possible for either the owners or the tenants to raise the required funds, the funds would have to be raised by giving incentive in the form of higher FSI. He, however, agreed that the relevant provision in the bill would need to be modified so that there would remain no ambiguity in this respect.

15.3. It was pointed out that in case of reconstruction of old and dilapidated cessed buildings undertaken by MHADA FSI of 3.2 is available, but that was meant for accommodating only the existing tenants and not others. As against this, under the new bill tenements would be given even to outsiders which would result in aggravating congestion further.

15.4 The Secretary, Housing Department informed the Committee that as per a rough estimate about 15000 additional tenements would be constructed under this scheme in the Island City, out of which about 7500 tenements would come to the Government which would be allotted to the tenants of the existing buildings, sites for which are reserved for public purposes for providing amenities such as road widening, gardens, etc. and to the already dishoused tenants from City presently living in Transit Camps. He also explained that by this scheme, the Municipal Corporation would also be benefited inasmuch as the rateable values of the reconstructed buildings would be far more.

15.5. It was suggested that there should be some provision in the bill by which the tenements not required by the existing tenants would automatically come to the State Government and not go to the co-operative society/builder.

....21/-

561

15.6. It was pointed that the Bombay Municipal Corporation has already made a survey of the existing buildings in the Island City of Bombay and on that basis the extra F.S.I. that would be generated by this scheme in the 'A' Municipal Ward should ^{be}ascertained by the BMC and made known to the Committee.

15.7. The Committee deferred further consideration of the Item Note and requested the Secretary, Housing and Special Assistance Department to bring the modified scheme of grant of FSI before the Committee. The Municipal Commissioner, B.M.C. was also requested to place the information about extra F.S.I. that would become available in 'A' Municipal Ward, before the Committee simultaneously.

Item No. 16: Levy of Cess under section 25 of the BMRDA Act, 1974.

16.1. After discussion the Committee decided that the State Government be requested to levy Cess under section 25 of the BMRDA Act, 1974 on the properties used for non-residential purposes in the Island City of Bombay.

16.2. The Committee also desired that Government be also requested to amend the provision of Section 25 of the BMRDA Act, 1974, so that the present ceiling of 5% for levy of Cess could be suitably increased for facilitating levy of cess on a graded scale.

Item No. 17: Shifting of Wholesale Fruits and Vegetable Market.

Consideration of this item was deferred as the matter was already under consideration in Mantralaya.

Item No. 18: Minutes of the last four Meetings of the Authority and action taken report thereon.

18.1. After discussion and in view of the difficulties encountered in fully develop Dharavi Plot, the Committee was of the opinion that the plot of land adjoining Dharavi Bus Depot in 'H' Block of Bandra-Kurla Complex be disposed of without making any further development and for that purpose the Authority be approached for amending the decision taken in this respect by it under its Resolution No.253, dated 22nd June, 1984.

18.2 The Committee also suggested that the negotiations for allotment of this plot to ONGC be resumed and in case the ONGC was prepared to take this plot at a rate that may be approved by the Authority, the plot be allotted to them after following the usual procedure.

The following Item was then considered as Table Item and the following Resolution was passed :

Table Item : Protection of land in 'H' Block of Bandra Kurla Complex - Continuation of guarding agency

RESOLUTION NO.325 :

"RESOLVED THAT the Executive Committee, in exercise of powers under section 7(3) (iii) of the BMRDA Act 1974, and all other powers enabling it in this behalf, hereby approves the proposal for continuing the existing security arrangements for guarding the plot in 'H' Block of the Bandra-Kurla Complex by M/s.K.G. Industrial Security Services, Bombay, at the rate of Rs.3,000/- (Rupees Three Thousand) only per month for a further period of six months or till the disposal of plot whichever is earlier, as proposed."

The meeting then concluded with a vote of thanks to the Chair.

@@@@@@@@@@@@