

HUNDRED & FOURTH MEETING OF THE EXECUTIVE COMMITTEEB.M.R.D.A.DATE : 2nd September, 1986 (Tuesday)TIME : 4.00 P.M.PLACE : Chief Secretary's Committee
Room, 5th Floor, Mantralaya.MEMBERS PRESENT :

- Shri K.G. Paranjpe, - Chairman
Chief Secretary to the
Government of Maharashtra.
- Shri S.R. Kakodkar, - Member
Metropolitan Commissioner.
- Shri D.K. Afzulpurkar, - Member
Secretary to the Government
of Maharashtra, Housing and
Special Assistance Department.
- Shri S.S. Tinaikar, - Member
Municipal Commissioner,
Bombay Municipal Corporation.
- Shri L.C. Gupta, - Member
Managing Director,
C.I.D.C.O., Bombay.
- Shri Charles M. Correa. - Member
- Shri Shirish B. Patel. - Member

INVITEES :

- Shri A.S. Rao,
Secretary (II) to the Government of Maharashtra,
Urban Development Department, Mantralaya.
- Shri V.J. Kale,
Chief Engineer, Bombay Port Trust.
- Shri Shashi Mardolkar,
Chief Traffic Manager, BES&T Undertaking, Bombay.
- 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 Senior Planner, T&CP Division, B.M.R.D.A.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

Item No.1(a) :

Item No.1(a) : Confirmation of the minutes of the (i) 103rd Meeting and (ii) Special Meeting.

Item No.1(b) : Action taken on the minutes of the last (103rd) Meeting and Special Meeting - together with progressive action on the past decisions (parts 'a' and 'b').

The minutes were confirmed and the action taken report was noted.

Item No. 2 : Backbay Reclamation Scheme - Draft Development Plan proposals of Bombay Metropolitan Region Development Authority as Special Planning Authority for Backbay Reclamation Scheme.

Suggestion to modify Draft Development Plan proposals submitted by BMRDA to Government were taken up for further consideration as the discussion thereon during the last meeting of the Executive Committee held on 21st May, 1986 was inconclusive in respect of most of the proposals.

(i) Plot No.196 :

It was noted that though the plot was originally allotted to the Income Tax Department and that Department had spent a considerable amount of money for developing the plot, they had themselves offered to surrender the plot to Government in view of the refusal of permission to construct an office building on the plot. Moreover, in 1979 Government had taken a well considered decision to resume the plot from the Income Tax Department and allot it to BEST for constructing a Bus Station. However, for some reason or the other the plot was not actually withdrawn from the Income Tax Department but continues to be in their possession upto now. In the meanwhile, the Income Tax Department has sought permission for constructing a residential building on the plot as per the rules in force.

It was explained that the Block III of Backbay Reclamation attracted almost 70,000 employees, most of whom were dependent on public transport services. There were no proper arrangements for parking and operating buses in this area and this causes serious inconvenience to office goers in the Backbay Reclamation Area due to very inadequate transportation facilities. BEST was at

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present using the narrow road space near LIC Building (Yogakshema) as a Bus Station. BEST's operation and services were seriously handicapped due to lack of adequate space for locating the bus station as a result of which the office goers had to walk long distances in all types of weather and suffer extreme inconvenience which could only be mitigated by conceding the demand of BEST for suitable space for locating their bus station. It was pointed out that it was in consideration of these factors that the Cabinet Sub Committee had taken a decision to withdraw Plot No.196 from the Income Tax Department and allot it to BEST.

As regards Income Tax Department's requirement of a plot of land for building staff quarters, it was pointed out that BMRDA had offered them two residential plots in 'E' Block of Bandra-Kurla Complex in October 1983 but they were not accepted by the Income Tax Department. It was further pointed out that BMRDA had already given four commercial plots in Bandra-Kurla Complex to the Income Tax Department for constructing their office buildings and it would naturally have been very convenient for the Income Tax Department to construct staff quarters also in the Bandra-Kurla Complex. However, the Income Tax Department had declined the offer of the residential plots in Bandra-Kurla Complex and thereafter they were purchased by the Reserve Bank of India.

The Committee felt that the need of the BEST for a plot of land in the Backbay Reclamation area for constructing a bus station for providing better services to the large number of office goers in the area is far more important and deserves much greater priority than the need of the Income Tax Department for constructing a residential complex in the Backbay Reclamation area. The Committee, therefore, reiterated the proposal contained in draft Development Plan to earmark Plot No.196 for BEST Bus Station. It was further decided that since Maharashtra Tourism Development Corporation is in urgent need of parking facility for parking their buses MTDC's requirement should also be accommodated in Plot No.196.

(ii) Causeway

(ii) Causeway connecting Cuffe Parade - Nariman Point.

