

No. EXC/MTG/141.

453

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Plot Nos. C-14 & C-15,
Bandra-Kurla Complex,
Bandra (East),
BOMBAY - 400 051.

Date : 18th August, 1992.

The minutes of the Hundred and Forty-First Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 30th July, 1992 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 |
| Shri Charles M. Correa,
Correa Consultants Pvt. Ltd.,
9, Mathew Road, <u>Bombay-400 004.</u> | - Member |
| Shri Shirish B. Patel,
SPA Consultants Pvt. Ltd.,
41, Nagindas Master Road,
<u>Bombay-400 023.</u> | - Member |
| The Secretary (I) to the Government of Maharashtra, Urban Development Department, Mantralaya. | - Member |
| The Secretary to the Government of Maharashtra, Housing & Special Assistance Department, Mantralaya. | - Member |
| The Municipal Commissioner,
Bombay Municipal Corporation. | - Member |
| The Managing Director,
C.I.D.C.O., Bombay. | - Member |
| The Metropolitan Commissioner,
B.M.R.D.A. | - Member |

INVITEES :

- The Secretary (II) to Government of Maharashtra,
Urban Development Department, Mantralaya.
The Legal Adviser, B.M.R.D.A.

Copy to :-

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

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MINUTES OF THE 141ST MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 30th July, 1992 (Thursday)

TIME : 3.00 P.M.

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

MEMBERS PRESENT :

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| Shri S. Ramamoorthi,
Chief Secretary to Government. | - Chairman |
| Shri Shirish B. Patel. | - Member |
| Shri D.T. Joseph,
Secretary (I) to Government,
Urban Development Department. | - Member |
| Shri Navin Kumar,
Secretary to Government,
Housing & Special Assistance
Department. | - Member |
| Shri S.G. Kale,
Municipal Commissioner,
Bombay Municipal Corporation. | - Member |
| Shri P. Subrahmanyam,
Metropolitan Commissioner. | - Member |

INVITEES :

- Shri K.N. Patel,
Legal Adviser, B.M.R.D.A.
- Shri V.K. Phatak,
Chief, Planning Division, B.M.R.D.A.
- Shri K.B. Diwadkar,
Chief, T&CP Division, B.M.R.D.A.
- Shri N. Dhar,
Chief, T&C Division, B.M.R.D.A.
- Shri V.D. Borkar,
Chief Engineer, Engineering Division, B.M.R.D.A.
- Shri K.R. Shanbhogue,
Chief Accounts Officer, F&A Division, B.M.R.D.A.
- Shri S.W. Sawant,
Lands Officer, Land Cell, B.M.R.D.A.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

At the outset, the Chairman referred to the resignation of the Membership of the Executive Committee tendered by Dr. P.G. Patankar and acceptance thereof by

Government....

Government. He placed on record the valuable services rendered by Dr. P.G. Patankar during the period from July, 1983 to June, 1992 as a Member and observed that by his rich experience especially in the field of Transport, Dr. Patankar was of immense help and guidance to the deliberations of the Committee.

The Committee thereafter proceeded with the business on the agenda.

ITEM NO. 1 : Confirmation of the minutes of the last (140th) meeting of the Committee.

The minutes were confirmed.

ITEM NO. 2 : Action taken on the minutes of the last (140th) meeting of the Committee.

2.1. The Committee considered the letter dated 30th June, 1992 from Prof. P.V. Bole who was nominated as one of the Members of the Maharashtra Nature Park Society in the last meeting of the Committee. As suggested by Prof. P.V. Bole, the Committee agreed to nominate Shri Jay Samant, Director, Bombay Natural History Society as a Member of the Maharashtra Nature Park Society instead of Prof. Bole and hoped that Prof. Bole would continue to give his advice to the Society in development of Mahim Nature Park in future also.

2.2. The action taken report was then noted by the Committee.

ITEM NO. 3 : Bombay Trans Harbour Link Project.

