

No. EXC/MTG/101.

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan, 5th Floor,
Bandra (East), Bombay-400 051.

Date : 20th December, 1985.

The minutes of the Hundred & First Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 4th December, 1985 are enclosed.

S. V. ASGAONKAR
(S. V. ASGAONKAR)
SECRETARY
EXECUTIVE COMMITTEE.

To:

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| The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. | - Chairman |
| The Metropolitan Commissioner, B.M.R.D.A. | - Member |
| The Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya. | - Member |
| The Secretary to the Government of Maharashtra, Housing and Special Assistance Department, Mantralaya. | - Member |
| The Municipal Commissioner, Bombay Municipal Corporation. | - Member |
| The Managing Director, C.I.D.C.O., Bombay. | - Member |
| Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, Bombay-400 004. | - Member |
| Shri Shirish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, Bombay-400 023. | - Member |
| Dr. P.G. Patankar, Director, Central Institute of Road Transport, (Training and Research), Poona-Nasik Road, Pune-411 026. | - Member |

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INVITEES :

- 1) Shri P.S.A. Sundaram,
Vice-President and Chief Executive Officer,
Maharashtra Housing and Area Development Authority,
Bombay-400 051.
- 2) Shri C.D. Singh,
Secretary to Government of Maharashtra,
Environment Department, Mantralaya.
- 3) Shri R.K. Jain,
General Manager,
Central Railway,
Bombay-400 001.
- 4) Shri S.G. Watve,
General Manager,
Bombay Telephones,
Bombay-400 005.
- 5) Shri Zafar Saifullah,
Chairman,
Bombay Port Trust,
Bombay-400 038.
- 6) The Financial Adviser, B.M.R.D.A.
- 7) The Chief, T&CP Division, B.M.R.D.A.
- 8) The Chief, T&C Division, B.M.R.D.A.
- 9) The Chief, Planning Division, B.M.R.D.A.
- 10) The Chief Engineer, Engineering Division, B.M.R.D.A.
- 11) The Senior Planner, B.M.R.D.A.
- 12) The Legal Adviser, B.M.R.D.A.

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HUNDRED & FIRST MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 4th December, 1985 (Wednesday).

TIME : 5.00 P.M.

PLACE : Committee Room, 6th Floor,
Mantralaya.

MEMBERS PRESENT :

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| Shri B.G. Deshmukh,
Chief Secretary to the Government
of Maharashtra. | -- Chairman |
| Shri S.R. Kakodkar,
Metropolitan Commissioner. | -- Member |
| Shri D.K. Jain,
Secretary to the Government of
Maharashtra, Urban Development
Department. | -- Member |
| Shri J.G. Kanga,
Municipal Commissioner,
Bombay Municipal Corporation. | -- Member |
| Dr. P.G. Patankar. | -- Member |

INVITEES :

- Shri P.S.A. Sundaram, Vice-President and Chief Executive Officer, Maharashtra Housing & Area Development Authority.
- Shri C.D. Singh, Secretary to Government of Maharashtra, Environment Department.
- Shri K.S. Baroi, Joint Secretary, Housing and Special Assistance Department.
- The Financial Adviser, B.M.R.D.A.
- The Chief, T&C Division, B.M.R.D.A.
- The Chief, Planning Division and T&CP Division, B.M.R.D.A.
- The Chief Engineer, Engineering Division, B.M.R.D.A.
- The Director (Engineering Services & Projects),
Bombay Municipal Corporation.
- The Senior Planner, T&CP Division, B.M.R.D.A.
- The Legal Adviser, B.M.R.D.A.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

Item No.1(a) : Confirmation of the minutes of
the last (100th) Meeting.

The minutes were confirmed.

Item No.1(b) :

Item No.1(b) : Action taken on the minutes of the last (100th) Meeting.

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

1.1 As decided by the Committee at its last (100th) meeting, the Municipal Commissioner placed before the Committee a statement giving information about extra floor space that would become available in 'A' Municipal Ward in case FSI is allowed to be raised to 3.2 in respect of old and dilapidated buildings. Since average consumed FSI in 'A' Ward is 1.90, if FSI is increased to 3.2 as per Bill amending the Maharashtra Housing and Area Development Act, 1976 for reconstruction of old and dilapidated buildings, it was estimated by BMC that in 'A' Ward alone there will be net population addition to the extent of 5 lakhs.

1.2. Reacting to the above estimate made by BMC, Vice-President and Chief Executive Officer, MHADA stated that the scheme provided that 50% of the additional tenements should be given to Government for accommodating dishoused persons and, as such, the net addition of population will be only 50% of the estimated increase i.e. 2.5 lakhs. He further stated that the Co-operative Housing Societies will get FSI of 2.0 or the existing FSI whichever is higher as per Government letter in Housing Department, No.MRS-1084/6225/2, dated 1st December, 1984 and not 3.2 as assumed by the Municipal Corporation of Greater Bombay. He also stated that it has been decided to suitably amend the relevant provisions of the aforesaid Bill before it is submitted to the Legislature.

