

No. EXC/MTG/116.

153
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan, 5th Floor,
Bandra (East), Bombay-400 051.

Date : 26th August, 1988.

The minutes of the HUNDRED & SIXTEENTH Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 8th August, 1988, are enclosed.

S. V. ASGAONKAR
(S. V. ASGAONKAR) 26/8/88.
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, City & Industrial Development Corporation of Maharashtra. | - 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, <u>Pune-411 026.</u> | - Member |

INVITEE :

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

Copy to :-

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

MINUTES OF THE 116TH MEETING OF THE EXECUTIVE COMMITTEE, B.M.R.D.A.

DATE : 8th August, 1988 (Monday)

TIME : 4.00 P.M.

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

MEMBERS PRESENT:

- Dr. 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 & Special Assistance Department.
- Shri S.S. Tinaikar, - Member
Municipal Commissioner, Bombay Municipal Corporation.
- Shri Shirish B. Patel. - Member
- Dr. P.G. Patankar. - Member

INVITEES :

- Shri A.S. Rao, Secretary to the Government of Maharashtra, Urban Development Department; and
- Shri K.N. Patel, Legal Adviser, B.M.R.D.A.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

Item No.1 : Confirmation of the minutes of the last (115th) Meeting of the Committee.

Referring to the minutes in respect of Item No.5 concerning formulation of guidelines for Holiday Resorts, Metropolitan Commissioner pointed out that the words "and that multiple ownership of bungalows on smaller plots should not be permitted" should be

deleted..2/-

deleted as it is liable to be construed to mean that multiple ownership bungalows on larger plots would be permitted. The Executive Committee agreed with the Metropolitan Commissioner. The minutes were then accordingly modified and confirmed.

Item No.2 : Proposal of the Housing & Special Assistance Department for grant of additional Floor Space Index to Co-operative Housing Societies of Slum Dwellers on Government and Municipal lands for facilitating their rehabilitation on the lands occupied by them.

2.1. The Committee noted that Housing & Special Assistance Department had initially proposed to grant 10 to 15% additional F.S.I. to co-operative housing societies formed by slum dwellers on Government and Municipal lands to rehabilitate all the hutment dwellers in reconstructed buildings. This proposal was considered by the Urban Development Department which suggested that instead of deciding individual cases, a policy decision should be taken so that additional F.S.I. to the extent of 25% of the permissible F.S.I. could be granted by the Municipal Commissioner, Bombay Municipal Corporation to the co-operative housing societies of slum dwellers on his being satisfied that grant of such additional F.S.I. would be needed for accommodating the existing slum dwellers in the new building to be put up by a co-operative housing society of slum dwellers. Urban Development Department has also suggested that a directive be issued under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 to the Municipal Corporation of Greater Bombay for making provisions as above in the existing Development Control Rules for Greater Bombay.

2.2. There was considerable discussion on both the abovementioned proposals after which the Committee approved the proposal as suggested by the Urban Development Department and recommended the same for Authority's approval. The Executive Committee also recommended that in case the Authority approves the

Executive..3/-

Executive Committee's recommendation the Notification issued by the Authority under Section 13 of the BMRDA Act, 1974 be modified so as to exclude from its purview cases of additional F.S.I. to co-operative housing societies of slum dwellers of the type mentioned above.

Item No.3 : Multi-purpose Household survey for Bombay Metropolitan Region - Award of consultancy assignment to Operations Research Group, Baroda.

The Committee approved the proposal contained in the Agenda Note and passed the following Resolution :

RESOLUTION NO.404 :

"Resolved that the Executive Committee do hereby accord sanction to the award of consultancy assignment for the multi-purpose household survey for Bombay Metropolitan Region to Operations Research Group, Baroda, at a cost not exceeding Rs.8.88 lakhs.

"Resolved further that the Committee do hereby empower the Metropolitan Commissioner to enter into an appropriate agreement with Operations Research Group in this regard."

Item No.4 : Application bearing Registration No.519/15/6/88, under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust for permission for addition to the Administrative Office Building at Indira Dock.

4.1. The Committee considered the application and noted that the proposal was for addition of 476.84 square metres floor area to the existing Administrative Office Building in the Container Service Building at Indira Dock in 'A' Municipal Ward, thereby increasing its floor area from 1574.68 square metres to 2051.52 square metres. The additional area is needed for setting up electronic section and Preventive Maintenance Planning Cell as per recommendations of Bombay Port Trust's consultants.

4.2. As per sanctioned Development Plan of 'A' Municipal Ward, the land on which Container Service Building is

situate...4/-

situate is in Industrial Zone (I-2 Zone). As per the Revised Draft Development Plan, the land is in Special Industrial Zone (I-3 Zone).