3.1. Introducing the item, the Metropolitan Commissioner mentioned about the long letter received from the Secretary, Urban Development Department, raising various points regarding the proposed study and also detailed reply thereto given by BMRDA clarifying the points raised by the Secretary, U.D.D. It was mentioned that in order to have a comparative analysis of both the alignments of Bombay Trans Harbour Link (BTHL) Project, it would be necessary to carry out a feasibility study as proposed by BMRDA. The reasons for taking up the study have been given in the detailed item note presented before the Executive Committee. The Metropolitan Commissioner then requested Shri Merani, Technical Adviser (who participated

in

in the discussions as a Special Invitee), to explain the background of the proposal.

3.2. Shri Merani mentioned about the commitment made by the Government of Maharashtra, in the course of getting the clearance for Nhava-Sheva Project, and mentioned that what is required now is permission to retract from the commitment made by the State Government in view of the subsequent developments. In this connection he mentioned that as required by the Government of India and mentioned in the item note an integrated project for decongestion of the Island City has been prepared by a Task Force constituted under the Chairmanship of the Metropolitan Commissioner, BMRDA. The Task Force has, inter-alia, recommended the necessity for construction of BTHL. He further mentioned that the earlier Committee for Bombay Urban Communication Link, constituted by the Government of Maharashtra in 1970 under Shri Nizamuddin Ahmed, had identified two alignments for BTHL and the thinking was that both the alignments would be ultimately required. The Steering Group, constituted under the Chairmanship of Shri J.R.D. Tata to study and recommend on communication links between Bombay and the main land, had indicated its preference for priority to the northern link due to its simplicity, lower cost and anticipated traffic demand. The said Steering Group did not make any comparative detailed evaluation of the second alternative of BTHL. Considering the recent developments of regional significance including the proposed Bombay-Pune Expressway, the recommendations regarding the siting of the second International Airport at Rewas-Mandwa, industrial development in Raigad District etc., it has become necessary now to conduct engineering feasibility for the southern link for making a proper comparative evaluation of the alternative alignments of BTHL and arrive at an appropriate decision with necessary back-up data and analysis.

3.3. The Metropolitan Commissioner referred to a letter received from Shri R. Rajamani, Secretary, Environment and Forests, Government of India, which could be replied suitably and mentioned that the Government of Maharashtra

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is understood to be taking steps to persuade the Central Government to enable it to retract from its earlier commitment. He also mentioned that efforts will be made to see how the study can be financed out of bilateral or any other suitable foreign assistance.

3.4. Shri Shirish Patel mentioned that for major projects like BTHL it is necessary to have a vision of the future growth of the city. The southern alignment of BTHL can be preferred if one wants the southern part of the city to develop. The Secretary, Urban Development Department, mentioned that any action towards undue development of South Bombay has to be avoided especially in the context of the avowed policy followed by BMRDA so far of decongesting the city. The Municipal Commissioner mentioned that importance of CBD of Bombay cannot be ignored in one's vision and it is necessary for the benefit of Bombay that the CBD should not deteriorate further. At the same time the need for its links with the main land cannot be under-emphasised.

3.5. The Secretary, U.D. mentioned that there is no objection to take up the study if while drawing the Terms of Reference, no indication is given regarding any particular preferred alignment of BTHL. He also opined that it would not be necessary to seek permission from the Government of India to initiate the study. It would be adequate to inform them at this stage.

3.6. Shri Merani mentioned that the proposed study would, inter-alia, take into consideration the earlier studies and recommendations and would produce comparative data for the two sites to enable an objective evaluation and decision on the relative priority.

3.7. The Metropolitan Commissioner mentioned that the Terms of Reference will suitably mention the importance of comparative evaluation of alternative alignments of BTHL taking into consideration the financial benefits, traffic dispersal implications etc. together with the engineering feasibility study as proposed. The Terms of Reference will be drafted on the above lines by the Experts Committee proposed in the agenda note and will be submitted to the Executive Committee in due course.

3.8. The

3.8. The short-listing of Consultants will be carried out by a separate Committee under the Chairmanship of the Metropolitan Commissioner, in due course.

