No. EXC/MTG/150.

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

Date : 8th April, 1993.

The minutes of the Hundred and Fiftieth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 19th March, 1993 are enclosed.

> ( s. V. ASGADNKAR ) SECRETARY, EXECUTIVE COMMITTEE.

To,

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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
Shri R.Y. Tambe, A/600, Shivam Apartments, R.P.T.S. Road, Surendranagar, <u>Nagpur-440 015</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.	-	Member
The Metropolitan Commissioner, B.M.R.D.A.	-	Member
INVITEE :		•
The Secretary (II) to Government of Maharashtu Urban Development Department, Mantralaya.	ca,	
<u>Copy to</u> :		
The Legal Adviser, B.M.R.D.A.		
The Officers of the B.M.R.D.A.		
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MINUTES OF THE 150TH MEETING OF THE EXECUTIVE COMMITTEE B.M.R.D.A.

DATE	:	19th	March, 1993 (Friday)	
TIME		2.30	P.M.	
PLACE	•	Chier 5th	f Secretary's Committee Floor, Mantralaya.	Ro∙m,

- Chairman

- Member

Member

- Member

- Member

- Member

- Member

## MEMBERS PRESENT -:

- Shri N. Raghunathan, Chief Secretary to Government.
- Shri Shirish B. Patel.
- Shri D.T. Joseph, Secretary (I) to Government, Urban Development Department.
- Shri Navin Kumar, Secretary to Government, Housing & Special Assistance Department.
- Shri S.G. Kale, Municipal Commissioner, Municipal Corporation of Greater Bombay.
- Shri R.C. Sinha, Managing Director, CIDCO.
- Shri P. Subrahmanyam, Metropolitan Commissioner.

## INVITEES :

- Shri G.B. Pingulkar, Secretary (II) to Government, Urban Development Department.
- Shri K.N. Patel, Legal Adviser, BMRDA.
- Shri S.T. Vaishampayan, Chief Engineer, Engineering Division, BMRDA.
- Shri V.K. Phatak, Chief, Planning Division, BMRDA.
- Shri K.B. Diwadkar, Chief, F&CP Division, BMRDA.
  - Shri K.R. Shanbhogue, Chief Accounts Officer & Financial Adviser, F&A Division, BMRDA.
  - Shri G.K. Deshpande, Chief, T&C Division, BMRDA.
  - Shri V.D. Borkar, Chief Engineer (Projects), Engineering Division, BMRDA
  - Shri S.W. Sawant, Lands Officer, Land Cell, BMRDA.

Shri M.B. Salvi, Marketing Manager, Marketing Cell, BMRDA.

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

ITEM NO. 1: Confirmation of the minutes of the last (149th) meeting of the Committee.

The minutes were confirmed.

## ITEM NO. 2: Action taken on the minutes of the last (149th) meeting of the Committee.

On enquiry by the Chair an, Executive Committee, the Chief Engineer stated that tenders for construction of Amenity Building at Truck Terminal, Wadala (Item No.3 of 149th meeting) would be finalised by the end of May, 1993 and the period for completion of the work stipulated in the tender was 18 months.

The action taken report was then noted by the Committee.

The Committee then decided to take up for consideration the following Iten No.6 on the Agenda :-

ITEM NO. 6 : Proposed development by Bharat Diamond Bourse in 'G' Block of Bandra-Kurla Complex.

6.1. At the outset, Shri B.V. Doshi of M/s. Stein, Doshi and Bhalla, Architects for Bharat Diamond Bourse explained the proposal to the Committee with the help of slides and photographs. He emphasised that the present proposal is unique in its character as it not only provides offices for the diamond traders but also other facilities such as trading halls, customs, safety vaults, custom bonded stores, banks, post offices, insurance, restaurants, shops, etc. for efficient functioning of the Diamond Bourse. He also indicated that the diamond traders have agreed to provide other facilities such as Convention Centre with guest room facilities, Museum, Art Gallery, Information Centre for the benefit of the public and the entire Complex is designed keeping in mind the ecological and environmental aspects. He informed that security was one of the paramount important factors required to be considered in the design of the Complex and further explained that there are 5 tiers of securities designed and operated electronically so as to ensure safe and secure conditions within the Complex. He also pointed out that

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after consulting the traffic experts who advised that a number of vehicles that would be generated in this Complex alone would be in the range of 5000 to 6000 vehicles which will include buses, taxis, etc., the diamond traders are keen to provide much more car parking spaces than normally required under the D.C. Rules. He also emphasised that provision of more car parking spaces within the Complex would not only provide security and safety conditions for the traders but will also relieve congestion on streets in the G-Block.

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6.2. After explaining the proposal, Shri Doshi withdrew from the meeting and the proposal was then thrown open for discussion. The Metropolitan Commissioner explained the 5 deficiencies in the building proposal, (being not in conformity with the D.C. Rule provisions).

6.3. The first deficiency of excess area of 66254.11 sq. mtrs. in basement over and above the permissible basement area was then discussed. Shri Shirish Patel felt that in such a large Commercial Complex on a plot of 20 acres and FSI 2, the additional car parking spaces should be encouraged by making necessary modifications in the D.C. Rule provisions. He felt that as per D.C. Rule instead of restricting the basement area to twice the plinth area or the plot area, whichever is less, it should be made whichever is more. After considerable discussions, the members felt that though the provision for additional car parking may be desirable the excess area asked for by the Diamond Bourse, is very large amounting to more than 100% of the permissible area, and it would not desirable to grant any relaxation in the application of the D.C. Rules. Further there is also the aspect of misuse of the basement area. It was, therefore, decided that for present the basement area should be restricted as per the D.C. Rules.

6.4. The excess height of the basement - (more than 2.4 mtrs.) : The Committee after discussion approved the excess height of the basement on technical ground as mentioned in the agenda note.

6.5. The <u>open spaces between the wings</u> of the Diamond Bourse Complex was then discussed. But the discussion remained inconclusive as the meeting was adjourned at 4.00 p.m. as another meeting was fixed at that time.

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The meeting accordingly adjourned with a vote of thanks to the Chair.

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