4.3. As per Rule 19(xxvii) of the Development Control Rules for Greater Bombay and also as per Revised Draft Development Control Rules, Government and Municipal Sub-Offices are permissible in Special Industrial Zone.

4.4. Since the proposed addition is required for the smooth functioning of the Bombay Port Trust, the Executive Committee granted the permission applied for and accordingly, passed the following Resolution :

RESOLUTION NO.405 :

"Resolved that in exercise of the powers conferred by clause (iv) of 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 the Bombay Port Trust (application bearing registration No.519/15/6/88) for addition of 476.84 square metres floor area to the existing Container Service Building in Indira Dock, for office purpose, subject to State Government granting exemption to the Bombay Port Trust to undertake the proposed development within 500 metres from the sea-shore/creek."

Item No.5 : Application bearing Registration No.520/15/6/88, under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust for permission for addition to the Service Block of Shed No.1 at Sewree Bunder Road for being used as office.

5.1. The Committee considered the application and noted that the proposal was for addition of 550 square metres floor area to the existing Service Block of Shed No.1, on C.S.No.145 (part), Timber Pond, Sewree Bunder Road in 'F-South' Municipal Ward, thereby increasing its present floor area from 20541 square metres to 21,091 square metres. The

additional..5/-

additional area is needed by Bombay Port Trust for accommodating its 20 staff members and 90 persons (being agents and stevedores) who are connected with warehousing activity and are presently functioning from two temporary sheds which are proposed to be demolished.

5.2. As per sanctioned Development Plan the lands under reference are in Heavy Industrial Zone (I-2). As per draft Revised Development Plan the land is in Residential Zone.

5.3. As per Rule 19 (xxvii) of the Development Control Rules for Greater Bombay, Municipal and Government Sub-Offices **are permissible in I-2 Zone.** ~~XXXXXXXXXX~~ Moreover, Bombay Port Trust had produced letter from Government stating that use of the land under reference for warehouse purpose of Bombay Port Trust may be permitted.

5.4. The Executive Committee under its Resolution No.246, passed in its 81st Meeting, held on 30.7.1983 had inter alia granted permission for construction of Administrative Block with floor area of 360.64 square metres at the same location. However, that proposal has been abandoned by the Bombay Port Trust.

5.5. The Committee, therefore, granted the permission applied for and accordingly, passed the following Resolution :

RESOLUTION NO.406 :

"Resolved that in exercise of the powers conferred by clause (iv) of 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 the Bombay Port Trust (application bearing registration No.520/15/6/88) for addition of 550 square metres floor area to the existing Service Block of Shed No.1 on C.S.No.145 (part), Timber Pond, Sewree Bunder Road in 'F-South' Municipal Ward, subject to State Government granting exemption to the Bombay Port Trust to undertake the proposed development within 500 metres from the sea-shore/creek."

Item No.6 : Application bearing Registration No.521/15/6/88, under Section 13 of the BMRDA Act, 1974 from Bharat Petroleum Corporation Ltd. for permission for construction of Administrative Office Building at BPT Road, Sewree.

6.1. The Committee considered the application and noted that the proposal was for construction of building, with 925.68 square metres floor area and F.S.I. 0.025, at C.S.No.1/358, 1A/358 and 4/358, Dadar-Naigaum Division, Sewree, in 'F-South Municipal Ward.

6.2. According to Bharat Petroleum Corporation Ltd. out of the intended aggregate area of 925.68 square metres, area admeasuring 243.63 square metres is supposed to be for office proper and 308.56 square metres area is supposed to be for chain room, entrance and toilet, Time Office and car parking while the balance area of 373.49 square metres is supposed to be for other facilities such as Doctor, Recreation, Toilet, Pantry, Stairs, Corridors, Reception, Conference, Store, Passage. The Committee felt that the area of 373.49 square metres for other facilities mentioned above for catering to the needs of only 20 employees appeared highly excessive and could possibly be used for office purposes in the future. The Committee, therefore, desired to have detailed justification as to why such a large space has been earmarked for other facilities as above. Pending submission of detailed information in this respect, the Committee rejected the application and accordingly, passed the following Resolution :

RESOLUTION NO.407 :

"Resolved that application from M/s.Bharat Petroleum Corporation Limited (bearing registration No.521/15/6/88), seeking permission for construction of an administrative office with floor area 925.68 square metres and F.S.I. 0.025, at C.S.No.1/358, 1A/358 and 4/358, Dadar-Naigaum Division, Sewree, received in terms of Section 13(2) of the Bombay Metropolitan Region Development Authority Act, 1974, be and is hereby rejected for want of detailed justification as recorded in the minutes."