The question of making a provision for causeway connecting Blocks III and V of Backbay Reclamation was considered all over again. It was felt that purely on traffic and transportation considerations provision for causeway, which due ^{to} its location and environment is likely to be very expensive, cannot be justified. On the other hand, if the causeway is to be constructed as proposed there is a possibility of heavy siltation on the western side of the causeway. Further a better solution to the future problems of congestion of J. Bhosle Marg and Madam Cama Road would be to have a road along the south edge of Backbay Reclamation Block III connecting J. Bhosle Marg to the tip of Nariman Point on Netaji Subhash Marg in an East-West direction. This could be done by widening the planned road along the proposed promenade. The Committee, therefore, decided to :

(a) drop the causeway proposal; and

(b) suggest suitable reservation for a road along the southern boundary of the Backbay Reclamation Block III to connect Jagannath Bhosle Marg to Nariman Point/Netaji Subhash Marg. This would entail suitable widening of the proposed road along the promenade in this area.

(iii) Parking facilities for cars on Plot No.240, 240-A.

The proposal for multi-storey car park on Plot No.240 and 240-A with eating place on ground floor was approved. This will be in accordance with draft Development Plan proposals.

(iv) Heliport.

The Committee felt that the exact location of the permanent heliport for commercial operations would have to be decided only after a firm decision is taken on the location of the statue of the late Prime Minister Mrs. Indira Gandhi. This is because in a letter by Helicopter Corporation of India (HCI) they have expressed

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the view that the existing open area at Nariman Point, perhaps with marginal reclamation would also be suitable as heliport. This site is, however, one of the sites under consideration for the said statue.

(v) Hospital and Research Centre.

During the discussions, it was pointed out by the Members that there are already a number of large hospitals in South Bombay and it would not be necessary to have one more Hospital and Research Centre at the southern tip of Bombay, especially, by reclaiming additional land for the purpose. It was, therefore, decided to drop the proposal.

(vi) Government Officers' Club.

The need for an Officers Club in Backbay Reclamation area was recognised and accepted. It was decided in the last Executive Committee meeting that the land surrendered by the World Trade Centre admeasuring about 23,046 square metres to the north of existing Transit Camp and earmarked in draft Development Plan as Playground should be utilised for the proposed Club. At the suggestion of one of the members, it was decided that the area should continue to be shown in the draft Development Plan as Playground/ Gymkhana.

(vii) N.C.P.A. Plot.

There was elaborate discussion on this topic particularly in the context of NCPA's insistence that it should be allowed to be partly used for putting up a residential building with shops for generating funds. It was pointed out that NCPA have applied for construction of a 25 storied building with shops on 1st and 2nd floors, club on the 3rd floor and residential apartments on the remaining floors. The Committee strongly felt that this plot which is strategically located should be exclusively reserved for NCPA's cultural activities proper and should not be allowed to be used for any purposes which is not directly connected with NCPA's basic aims and objectives. The Committee felt that if NCPA is in need of generating funds to meet its annual expenses it should explore alternative means of raising resources rather than by utilising the plot partly for commercial/residential purposes which is not directly connected with the

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activities of the NCPA. In fact, the NCPA should take into account their future possible requirements for expanding their cultural activities proper and set aside the surplus area for such future expansion of its cultural activities rather than using it for an apartments-cum-shops complex. The Committee felt that if residential flats, etc., were allowed to be constructed on the plot and sold/leased to private parties it will completely alter the basic character of the NCPA Complex which is not at all desirable. It was, accordingly, decided that the NCPA plot should continue to be earmarked for "Institutional" User only as already shown in the draft Development Plan.

(viii) Smt. Indira Gandhi Statue.

Shri Charles Correa stated that no final decision has been taken so far in regard to the exact location of late Smt. Indira Gandhi's Statue. It was decided to await final decision of the Prime Minister in the matter. Once a final decision is known necessary modifications may be made in the Planning Proposals in due course.

(ix) Plot Nos.146 and 147.

It was pointed out that in the Draft Development Plan prepared by BMC and published in May 1983 these plots have been earmarked for garden. Subsequently, there was a request from Maharashtra Tourism Development Corporation for reservation of the plots for setting up a large Maharashtra State Emporium in order to project a befitting image of Maharashtra as the premier State in the country which is rich not only in industry but also in art and culture. Accordingly it was suggested that these plots should be earmarked for locating Maharashtra State Emporium. The Committee felt that since Trimurthi Emporium is already there in the World Trade Centre Complex, there may be no need for another Emporium in plots 146 - 147 and the plots should continue as garden.

It was observed that the planning proposals in respect of land referred to in the above paragraphs had already been finalised by the Authority and sent to Government for giving approval so as to prevent

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unauthorised reclamation and haphazard growth. Government may be requested to sanction the same after taking into account the observations made in the foregoing paragraphs, so that necessary development can be taken up by B.M.R.D.A.

Item No. 3 : Proposal of Reliance Industries for temporary helipad in Backbay Reclamation Area.

Decision on the request of Reliance Industries Limited (RIL) for permission to utilise the triangular piece of land to the west of World Trade Centre plot as a temporary helipad for operation of helicopters of RIL as well as Government of Maharashtra for non-commercial flights under Visual Flight Rules (VFR) was deferred.

