

No. EXC/MTG/105.

46
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan,
5th Floor, Bandra(East),
BOMBAY- 400 051.

October 14, 1986

The minutes of the Hundred & Fifth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 6th October, 1986, are enclosed.

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

To:

- 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

p.t.o...

INVITEES :

- 1) The Financial Adviser, B.M.R.D.A.
- 2) The Chief, T&CP Division, B.M.R.D.A.
- 3) The Chief, T&C Division, B.M.R.D.A.
- 4) The Chief, Planning Division, B.M.R.D.A.
- 5) The Chief Engineer, Engineering Division, B.M.R.D.A.
- 6) The Senior Planner, B.M.R.D.A.
- 7) The Legal Adviser, B.M.R.D.A.

48

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

DATE : 6th October, 1986 (Monday).

TIME : 11.00 A.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 L.C. Gupta, - Member
Metropolitan Commissioner
&
Managing Director, CIDCO.

Shri Charles M. Correa. - Member

Dr. P.G. Patankar. - Member

INVITEES :

Shri Satish Tripathi,
Joint Secretary, Housing and Special
Assistance Department, Mantralaya.
The Financial Adviser, B.M.R.D.A.

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

The Chief, and the Senior Planner, T&CP Division; the Chief, T&C Division; and the Chief Engineer were present as special invitees during the course of discussion on Items Nos.2 and 3; 8 and 9; and 7 & 10, respectively.

Item No.1(a) : Confirmation of the minutes of
the last (104th) Meeting.

The minutes were confirmed.

Item No.1(b) : Action taken on the minutes of
the last (104th) Meeting -
together with progressive action
on the past decisions(part 'a' only).

After discussion, the action taken report was noted by the Committee.

Item No. 2 :

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) 502/08/8/86
- (2) 503/12/8/86.

(1) Application No.502/8/8/86 (The Maharashtra State Road Transport Corporation).

The Committee considered the application and noted that the application was for change of use of floor area admeasuring 211.86 square metres from Dormitory for transferee officers to Administrative Office, in the premises of Maharashtra Vahatuk Bhavan at Bombay Central. It was also noted that as per the Development Control Rules for Greater Bombay in force, the Executive Committee has no powers to consider such a proposal. The application thus being **ultra-vires of the powers of the Committee**, and, therefore, not maintainable was rejected.

(2) Application No.503/12/8/86 (M/s. Hindustan Petroleum Corporation Ltd.)

The Committee considered the application and noted that the proposal was for addition to the existing building so as to increase the existing floor area from 7,412.4 square metres to 7,970.0 square metres (addition of 557.6 square metres) and F.S.I. 0.290 at S.No.325/145 and 354/145, Parel-Sewree Division, Mazgaon Lube Plant No.2, in 'F-South' Municipal Ward, for manufacturing storage and distribution of petroleum products and office space. It was also noted that the permission for the said development was granted by the Committee in its 88th meeting, held on 18th June, 1984. However, since the applicant could not commence the construction work for want of approval from other local authorities, the said permission lapsed. In the application under reference there was a slight increase in floor area (6.60 square metres) over the area earlier permitted by the Committee. The increase was due to marginal changes in dimensions of the plot area. The Committee decided to grant the permission for a further period of two years.

Accordingly,

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO. 344 :

"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 grants permission to M/s. Hindustan Petroleum Corporation Ltd. (Application bearing Registration No. 503/12/8/86) for addition to existing building a floor area of 557.6 square metres (making total floor area of 7,970 square metres) at S.No. 325/145 and 354/145, Parel-Sewree Division, Mazgaon Lube Plant No. 2, in 'F-South' Municipal Ward for manufacturing storage and distribution of petroleum products and office space.

"Resolved further that the application from the Maharashtra State Road Transport Corporation, bearing registration No. 502/8/8/86, 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, is hereby rejected."

Item No. 3 : Construction of a Central Museum, Laboratory and Central Control Unit for the coordination of the work of zonal basis on Fishery Survey of India situated at the various maritime states.

The Committee considered the Item Note and noted that the land required for the Central Museum, Laboratory and Central Control Unit for the coordination of the work of zonal basis on Fishery Survey of India forms part of the recreation ground as per Draft Development Plan proposals published by Municipal Corporation of Greater Bombay and as such the proposed user was not permissible. It was also noted that the proposal was likely to increase the number of jobs in the Island City of Bombay which was against the accepted policy of decongestion. The Committee also concurred with the views of the Town and Country Planning Division that it was possible for

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the Fishery Survey of India to identify alternative site either in Suburbs of Bombay or New Bombay. The Committee, therefore, decided that the State Government be informed on the above lines.

Item No. 4 : Continuation of services of M/s.PHE Consultancy Services Pvt. Ltd. under Bombay Urban Development Project (BUDP).

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

RESOLUTION NO.345 :

"Resolved that the Executive Committee hereby authorises the Metropolitan Commissioner to extend the period of service of M/s. PHE Consultancy Services Private Ltd., in pursuance of the provisions of the Agreement already entered into with them, for a period of 30 months at a monthly remuneration of Rs.18,000/- per month retrospectively from October 3, 1986, with modified Terms of Reference and man-hour-input as spelt out in Annexures I and II, respectively, of the Agenda Note."

