

February 23, 1987

The minutes of the Hundred & Seventh Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 9th February, 1987 are enclosed.

S. V. Asgaonkar
(S.V. ASGAONKAR)^{23/2/87}
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

INVITEE:

The Financial Adviser, BMRDA.

Copy to :

The Officers of the B.M.R.D.A.
The Legal Adviser, B.M.R.D.A.

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HUNDRED AND SEVENTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 9th February, 1987 (Monday).

TIME : 10.30 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 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 the Government
of Maharashtra, Housing and
Special Assistance Department.

Shri S.S. Tinaikar, - Member
Municipal Commissioner,
Bombay Municipal Corporation.

Shri Shirish B. Patel. - Member

Dr. P.G. Patankar. - Member

INVITEE :

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

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

Item No.1(a) : Confirmation of the minutes of the
last (106th) Meeting of the Committee.

The minutes were confirmed.

Item No.1(b) : Action taken on the minutes of the
last (106th) Meeting - together with
progressive action on the past
decisions (parts 'a' and 'b').

During discussion on this Item, the following
points were made/decisions taken :

1.1.1. Referring to information regarding quick erection
of flyovers in Bombay, it was pointed out that in proposed
BUTP-II certain flyovers were included for which technology
relating to quick erection of flyovers could be tried.

1.1.2. The

1.1.2. The Committee felt that there was acute need for constructing subways at major traffic intersections where the number of pedestrians and vehicles had become very large and unmanageable. The Committee desired that proposals for pedestrian subways at Churchgate, V.T., Mantralaya, Crawford Market, Dadar should be included in BUTP-II. The Committee felt that in order to discourage pedestrians from using the road after the subways are constructed the road should be 3-4 feet higher than footpaths or road surface. The Committee also desired that the possibility of raising resources by granting to private/public sector companies, advertising rights on subway space should be explored.

Item No. 2 : Disposal of Commercial Plots Nos.C-19 and C-21 in 'E' Block of Bandra-Kurla Complex.

2.1. This Item was discussed at great length, particularly effect of commercial exploitation of these plots on decongestion in South Bombay. It was appreciated that the development of plots in Bandra-Kurla Complex will surely have the effect of preventing further congestion in South Bombay which is bound to take place in the absence of alternative facility where offices, etc. could be set up. After further discussion, the Committee recommended that Plots Nos.C-19 and C-21 in 'E' Block of Bandra-Kurla Complex should be allotted to the following Organisations at the premium of Rs.6,000/- (Rupees Six thousand only) per F.S.I. square metre :

| Sr. No. | Name of the Organisation | Plot No. | Approx. area. (Sq.Mtr.) | Approximate value. Rs. |
|---------|--|----------|-------------------------|------------------------|
| 1. | Maharashtra State Electricity Board. | C-19 | 5060 | 3,03,60,000 |
| 2. | Maharashtra Public Service Commission. | C-21 | 4425 | 2,65,50,000 |

2.2. The

2.2. The Committee also recommended that in case the Maharashtra Public Service Commission is unable to accept the plot for some reason or the other within one month from the date of offer, the same plot should be offered to the Maharashtra Cooperative Housing Finance Society Limited at the same premium.

2.3. The Committee further recommended that a condition should be stipulated enjoining upon the allottees to give to the State Government one-tenth of the built-up area on the plot on 10 years hire purchase basis.

Item No. 3 : Protection of land in 'H' Block of the Bandra-Kurla Complex.
Continuation of guarding agency.

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

RESOLUTION NO.356 :

"Resolved that the Executive Committee in exercise of the 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 guarding 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 i.e. 31.3.1987 or till the disposal of plot, whichever is earlier."

Item No. 4 : Report of appointments made under powers delegated by the Executive Committee.

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

RESOLUTION NO.357 :

"Resolved that the Executive Committee hereby accords sanction to the appointments 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 31st December, 1986, as proposed."

Item No. 5 :

Item No. 5 : List giving details of appeals under Section 13(4) of the BMRDA Act, 1974.

After discussion, reported cases were noted by the Committee.

Item No.6(a) : Quarterly accounts of the BMRDA for the quarter ending 30.9.1986.

Item No.6(b) : Quarterly accounts of the BMRDA for the quarter ending 31.12.1986.

After discussion, the accounts for the quarters ending 30.9.1986 and 31.12.1986 were approved by the Committee.

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

Table Item : Request from South Asia Project Department of the World Bank for making available services of Shri V.K. Phatak, Chief, Planning Division as a Consultant to assist the World Bank Mission for preparation of their Tamil Nadu Urban Development Project.

After discussion, the Committee approved the proposal in para.4 of the Item Note and passed the following Resolution :

RESOLUTION NO.358 :

"Resolved that the Executive Committee hereby agrees to make available the services of Shri V.K. Phatak, Chief, Planning Division, BMRDA to work as a Consultant to the World Bank for a period of 15 days to assist the World Bank Mission in the preparation of their Tamil Nadu Urban Development Project on the following terms and conditions :

- (1) Shri Phatak will receive Consultancy Charges at U.S. \$ 220 net of Taxes per day worked subject to maximum of 26 days per calendar month plus travel and subsistence while away from home. He will not receive any salary or perquisites from BMRDA during the period of his foreign service. World Bank will also cover Shri Phatak's insurance including baggage insurance.

(2) Shri Phatak.....