Item No.7 : Application bearing Registration No.523/12/7/88 under Section 13 of the BMRDA Act, 1974 from Senior Superintendent of Railway Mail Service.

7.1. The Committee considered the application and noted that the proposal was for reconstruction of building of Post Office and Railway Mail Service on S.No.1908, Hissa No.1 & 2, Plot No.116 and 116A, Byculla Sorting Office Building, Municipal No. of Building - E 4093(IC)(ID) 16-18, R.B. Chandarkar Marg, in 'E' Municipal Ward, thereby increasing the present floor area of 629.26 square metres to 1778.616 square metres and F.S.I. from 0.46 to 1.30. It was also noted that the proposed extension would accommodate existing staff members numbering 379 and additional 125 staff members working in different offices in the Island City and no additional job would be created. The proposed aggregation of staff was for smooth functioning of Railway Mail Service.

7.2. The land under reference is included in Residential Zone as per sanctioned Development Plan of 'E' Ward and in the Revised Draft Development Plan it is earmarked for Post Office purpose only.

7.3. As per provision of Rule 7(xv) of the Development Control Rules for Greater Bombay Post Office is permitted in Residential Zone.

7.4. The Committee, therefore, granted the permission as applied for and accordingly, passed the following Resolution :

RESOLUTION NO.408 :

"Resolved that in exercise of the powers conferred by clause (iv) of 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 the Senior Superintendent of Railway Mail Service (application bearing registration No.523/12/7/88) for reconstruction of building on S.No.1908, Hissa Nos.1 and 2, Plot No.116 and 116A, Byculla Sorting Office Building, Municipal No. of Building - E 4093 (IC)(ID) 16-18, R.B. Chandarkar Marg, in 'E' Municipal Ward, thereby increasing

its..8/-

its floor area from 629.26 square metres to 1778.61 square metres and F.S.I. from 0.46 to 1.30 for being used as Post Office and Railway Mail Service."

Item No.8 : Application bearing Registration No.524/15/7/88, under Section 13 of the BMRDA Act, 1974 from Mahalaxmi Engineering Co.Pvt.Ltd.

8.1. The Committee considered the application and noted that the proposal was for change of use of West Wing on the 2nd floor of the Industrial Estate Building on C.S.No.1233 (part), Plot No.571, TPS III, Mahim, known as Mahalaxmi Engineering Estate Building, at L.J.Cross Road No.1, in 'G-North' Municipal Ward, admeasuring 1025.80 square metres, from industrial to the office of the Textile Committee of Government of India which is a Sub Office of Government of India in Ministry of Textiles. The Textile Committee being the prospective lessee of the premises had represented that theirs was a service organisation to the textile trade and is required to contact textile mills and garment factories for collection of data and carrying out inspection of textiles for export. In sum, they had represented that 90% of their work is concentrated in the Island City of Bombay. The Textile Committee had further represented that the space under reference would be utilised by them as Market Research Wing with 58 additional jobs and would mainly work as Research and Development Unit.

8.2. As per Development Plan the building under reference was located in Industrial Zone and as per Draft Revised Development Plan it is in General Industrial Zone (I-2 Zone). As per Rule 19(xxvii) of the Development Control Rules for Greater Bombay and as per Rule 14.2 (xxxvii) of the draft Revised Development Control Rules, Government Sub-Offices are permissible in Industrial Zone.

8.3. The Committee discussed the application in detail. Due to industrial policy of the State

Government..9/-

Government, it was not possible to use ~~the~~ premises for industrial purpose. In case the premises were not allowed to be used as Government Sub-Office, the owner had an option to use it for residential purpose. The building is situate in 'G-North' Ward which is in the proximity of the Bandra-Kurla Complex. The prospective lessee of the premises a Sub Office of Central Government and is connected with textile industry. The Committee, therefore, granted the permission applied for and, accordingly, passed the following Resolution :

RESOLUTION NO.409 :

"Resolved that in exercise of the powers conferred by clause (iv) of 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 Mahalaxmi Engineering Co.Pvt. Ltd. (application bearing Registration No.524/15/7/88) for change of use of area admeasuring 1025.80 square metres in the West Wing on the 2nd floor of the Industrial Estate Building on C.S.No.1233 (part), Plot No.571, TPS III, Mahim at L.J.Cross Road No.1, in 'G-North' Municipal Ward from Industry to Office of the Textile Committee, Government of India."

The Meeting then terminated with a vote of thanks to the Chair.

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