

April 29, 1987.

The minutes of the Hundred & Ninth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 16th April, 1987, are enclosed.

*S. V. ASGAONKAR 29/4/87*  
(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

INVITEE :

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

Copy to :

The Officers of the B.M.R.D.A.

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

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HUNDRED & NINTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 16th April, 1987 (Thursday).

TIME : 10.30 A.M.

PLACE : Chief Secretary's Committee  
Room, 5th Floor, Mantralaya.

MEMBERS PRESENT :

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

INVITERS :

Shri R.T. Atre, Secretary (I),  
Public Works Department, Mantralaya.  
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 (108th) Meeting  
of the Executive Committee.

The minutes were confirmed.

Item No.1.(b) : Action taken on the minutes  
of the last (108th) Meeting  
of the Executive Committee.

1.(b).1. During the course of discussion on this item,  
it was desired that suggestion of including a sub-way at  
Bandra (West) at the junction of Varaskar Road which  
starts at Bandra Station and goes West, with the S.V. Road  
be examined again which was agreed to.

1.(b).2. The action taken report was then noted by the  
Committee.

Item No. 2 : .....

Item No. 2 : Construction of New MLA's Hostel  
at Backbay Reclamation Scheme -  
Concession sought and interpretation  
of D.C. Rules.

2.1. Shri Shirish Patel informed the Committee that his firm is connected as structural engineers with the construction of new M.L.A's Hostel. He, therefore, abstained from any discussion on the item.

2.2. The Committee took note of the fact that the modified plan submitted by the Architects did not fully conform to the decisions earlier taken by the Executive Committee in its meeting held on 28.2.1986.

2.3. After further discussions, the Committee decided to appoint a group of officers consisting of the Municipal Commissioner, Municipal Corporation of Greater Bombay; Metropolitan Commissioner, BMRDA; and Secretary, Public Works Department to discuss the technical, legal and other aspects of the proposal and submit an agreed proposal for approval of the Chairman of the Executive Committee.

Item No. 3 : Reservation of site for construction  
of a helipad in the Cuffe Parade Area.

3.1. The Committee considered the Item Note and noted that the plot proposed to be used as helipad is reserved for a garden as per Planning Proposals and as such unless these Planning Proposals are modified by following the procedure laid down under the M.R.T.P. Act, it cannot be used as helipad.

3.2. After discussion, the Committee recommended that the plot under reference may be allowed to be used as temporary helipad for non-commercial operations after following the usual procedure for change of user and inviting objections, suggestions, etc. It was also noted that the Pad would be usable only for small Chetak-type helicopters, under Visual Flight Rules and for private i.e. non-commercial flights.

Item No. 4 : Proposal for conversion of user of plot  
in Block III of BBRS from garden to  
residential for construction of  
residential building for High Court Judges.

This item was discussed at length. Some members felt that in view of high population density and commercial

development.....

development in the area, the existing open spaces within the BBRB area should be preserved intact and should not be changed into residential/commercial areas for multi-storeyed development. It was felt that to accommodate Judges quarters, some other plot earmarked for housing should be identified. Referring to Planning Proposals of Plots Nos.149 and 150 in Block III of Bombay BBR for BEST purposes and that of Plot No.151-B for Power Receiving Station, the Chairman, Executive Committee desired that the necessity or otherwise of reserving Plot No.151-B for Power Receiving Station should be re-examined and in case it was found that the plot is not required for the designated use, the same may be considered for being used for Judges' quarters.

Item No. 5 : Applications for permission under Section 13 of the BMRDA Act, 1974.

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

- |                 |                 |
|-----------------|-----------------|
| (1) 505/24/2/87 | (2) 506/24/2/87 |
| (3) 507/23/3/87 | (4) 508/03/4/87 |

(1) Application No.505/24/2/87 (The Mazagon Dock Ltd.) :

The Committee considered the application and noted that in its 95th Meeting, held on 25.2.1985, the Committee had granted permission for construction of additional floor area of 5,925.05 square metres at Survey Nos.1/249, 1A/249, 1B/249, 2/249 to 4/249, 1/250, 250, 251, 252, 879, 880 of Mazagon Division on Kasara Bunder Road in 'E' Municipal Ward for being used as Workshop-cum-Stores-cum-Office Building. The applicant, however, could not commence the work within a period of two years from the date of grant of permission. As a result, the permission had lapsed. The present application was for revalidation of the said permission for a further period of two years. The Committee, therefore, decided to revalidate the permission for a further period of two years on the original conditions.

