

MINUTES OF THE 156TH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 30TH MAY, 1994 (MONDAY)  
TIME : 1.00 P.M.  
PLACE : CHIEF SECRETARY'S COMMITTEE ROOM  
5TH FLOOR, MANTRALAYA.

MEMBERS PRESENT :

Shri N. Raghunathan - Chairman  
Chief Secretary to Government.

Shri Charles M. Correa - Member

Shri R.Y. Tambe - Member

Shri D.T. Joseph - Member  
Secretary (IPWSS) to the  
Government of Maharashtra  
Urban Development Department.

Shri Ajit Warty - Member  
Secretary to Government  
Housing & Special Assistance  
Department.

Shri S.G. Kale - Member  
Municipal Commissioner  
Municipal Corporation of  
Greater Bombay.

Shri B.B. Sharma - Member  
Managing Director  
CIDCO

Shri D. Mehta - Member  
Metropolitan Commissioner.

INVITEES :

Shri Venkat Chary  
Principal Secretary (ULB) to the  
Government, Urban Development Department.

Shri B.K. Agarwal  
Secretary to Government  
Industries Department.

Shri A.K. Mago  
Secretary to Government  
Environment Department.

Shri A.G. Borkar  
Secretary to Government,  
Public Works Department (Roads)

Shri N.V. Merani  
Technical Adviser to the  
Metropolitan Commissioner.

Dr. P.S. Pasricha  
Special Inspector General of Police (Traffic)

Shri M.R. Tidke, Secretary, Executive Committee, BMRDA.

Item No.1 : Confirmation of the minutes of the  
155th and Adjourned 155th Meetings of  
the Executive Committee.

The minutes of both the Meetings were confirmed.

Item No.2 : Action taken on the minutes of the  
155th and Adjourned 155th Meetings of  
the Executive Committee.

2.1 The Committee, while considering the action taken  
report on Item No.5, viz. "Development of lands at  
Survey No.236A at Ghatkopar" felt that as reservations  
have been expressed by the Municipal Commissioner,  
Municipal Corporation of Gr.Bombay in regard to  
appointing any Special Planning Authority under the  
provisions of Maharashtra Regional & Town Planning Act,  
1966 for development of lands under reference within  
the limit of Municipal Corporation of Greater Bombay,  
a Committee consisting of the Secretary (TPWSS),  
Urban Development Department, the Municipal Commissioner,  
Municipal Corporation of Greater Bombay and the  
Metropolitan Commissioner, BMRDA should work out the  
modality to be adopted including appointment of the  
nodal agency and sharing Development charges.

2.2 While considering the action taken report on the Item No.20 viz. "Techno-economic Feasibility Study-cum-Final Location Survey for Bandra-Kurla Rail Link", the Metropolitan Commissioner explained the alignment of Bandra-Kurla Rail Link and after detailed deliberation the alignment proposed by RITES was approved.

2.3 Subject to the above the action taken report was noted by the Committee.

Item No.3 : International Finance & Business Centre at Bandra Kurla Complex.

3.1 The Committee discussed in detail the strategy for developing 2 plots of 1 ha. each reserved for parking/commercial purposes (para. 4(c) of the Item Note). It was recapitulated that the Development Control Regulations for Bandra-Kurla Complex Notified Area had adopted mutatis-mutandis the Development Control Regulations for Greater Bombay and that the entry IV(1) viz. "Parking Lot" (PL) in Table 4 attached to Regulations 9 of the Development Control Regulations for Greater Bombay, 1991 gives an option to a public authority or a public organization or the owner to provide car parking spaces in the basement or open spaces or under the stilts or on upper floors and thereafter entitles it to utilise full permissible FSI of the plot without taking into account the area utilised for providing the parking spaces, for other permissible users of the plot. Since the plot was proposed to be utilised for multistoryed car parking/departmental store and shopping centre, additional car parking spaces should be provided apart from public parking spaces, for commercial user as required under Development Control Regulations.

3.2 With the available F.S.I. on a one hectare plot, about 570 car parking spaces could be provided at the rate of about 35 Sq.metres per car parking space which should be handed over after construction free of charge to BMRDA. On the F.S.I. to be utilised for commercial purpose, additional parking car space should be provided and maintained by the allottee.

3.3 It was decided that the exact car space requirement may be worked out in consultation with Shri Charles Correa and plot advertised for offers.

3.4 Arising out of the discussion, the Committee also decided that plot nos. 240 & 240-A at Nariman Point reserved for car parking be also developed as a demonstration project by BMRDA with some space reserved for providing eating facilities for the visitors and office staff working in the area.

It was also decided that after development of the plot as suggested above, the BMRDA may invite offers from private and public sector agencies for maintaining the parking lot on payment of charges to be worked out in consultation with Revenue & Forests Department.

3.5 As regards area reserved for hotel, convention centre and service apartments (para. 4(d) of the Item Note), the Metropolitan Commissioner in addition to the two options mentioned in the note, presented a third option for advertising and allotting the hotel plot. This option entails allotting the plot only for the hotel and service apartment under BMRDA (Land Disposal) Regulations

with the condition that the allottee will also manage free of charge the Convention Centre financed and owned by BMRDA. The Metropolitan Commissioner further explained that the construction cost of about Rs.130 crores required to finance the Convention Centre could be recovered by sale of shops and offices that could be built on about 1,00,000 sq.ft. of the area earmarked for Convention Centre. Copies of feasibility report were made available to the members for their perusal. It was decided that Metropolitan Commissioner should bring up a detailed proposal on this option in the next meeting.

3.6 The progress report was then noted by the Committee.

Item No.4 : Appointment of Consultants for the work of Planning and Urban Design of International Finance & Business Centre in 'G' Block of Bandra-Kurla Complex.

After discussion the general consensus favoured the proposal of formulating a cohesive urban form along with planning of traffic movement, taxi and bus stands, pedestrian plazas etc. as proposed for the area to be developed as International Finance and Business Centre. It was however, suggested that offers should be invited from other leading architects especially those who attended meetings of architects called by Metropolitan Commissioner to discuss the subject. It was accordingly decided that the offer of Shri B.V. Doshi of Vastu Shilpa Foundation together with offers which would be received from other leading architects be evaluated and placed before the subsequent Meeting of the Committee for consideration.

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Item No.5 : Disposal of two Commercial Plot Nos. C-26 and C-27 in International Finance and Business Centre in G-Block of Bandra-Kurla Complex by inviting sealed tender by public advertisement.

After some discussion further consideration of the Item was deferred.

Item No.6 : Conversion of TATA's Overhead High Tension Power Supply line into underground cabling in 'G' and 'GN' Blocks of Bandra-Kurla Complex.

6.1 The Committee approved the proposal of conversion of TATA's existing Overhead High Tension Power Supply line into underground cabling in 'G' and 'GN' Blocks of BKC and to increase its capacity to 110 KV from the existing 22 KV.

6.2 The Committee suggested that the detailed estimate to be received from M/s. TATA's be got vetted by the Maharashtra State Electricity Board (MSEB) and thereafter work undertaken after following usual procedure.

At this stage, the meeting adjourned with a vote of thanks to the Chair.

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