Item No. 5 : Re-employment of Shri V.D. Borkar as Superintending Engineer in the Engineering Division of BMRDA.

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

RESOLUTION NO.346 :

"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 Shri V.D. Borkar being re-employed as Superintending Engineer in BMRDA, in the grade of Rs.1500-1925, from a suitable date after he voluntarily retires from Government service, his pay being fixed as per the general decision that will be taken by the Executive Committee in respect of re-employment of officers as stated in para.2 of the Item Note."

Item No. 6 :

Item No. 6 : Termination of Services of BMRDA Employees as per Regulation 4(i) of BMRDA (Conditions of Service) Regulations, 1977.

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

RESOLUTION NO.347 :

"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 post-facto sanction to the termination of the services of the employees mentioned in the Annexure, as proposed."

Item No. 7 : Quarterly Accounts of the BMRDA for the quarter ending 30th June, 1986.

During the course of discussion on this Item, the following suggestions were made with a view to early completion of works :-

- (1) It was suggested that contracts for piling as well as superstructure **be** synchronised so that the work of construction of the Textile Market Blocks is not further delayed.
- (2) It was suggested that as soon as contemplated construction of 3 blocks of the Textile Market is started, work of remaining 3 blocks thereof which are of repetitive nature as also the work of Commission Agents Building and the Transport Companies godowns be also taken up in hand.
- (3) It was also suggested that fresh demand registration for the remaining space in Textile Market be undertaken.

The Committee finally suggested that a detailed report in respect of feasibility of starting and completing the construction of Textile Market together with Bar Chart in respect of each activity be placed before the next meeting of the Executive Committee.

The quarterly accounts were then noted by the Committee.

Item No. 8 :

Item No. 8 : Truck Terminal at Wadala -
A Status Report.

The Chief, T&C Division explained in brief the various features of the Truck Terminal Project and the reasons for not securing a good response when the demand registration was announced.

The consensus of the discussion which then took place on the Item Note was that the construction of Truck Terminal will have to be completed within a time bound programme and side by side Government may be moved for enactment of necessary legislation.

Item No. 9 : Report of the Committee to give
recommendations on quick erection
of flyovers in Bombay.

The Chief, T&C Division explained the Item Note.

During the course of discussion members suggested that a more comprehensive Item Note giving the names of foreign firms who would be interested in constructing the flyovers; the comparative time required by both the indigenous firms as also the foreign firms for construction and possible sites where such flyovers could be erected, be placed before the subsequent Meeting of the Committee.

Some members emphasized the need of constructing flyovers on the existing corridor on priority basis. A suggestion was also made to try flyovers of low height wherever possible on the lines of flyovers constructed at Pune.

Item No.10 : Preparation of Select Panels of
Civil and Structural Contractors
for execution of BMRDA projects
Textile Market Complex.

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

RESOLUTION NO.348 :

"Resolved that in exercise of the powers conferred on it by clause Nos.(ii) and (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974 and all other powers enabling it in this behalf, the

Executive.....

Executive Committee hereby approves the following Select Panels of Civil and Structural Contractors for execution of Building Works in the Textile Market Complex :

Select Panel No.I (For Pile Foundation and Ancillary Works).

1. M/s. Asia Foundations and Constructions Ltd.;
2. M/s. Cemindia Company Ltd.;
3. M/s. National Building Construction Corporation Ltd.;
4. M/s. Simplex Concrete Piles (India) Pvt. Ltd.;
5. M/s. Choudhury & Choudhury;
6. M/s. B.E. Billimoria & Co.;
7. M/s. The Hindustan Construction Company Ltd.;
8. M/s. Michigan Engineers Private Ltd.; and
9. M/s. V.M. Jog Construction Pvt. Ltd.

Select Panel No.II (For Civil & Superstructure Works).

1. M/s. B.E. Billimoria & Co.;
2. M/s. National Buildings Construction Corporation Ltd.;
3. M/s. Shapoorji Pallonji & Co. Pvt. Ltd.;
4. M/s. Choudhury & Choudhury;
5. M/s. Chawla Inter-Build Construction Co. Pvt. Ltd.;
6. M/s. Simplex Concrete Piles (India) Pvt. Ltd.;
7. M/s. Industrial Agencies Corporation (India) Pvt. Ltd.;
8. M/s. B.J. Mistry & Co. Pvt. Ltd.;
9. M/s. Gulraj Engineering Construction Company; and
10. M/s. Bhasin Brothers.

"Resolved further that the above Select Panels will be valid for a period of three years from the date of approval of the panels, but a review will be made at the end of two years.

"Resolved further that the Metropolitan Commissioner is hereby authorised to intimate the firms regarding their inclusion/non-inclusion in the Select Panel Nos.I & II."

At the end of meeting the following suggestions were made :-

- (1) It should be ascertained as to whether the Railways are making provision of tracks of Mankhurd-Belapur Railway Line

which

which would facilitate running of fast trains upto Belapur.

- (2) There is an urgent need to start ferry service or speed boats on east coast of Bombay Island with a view to facilitating the quick transportation system, particularly for companies operating in New Bombay.

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

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