3.9. After detailed discussion, the Executive Committee agreed to the proposal and recommended to the Authority to approve the proposal of taking up the study through Consultants by initially spending BMRDA's funds and also to authorise the Metropolitan Commissioner to take up further follow-up actions for carrying out the study including constitution of the Expert Committee as proposed.

ITEM NO. 4 : Allotment of land in 'G' & 'GN' Blocks of Bandra-Kurla Complex - Procedure for allotment of - Determination of lease premium.

4.1. While introducing the item the Metropolitan Commissioner highlighted the need to invite tenders by public advertisement for disposal of one residential and one commercial plot in 'G' & 'GN' Blocks of Bandra-Kurla Complex, even though by and large the Authority's policy is to allot the plots to Government & Semi-Government bodies by making or accepting their offers to subserve the purpose of decongestion of the Island City.

4.2. The Municipal Commissioner, Bombay Municipal Corporation was of the view that disposal of one residential and one commercial plot each by public advertisement would not be the correct indicator of the market price of land. According to him unless more plots were put to tenders, the tenders would be unduly high. He was also of the view that such high rates of tenders would create difficulties for the BMRDA to make available land to the projects like Shifting of Wholesale Textile Market at concessional rate.

4.3. It was made clear that BMRDA would pursue its long accepted policy of making available land at concessional rate for decongestion of Island City of Bombay by shifting of Textile Market, etc. At the same time it was necessary to ascertain the real market price of the land for many reasons. It was then agreed by the Committee to invite tenders by public advertisement for disposal of 2 residential and 2 commercial plots in 'G' & 'GN' Blocks

of

of Bandra-Kurla Complex after obtaining sanction thereto from the Authority.

ITEM NO. 5 : Development of a Geographic Information System for BMR.

The Committee noted the information placed before them through the Item Note as also the information made available during the course of discussion. The Committee, however, felt that the municipal bodies should be encouraged to use similar information system. The Municipal Commissioner, MCGB suggested that BMRDA may arrange a demonstration of various uses for the benefit of officers of Bombay Municipal Corporation and of the BEST Undertaking. This suggestion was accepted.

ITEM NO. 6 : BUDP - Revolving Fund - Quarterly Management Report.

Three Quarterly Management Reports of BUDP - Revolving Fund for the period from 1st October, 1991 to 30th June, 1992 were noted by the Committee.

ITEM NO. 7 : Feasibility study for Worli-Bandra Link Road - A Status Report.

The contents of the Item Note were noted by the Committee.

ITEM NO. 8 : Application under Section 13 of the BMRDA Act, 1974 from the Vidya Vardhini Sanstha, Goregaon (West), Bombay-400 062. Addition to existing Vidya Mandir School building with total floor area of 662.20 sq. mtrs. and FSI 1.47 for education use at S.No.454, Plot No.323, Jawahar Nagar, Goregaon (West) in P/South Municipal Ward.

The Committee considered the application and noted that the proposal was for addition of 216.55 sq.mtrs. floor area to the existing school building on Plot No.323 (S.No.454), Jawahar Nagar, Road No.17 in 'P/South' Municipal Ward, thereby increasing its floor area to 662.20 sq.mtrs. and F.S.I. from 0.999 to 1.48 for educational use. It was also noted that the request for grant of additional F.S.I. of 0.48 was considered and proposed to be granted by the Municipal Commissioner under Regulation No.33(2) of the Development Control Regulations for Greater Bombay, 1991 subject to the

approval.....

approval of the BMRDA. As the additional area was required to provide additional class rooms for the secondary section of the school, the Committee decided to grant the permission as applied for and accordingly passed the following Resolution :-

RESOLUTION NO.544 :

"RESOLVED THAT in exercise of the powers conferred on it by clause (iv) of sub-section (3) of Section 7 of the BMRDA 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 Vidya Vardhini Sanstha, Goregaon for addition of 216.55 Sq.Mtrs. floor area to the existing Vidya Mandir School building on plot No.323(S.No.454), Jawahar Nagar, Road No.17 in P/South Municipal Ward, for educational use."