(2) Application No.506/24/2/87 (Chief Engineer, Bombay Port Trust):

The Committee considered the application and noted that in its 92nd Meeting, held on 9.11.1984, the

Committee.....

Committee had granted permission for addition to the existing building at Survey No.1, Muzawar-Pakhadi Road, Mazagon in 'E' Municipal Ward, thereby increasing the present floor area from 12,421.60 square metres to 15,318.60 square metres (addition of 2,897.00 square metres) and F.S.I. 0.663 for being used as Administrative Offices of Controller of Stores and Training Institute for the Docks staff. The applicant, however, could not commence the work within a period of two years from the date of grant of permission. As a result, the permission had lapsed. The present application was for revalidation of the said permission for a further period of two years. The Committee, therefore, decided to revalidate the permission for a further period of two years.

(3) Application No.507/23/3/87 (Chief Engineer (Civil), B.E.S.T. Undertaking) :

The Committee considered the application and noted that the proposal was for construction of a building with floor area of 26,733.61 sq. metres and F.S.I. 1.32 at Survey Nos.430, 431, 1 & 2A/322 of Colaba Division, BEST Marg, in 'A' Municipal Ward for being used for ancillary activities for Central Bus Depot and Electric Supply activities, Residential and Staff Welfare activities. It was noted that the plot under reference abuts on Shahid Bhagat Singh Road and is in 'C' Zone as per sanctioned Development Plan Proposals while as per Revised Development Plan it falls in 'R' Zone. The land under reference has been reserved for BEST Bus Depot. It was further noted that total area proposed to be demolished is 3,349.30 square metres out of which 1,891.49 square metres is used for office/storage purposes. It was also noted that in the process of relocation of ancillary users from the Steel Frame Building there is an increase of 79.43 square metres of office/storage space in the building to be reconstructed. The proposal is essentially of relocation of existing office/storage user with marginal increase and both the users are necessary and incidental to the main user. The Committee, therefore, granted the permission applied for.

(4) Application .....

(4) Application No.508/3/4/87 (M/s. Atul Chemburkar & Associates.) :

The Committee considered the application and noted that the proposal was for inter-change of office and residential users in the same building on Plot No.9-D, 11, Janardhan Bhavan, 9, Chhabildas Road, in 'G-North' Municipal Ward. It was also noted that the building abuts on Chhabildas Road and is included in 'R' Zone as per sanctioned Development Plan as well as Draft Revised Development Plan published by Municipal Corporation of Greater Bombay. It was also noted that in the process of interchange there will be actual reduction of office space by 14 sq. metres (62 sq. metres as against existing 76 sq. metres). The Committee, therefore, granted the permission applied for.

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO.362 :

"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, read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to :-

- (1) The Mazagon Dock Ltd. (Application bearing registration No.505/24/2/87) for construction of additional floor area of 5,925.05 square metres at Survey Nos.1/249, 1A/249, 1B/249, 2/249 to 4/249, 1/250, 250, 251, 252, 879 and 880 of Mazagon Division on Kasara Bunder Road in 'E' Municipal Ward, for being used as Workshop-cum-Stores-cum-Office Building, subject to the conditions that it should undertake future development projects outside Greater Bombay area and that it should not ask for additional area in future eventhough some F.S.I. remained in balance after grant of this permission;
- (2) The Chief Engineer, Bombay Port Trust (Application bearing Registration No.506/24/2/87) for addition to the existing building at Survey No.1, Muzawar Pakhadi Road, in 'E' Municipal Ward thereby increasing the existing floor area from 12,421.60 square metres to 15,318.60 sq. metres (addition of 2,897.00 sq. metres) and F.S.I. 0.663, for being used as Administrative Offices of Controller of

Stores.....

Stores and Training Institute for the Docks staff;

- (3) The Chief Engineer (Civil), BEST Undertaking (Application bearing Registration No.507/23/3/87) for construction of building with floor area of 26,733.61 square metres and F.S.I. 1.32 at Survey Nos.430, 431, 1 & 2A/322 of Colaba Division, BEST Marg, in 'A' Municipal Ward, for being used as ancillary activities for Central Bus Depot and Electric Supply activities, Residential and Staff Welfare activities; and
- (4) M/s. Atul Chemburkar & Associates (Application bearing Registration No.508/3/4/87) for change of use of floor area of 62 sq. metres in a building on Plot No.9-D, 11, Janardhan Bhavan, 9, Chhabildas Road, in 'G-North' Municipal Ward, from residence to office, subject to the condition that existing office space of 76 sq. metres thereat shall be used as residence,

for the reasons recorded in these minutes."