1.3. After further discussion, it was suggested that the conditions mentioned in Government letter referred to above should be incorporated in the Bill and the same be brought before the Committee for consideration.

1.4. Referring.....

1.4. Referring to para.11.2.5 of the minutes, the Vice-President and Chief Executive Officer, MHADA, stated that the Secretary, Housing and Special Assistance Department had sent a note, dated 2nd December, 1985 to the Metropolitan Commissioner requesting BMRDA's permission to use a portion of plot adjacent to the existing Transit Camps in Backbay Reclamation Scheme, which does not require reclamation and is reserved for Car shed of the Seventh Rail Corridor and requested that the same may be taken up for consideration.

1.5. After discussions, the consensus was that if the land under reference could be used for the Transit Camp without in any way affecting the assurance given by the State Government to the Legislature, the same should be allowed to the extent of 5 acres to be used for Transit Camps, provided it will not involve any reclamation. It was also agreed that the BMRDA, Housing and Special Assistance Department, and the Maharashtra Housing and Area Development Authority should discuss the matter in detail and settle the issue as suggested above.

1.6. The Vice-President and Chief Executive Officer, MHADA then informed the Committee that it was gathered from the National Textile Corporation that about 10 acres of surplus land with it could be made available at market rate for construction of Transit Camps. The Committee desired that the Housing and Special Assistance Department and MHADA to settle the price issue and also consider acquiring surplus land with Mukesh Mills at Colaba for the aforesaid purpose.

Item No. 2 : Applications for permission under Section 13 of the BMRDA Act, 1974.

The applications bearing the following registration numbers were placed on the Table :

- (1) No.488/10/10/85; and
- (2) No.489/05/11/85.

(1) Application

(1) Application No.488/10/10/85 (The Unit Trust of India).

The Committee found that the proposal did not attract the provisions of Notification under Section 13 of the BMRDA Act, 1974 and decided that the applicant be informed that BMRDA's permission was not necessary in this case.

(2) Application No.489/5/11/85 (Shri J.S. Valado).

The Committee considered the application and noted that the proposal was for construction of additional floor space of 110.39 square metres on the existing ground floor of similar area, resulting in an F.S.I. of 1.97, at Final Plot No.443-A, TPS III, Bhagoji Keer Marg, in 'G-North' Municipal Ward. It was further noted that according to Town Planning Bombay City No.III sanctioned in 1960, on Plot No.443-A, building not exceeding ground and one upper floor (or 26' in height) is permissible without any marginal open spaces and that the owners had already paid necessary betterment charges according to the final scheme. As per Rule 3(a) of Development Control Rules for Greater Bombay, the provisions of Town Planning Scheme prevail over the provisions of Development Control Rules. It was also noted that various Town Planning Schemes in Greater Bombay have been varied so as to make applicable provisions of Development Control Rules to these schemes. The Committee, therefore, desired the Metropolitan Commissioner to verify the correct position in the matter and satisfy himself that FSI of 2.0 is still available for the Plot under reference. Subject to the above, the Committee approved the proposal.

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO.326 :

"Resolved that in exercise of the powers conferred on it by clause (iv) of the 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.....

hereby grants permission to Shri J.S. Valado (Application bearing Registration No.489/5/11/85) for construction of a building with floor area of 220.78 square metres with F.S.I. 1.97, on Final Plot No.443-A, T.P.S. III, Bhagoji Keer Marg, in 'G-North' Municipal Ward subject to the condition that FSI of 1.97 is otherwise available to the plot under reference.

"Resolved further that the Unit Trust of India (Application bearing Registration No.488/10/10/85) be informed that the proposal submitted by them does not attract the provisions of the Notification under Section 13 of the BMRDA Act."

Item No. 3 : Industrial Location Policy in B.M.R. - Modification to -

The consideration of this item was deferred due to the absence on leave of Additional Chief Secretary, Industry Department, who was requested to attend the meeting.

Item No. 4 : Industrial Location Policy in B.M.P. - N.O.Cs. to -

- i) M/s.Chase Bright Steel Limited; and
- ii) M/s.Bharat Petroleum Corporation/Balmer Lawrie & Co. Ltd., Bombay.

4.1 The Committee first considered the case of M/s. Chase Bright Steel Limited. The proposal was found not to be in conformity with the objectives of the Bombay Metropolitan Regional Plan sanctioned by State Government as well as with the approved Industrial Location Policy. The Committee, therefore, rejected the proposal.

4.2. Consideration of the case of M/s. Bharat Petroleum Corporation/Balmer Lawrie & Co. Ltd. was deferred.

Item No. 5 : Modification to industrial policy for relocation of industrial unit from Zone-1, particularly textile mills.

Consideration of this item was deferred.

Item No. 6 :

Item No. 6 : Backbay Reclamation Scheme Plot No.120(pt) - Proposed construction of Jhulelal Mandir - concessions required under D.C. Rules.