ITEM NO. 9 : Appointments/promotions made under powers delegated by the Executive Committee - Sanction to the -

The Committee approved the proposal contained in the Item Note and accordingly passed the following Resolution :-

RESOLUTION NO.545 :

"RESOLVED THAT the Executive Committee hereby accords sanction to the appointments/promotions detailed in Annexure to the Item Note made by the Metropolitan Commissioner in accordance with the proviso to the guideline No.5 of the Staff Appointment Guidelines, 1984 during the period ended on 30th June, 1991 as proposed."

ITEM NO.10 : A request by Arya Vidya Mandir Society for grant of FSI of 2.00 and also for permission to exploit for commercial purpose 15% of the maximum permissible FSI in a school plot in 'E' Block, Bandra-Kurla Complex.

10.1. The Committee noted that Arya Vidya Mandir Society allottee of school plot in 'E' Block of Bandra-Kurla Complex had made 2 requests as follows :-

- (1) Grant of additional F.S.I. of 0.5 thereby increasing the F.S.I. from 1.50 to 2; and
- (2) Permission to exploit for commercial purpose 15% of the maximum permissible F.S.I. of the school plot.

10.2. As

10.2. As regards request for additional FSI, the Committee was of the view that after the Development Control Rules of Bandra-Kurla Complex are suitably modified with the sanction of the Authority and the State Government, the Arya Vidya Mandir Society may be granted FSI upto 2 for educational purpose.

10.3. As regards commercial exploitation on the school plot, the Municipal Commissioner informed the Committee that even though the Development Control Regulations have not put any restriction on use of maximum space for a branch of the Bank in suburbs, the Municipal Commissioner, Bombay Municipal Corporation has taken a policy decision to restrict the Bank user upto 400 sq.mtrs. only even in suburbs of Bombay. The Secretary, Urban Development Department pointed out that Government Resolution in Revenue and Forests Department which allows upto 15% of the floor area for commercial exploitation on school plot was subject to relevant rules of the respective Planning Authorities and as such Arya Vidya Mandir Society could be permitted the users as permissible under the Development Control Regulations for Greater Bombay, 1991 as the same rules are applicable in this respect for Bandra-Kurla Complex area. The Committee was of the view that the permissible commercial use be granted on the school plot as per rules under reference.

ITEM NOS.11, 12, 13 & 14 :

Consideration of the following Items was deferred :-

"ITEM NO.11 : Application bearing registration No.548/19/3/91 under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust, requesting permission for construction of shed with attached service Block near to plot bearing C.S.No.1/358 and 4/358 with total floor area of 3029.75 sq.mtrs.

ITEM NO.12 : Application bearing registration No.549/23/10/91 under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust, requesting permission for construction of shed No.4 with attached service block & Amenity Block at S.No.145(part), Fosbery Road and Signal Hill Avenue with floor area of 3066.10 sq.mtrs.

ITEM NO.13 : ...

ITEM NO.13 : Application bearing registration No.558/8/7/92 under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust, requesting permission for reconstruction of building for office, store and workshop with total floor area of 1995.31 sq.mtrs. at S.No.1, Malet Street in 'B' Municipal Ward.

ITEM NO.14 : Application bearing registration No.559/8/7/92 under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust, requesting permission for reconstruction of building for office, store and workshop with floor area of 2142.07 sq.mtrs. at S.No.1187 in 'A' Municipal Ward."

ITEM NO.15 : Streamlining and revision of Recruitment Qualifications for various posts in BMRDA.

The Committee approved the proposal contained in the Item Note and accordingly passed the following Resolution :-

RESOLUTION NO.546 :

"RESOLVED THAT the Executive Committee hereby approves the proposal to engage services of Shri B.M. Bhanage for the purpose of revision and streamlining of Recruitment Qualifications for various posts in BMRDA and to spend an amount not exceeding Rs.20,000/- in that connection.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to fix the quantum of consultancy charges of Shri B.M. Bhanage."

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