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- (2) Shri Phatak will pay to the BMRDA economic rent of the flat he is occupying during the period of his foreign service.
 - (3) The mode of payment by the World Bank will be as allowed by the Reserve Bank of India.
 - (4) The residential telephone facility provided to Shri Phatak will be retained subject to his paying proportionate charges to the BMRDA.
 - (5) Shri Phatak should pay leave contribution, Provident Fund and Gratuity contributions, proportionate medical reimbursement charges at the admissible rates as and when demanded by BMRDA.
 - (6) The foreign service will commence from the date Shri Phatak is relieved from the charge of his post as Chief, Planning Division and will expire on the day he is relieved by the World Bank."

Re : Lands : Bombay BBR Block-III
Shifting reservation of Power
Receiving Station.

Government in Revenue and Forests Department's proposal (Annexure) for change of reservation of (i) plot admeasuring about 2014 square metres adjacent to the Wodehouse Gymkhana in Queen's Barrack area on General Jagannath Bhosale Marg from 'Power Receiving Station' to 'Residential', and of (ii) part of Plot No.151-B, admeasuring approx. 3100 square metres from 'Residential' to 'Power Receiving Station', retaining the remaining plot area (1200 square metres approx.) under 'Residential' Reservation, was taken up as an additional item on the agenda.

2. The Chief, Town and Country Planning Division, BMRDA pointed out that the area East of General Jagannath Bhosale Marg where reservation of Power Receiving Station was proposed to be changed to 'Residential' falls outside the notified area of the Backbay Reclamation Scheme for which BMRDA is the Special Planning Authority. As per the published draft revised Development Plan of the Bombay Municipal Corporation, this area is shown for "housing for dishoused" and not for Power Receiving Station. He further pointed out that no details were available with BMRDA about location of Power Receiving Station and the agency responsible for development of

the.,.....

the same. He clarified that Plots Nos.149 and 150 are earmarked for "BEST purposes" as per the Bombay Municipal Corporation's published draft Plan and also as per Plan submitted by BMRDA to the Executive Committee at its 103rd and 104th Meeting held on 15.5.1986 and 2.9.1986. The Executive Committee had approved the user of Plot No.149 and 150 for "BEST purposes" and Plot No.151-B as 'Residential'.

3. After further discussion it was decided that part of the residential area of Plot No.151-B as stated in Revenue and Forests Department's letter No.LBL-2586/CR-198/G.8, dated 23.1.87 and admeasuring about 3100 square metres be changed into 'Power Receiving Station' retaining the reservation of remaining area as 'Residential' only. It was also decided that ~~if~~ the existing two plots (149 and 150) reserved for BEST purposes are adequate for the purpose of 'Power Receiving Station', the need to reserve Plot No.151-B for this purpose may be reconsidered.

4. The Metropolitan Commissioner then informed the Committee that the revised draft Development Plan Proposals will be submitted for the approval of the Authority and after the Authority's approval the same will be published to elicit suggestions and objections from the members of the public and **only** after the plan is finally sanctioned by the Government further action to allot the land could be taken.

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

Annexure

Letter to the Metropolitan Commissioner, BMRDA,
No.LBL-2586/CR-198/G.8, dated 23.1.1987, from
Dy. Secretary to Government, Revenue and Forests
Department :-

Sub : Lands : Bombay BBR Block III
Shifting reservation of Power
Receiving Station.

"In the draft development plan of the Bombay Municipal Corporation, the plot which is adjacent to the Wodehouse Gymkhana in Queen's Barrack area on General Jagannath **Bhonsle** Marg in BBR Block III is reserved for the Power Receiving Station (copy of Plan* enclosed). This plot admeasures 2014 sq. mtrs. and is adjacent to the Wodehouse Gymkhana to the South and to the plot allotted to Mahila Vikas Mandal and the Foreshore Cooperative Housing Society of High Court Judges. (Marked 'A' on the map).

2. Just across the road i.e. Jagannath **Bhonsle** Marg, there is a plot bearing No.151-B which is reserved for Government Housing and having an area of 4300 sq. mtrs. (copy of the layout* enclosed). This plot is adjacent to the plot allotted to the BEST on the one side and Fire Brigade on the other side. Government considers that it would be logical if the reservation of Power Receiving Station located on the plot adjacent to Wodehouse Gymkhana, referred to above is shifted and located on the plot bearing No.151-B over an area of 3100 sq. mtrs. to the eastern portion of the plot and the plot at present reserved for power receiving station is converted into a residential plot. If this is done the power receiving station would be adjacent to the plot allotted to the BEST on the one side and Fire Brigade on the other side. It would also facilitate the New MLA's hostel which will have a very large power requirement. Similarly, the location of a residential reservation on the plot where the present reservation is for Power Receiving Station would also be logical as all the plots in that area would be used for residential purposes. Thus, the following changes will have to be carried out in the reservation of the two plots :-

- (i) Plot adjacent to Wodehouse Gymkhana
in the Queen's Barrack area :

Reservation of Power Receiving Station to be changed to residential.

- (ii) Plot No.151-B :

Reservation of Government Housing or 'residential' over an area admeasuring 3100 sq. mtrs. to the eastern portion of the plot abutting General Jagannath **Bhonsle** Marg to be changed to Power Receiving Station. The reservation of Government housing or 'Residential' over the remaining area of 1200 sq. mtrs. of Plot No.151-B to the Western side to continue.

Since.....

*Not enclosed.

Since BMRDA is the Special Planning Authority under the MRTP Act, 1966 for planning and development of BBR Scheme (Blocks III to VI), I am directed to request you to please carry out the changes in the reservation of the Plot 151-B while preparing the development plan. So far as changing the reservation of the plot in the Queen's Barrack area, at present reserved for the Power Receiving Station is concerned, the BMC is being requested through UDD to do the needful. The action taken in the matter may be confirmed at an early date."

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