During the course of discussion on this item, it was observed that the plot under reference was admeasuring 5,000 sq.feet (50' x 100'). After discussions with BMRDA Office, the party had decided to drop the idea of locating a hospital on the 2nd floor of the proposed building, thereby eliminating the need for providing parking spaces. In respect of concession sought for in open spaces viz. 10 feet each as against 18 feet each required under the rules, the Committee was of the opinion that the concession should not be allowed; but in order to enable the Trust to keep the open spaces as prescribed in D.C. Rules, Government in **Revenue and Forests** Department should consider increasing the area of the plot given to the Trust for constructing the Jhulelal Mandir.

Item No. 7 : Proposed MLA's Hostel on Plot Nos.152, 153, 174 & 175 for Block III BBRS - Request for condonation of certain deficiencies. Relaxation in Development Control Rules.

7.1. The Committee considered the Item Note. Shri S.R. Vaidya, Government Architect, was also present during the discussions on this item.

7.2. The Committee noted that the proposal was deficient in respect to the following :-

- i) On south side (sea side) the margin left was only 24 ft. as against 42 ft. required, leaving a deficiency of 18 ft.
- ii) 15% open space was not left out; and
- iii) Adequate number of parking spaces were not provided.

7.3. In regard to the number of parking spaces required to be provided it was felt that MLA's Hostel is to be equated with residential premises proper and not with starred Hotels in view of the fact that unlike Hotels which are generally used by guests, and tourists, for a few days at a time, the suites in MLA's Hostel will be allotted to MLAs on long term basis for the entire

duration.....

duration of their term as MLA. In view of this, as many parking spaces will have to be provided as the number of suites in the MLA's Hostel.

7.4. On inquiry, the Government Architect stated that it would be possible to redesign the building to be in conformity with the provisions of the D.C. Rules. The Committee, therefore, advised the Government Architect to submit a revised proposal which will not involve any deviations from the D.C. Rules.

Item No. 8 : Proposal for undertaking preparation of a Multi-Sector Urban Development Project (BUDP-II) for B.M.R.

The Committee considered the Item Note and passed the following Resolution :-

RESOLUTION NO.327 :

"RESOLVED that the Executive Committee hereby approves the proposal to initiate formulation of a Multi-Sector Project (BUDP-II) and for that purpose to constitute a Task Force.

"Resolved further that the Metropolitan Commissioner is hereby authorised to take further necessary steps to constitute the Task Force and finalise its terms of reference."

Item No. 9 : Application for recognition to the BMRDA Officers' Association.

The Committee considered the Item Note and passed the following Resolution :-

RESOLUTION NO.328 :

"Resolved that the BMRDA Officers' Association be granted recognition, subject to the conditions specified in the Annexure to the Agenda Note, as proposed."

Item No.10 : Provision of Woollen Clothings to the Watchmen and Security Staff of B.M.R.D.A.

The Committee considered the Item Note and passed

the.....

the following Resolution :

RESOLUTION NO.329 :

"Resolved that the Executive Committee hereby approves the proposal to provide Woollen Clothings to Watchmen and Security Staff of BMRDA, once in every 4 years, as proposed in the Item Note."

Item No.11 : Disposal of Plot in 'H' Block of the Bandra-Kurla Complex.

After discussion, the Committee agreed with the proposal contained in para.8 of the Item Note, viz. to dispose of plot under reference on AS IS WHERE IS basis to the Oil and Natural Gas Commission at the premium rates mentioned therein subject to the further sanction thereto by the Authority.

Item No.12 : Allotment of land at Panchpakhadi Tahsil Thane - Request of the BMRDA Employees Co-operative Housing Society (Proposed).

The Committee considered the Item Note and suggested that the plot of land under reference be offered to the proposed Co-operative Housing Society of BMRDA employees @Rs.167.50 per square metre as stated in para.3 of the Item Note, subject to further sanction thereto by the Authority.

Item No.13 : Status Report of the Mahim Nature Park Project.

13.1 The Mahim Nature Park Project was explained to the Committee in detail during which it was clarified that the Project will inter alia have a small Snake Park and Wind Mill about which an objection was raised by Dr. P.J. Deoras, who was one of the Members of the Group, which was appointed in connection with the Project. It was explained that since one of the main objects of the Nature Park was to serve as an educational centre for children for imparting to them basic knowledge of how the ecosystem functions and explaining to them the interdependence between living beings and non-living elements, setting up of both the Snake Park and the Wind Mill was necessary and without

them,

them, the Project will be incomplete. It was explained that the total built-up area including office, auditorium and essential staff quarters was only 0.5 acres against the total area of the Park which is 37 1/2 acres. The progress in various works was apprised to the Committee.

13.2 The Committee noted the status report and desired that the Project be completed as envisaged.

Item No.14 : Status Report of Oshiwara District Centre.

The Committee while noting the status report desired that for defending and expediting various Court cases, services of eminent Counsels should be engaged by the concerned agencies.

Item No.15 : Accounts of the Authority for the half year ending 30th September, 1985.

Six monthly accounts for the year ending 30th September, 1985, were noted by the Committee.

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

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