Item No. 4 : Modification to the Regional Plan of B.M.R. - Lands comprised in S.No.59 (part) of Chitalsar - Manpada.

After discussion, the Executive Committee endorsed the stand taken by BMRDA's Office viz. that the proposed modification in the Regional Plan of B.M.R. in respect of lands comprising S.No.59 (part) of Chitalsar-Manpada in favour of a private individual is unwarranted particularly when a Development Plan is being prepared for the entire area of the Thane Municipal Corporation and that any reduction in the area of open space and recreational area is not desirable.

Item No. 5 : Preparation of select panels of Civil and Structural Contractors for execution of BMRDA Projects - Wholesale Textile Market Complex.

Chief Engineer, BMRDA, briefly explained the Item Note and stated that as tenders are to be invited soon it is necessary to approve short lists on priority. Shri Shirish Patel enquired about parameters followed while preparing the short lists. The parameters (which are already covered in item note) were again discussed. Members felt that the list of contractors should be expanded even by marginal relaxation of parameters if necessary with a view to ensure larger participation in the tenders by Contractors who have the requisite capability as well as resources and time to undertake

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major projects. It was, accordingly, decided that the Sub-Group constituted by BMRDA should reconsider the matter and recommend larger lists of 12 to 15 Contractors for each panel. The item was, therefore, deferred.

Item No. 6 : Proposed additional Reclamation at Timber Pond, Sewree, by the Bombay Port Trust.

The Committee did not favour BPT's proposal to reclaim 30 acres of land for extension of their existing container yard at Timber Pond and desired that BPT should furnish a complete plan for developing and utilising container handling facilities both at Bombay Port and at Nhava-Sheva Port, for the next 10-15 years together with projection of container traffic in both, limits within which the Bombay Port container handling would be contained, etc. The Committee felt that with the completion of the projected container handling facilities being created at Nhava Sheva Port container handling at Bombay Port will tend to decelerate gradually and hence there may be no need to expand BPT's existing container storage facility. Moreover there did not appear to be adequate justification why BPT should give up the existing container yards on private land. Further consideration of the item was accordingly deferred.

Item No. 7 : Guarding of land at Wadala.

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

RESOLUTION NO.341 :

"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 approves the proposal for drawing required number of guards from the Security Guards Board for Greater Bombay and Thane District, constituted under Section 6(i) of the Maharashtra Private Security Guards (Regulation of Employment and Welfare) Act, 1981.

"The Executive Committee further accords its approval to incur the necessary expenditure for payment to guards drawn from the Security Guards Board for guarding the Truck Terminal land at Wadala.

"Resolved.....

"Resolved further that the Metropolitan Commissioner, BMRDA, be and is hereby empowered to take further suitable action in this behalf.

"Resolved further that the Executive Committee accords its approval to the interim arrangements already made by the Metropolitan Commissioner, for guarding the land at Wadala after expiry of term of contract for guarding."

Item No. 8 : Shifting of hutments at Hanuman Nagar in Bandra East Area -
Litigations - Appointment of Lawyer.

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

RESOLUTION NO.342 :

"Resolved that in exercise of the powers vested in it under Clause (iv) of sub-section (3) of Section 5 of the BMRDA Act, 1974, the Executive Committee hereby accords approval for engaging a leading criminal lawyer to contest the criminal proceedings No.512/1986 initiated against the BMRDA Officer in the XII Court of Metropolitan Magistrate at Bandra (East).

"Resolved further that the Executive Committee accords its sanction for the expenditure in connection with the aforesaid litigation and empowers the Metropolitan Commissioner, BMRDA, to take necessary action in the matter."

Item No. 9 : Report of appointments made under powers delegated by the Executive Committee.

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

RESOLUTION NO.343 :

"Resolved that the Executive Committee hereby accords sanction to the appointments/promotions mentioned in Annexure to Item Note made under powers delegated under proviso to Guideline No.5 of the Staff Appointment Guidelines during the period ended on 30th June, 1986, as proposed."

Item No.10 :

Item No.10 : Kalyan Municipal Corporation -
Unauthorised Developments in and
around Dombivali. Permission to
appear in the Writ Petition
No.1303/86.

The Executive Committee decided that since development control powers have been delegated to the Kalyan Municipal Corporation, it is for Kalyan Municipal Corporation to fight out the case by engaging competent lawyers and the question of BMRDA also participating in such Writ petitions does not arise.

Table Item :

The following item was then placed before the Committee as a Table Item, with the permission of the Chair :

Assignment of a project to Urban
Design Research Institute, Bombay.

During the course of discussion on this item Shri Charles Correa stated that BMRDA should sponsor one candidate for the course either by nominating one of their staff members or sponsoring a new candidate from the market. It was pointed out that due to shortage of staff it would not be possible to nominate a person for the current year. Shri Charles Correa indicated that the Institute is not desirous of having a design project at this stage.

The Committee authorised the Metropolitan Commissioner to nominate a suitable person in due course for a maximum period of one year on ^a stipend of Rs.1,500/- p.m.

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

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