Item No. 6 : Minor modification to the Planning Proposals of 'A' Block, Bandra-Kurla Complex - Allotment of a piece of land to Goa Hindu Association out of the land reserved for open space in the -

The Committee desired that a detailed proposal as to how Goa Hindu Association proposes to utilise the plot of land, if granted to them, should be furnished to the Executive Committee to appreciate their need and take a suitable decision. Pending this, decision on the item was deferred.

Item No. 7 : Augmentation of Computer Systems in BMRDA - Approval of Executive Committee thereto -

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

RESOLUTION NO.363 :

"Resolved that the proposal of procurement of Local Area Network System of microcomputers for BMRDA by using the funds available under the Bombay Urban Development Project is approved.

"Resolved further that Metropolitan Commissioner is empowered to evaluate the offers received, negotiate with the selected vendor and place a suitable order with the selected vendor.

"Resolved.....

"Resolved further that the Metropolitan Commissioner is authorised to incur necessary expenditure on ancillary facilities such as site preparation, air conditioning, voltage stabilizers, etc."

Item No. 8 : Tender for pile foundations, pile caps/raft, tie beams etc. for Market Block A-2, for the Wholesale Textile Market Project in 'G' Block of Bandra-Kurla Complex.

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

RESOLUTION NO.364 :

"Resolved that in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby approves the lowest tender of M/s. Choudhury & Choudhury, at the rates quoted by them, at a total amount of Rs.2,77,46,429.30 (Rupees two crores seventy seven lakhs forty six thousand four hundred twenty nine and paise thirty only) which is 22.74% (twenty two point seventy four per cent) below the amount put to tender, viz. Rs.3,59,15,000/- (Rupees three crores fifty nine lakhs fifteen thousand only), as proposed in the Agenda Note."

Item No. 9 : Tenders for channelisation of Mahim Creek.

Tender-A : From Tansa Pipe Line Bridge to Vaitarna Pipe Line Bridge.

Tender-B : From Vaitarna Pipe Line Bridge to Dharavi Link Road Bridge.

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

RESOLUTION NO.365 :

"Resolved that the Executive Committee in exercise of the powers conferred by sub-section(3)(iii) of Section 7 of the BMRDA Act, 1974, and all other powers enabling it in this behalf, hereby approves the estimate amounting to Rs.5,69,36,075/- (Rupees five crores, sixty nine lakhs thirty six thousand and seventy five only) for

the .....



the work portion plus Bombay Municipal Corporation water and sewerage charges, cost contingencies and supervision charges for the channel cutting from Mahim Causeway Bridge to Dharavi Link Road Bridge and streamlining the flow from Naik Nalla in H-Block to Dharavi Link Road Bridge by using contingencies and authorises the Metropolitan Commissioner to execute the work in convenient parts either as Deposit Work from Prime Minister's Grant Project/BMRDA's funds.

"Resolved further that in exercise of the powers conferred by sub-section (3)(iii) of Section 7 of the BMRDA Act, 1974, and all other powers enabling it in this respect, the Executive Committee, hereby accords its approval for awarding the work of Tender-A to M/s. Zakir Hussain Faruqui & Co., for Rs.66,88,000/- for channel excavation from Tansa Pipe Line to Vaitarna Pipe Line Bridge and Tender-B to M/s. Ghanekar Construction Company for Rs.52,37,100/- from Vaitarna Pipe Line Bridge to Dharavi Link Road Bridge."

Item No.10 : Tender for construction of pile foundation for Godown of Type A1, B1, B2, D2 in Stage-I of Phase-I at Truck Terminal Wadala.

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

RESOLUTION NO.306 :

"Resolved that in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby approves the lowest tender (4/3) of M/s. Choudhary & Choudhary, at the rates quoted by them, at a total amount of Rs.1,54,49,027/- (Rupees One crore fifty four lakhs forty nine thousand twenty seven only) which is 12.3% (Twelve point three per cent.) below the amount put to tender viz. Rs.1,76,15,766/- (Rupees One crore seventy six lakhs fifteen thousand seven hundred sixty six only), as proposed."

Item No.11 : .....

Item No.11 : Appointments made under powers delegated by the Executive Committee - Sanction to the -

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

RESOLUTION NO.367 :

"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 31st March, 1987, as proposed."

The meeting terminated after a vote of thanks to the Chair.

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