

No. SEC/MIG/18

Bombay Metropolitan Region  
Development Authority,  
18th floor, New Administrative  
Building, Madame Cama Road,  
Opp. Mantralaya,  
B o m b a y - 400 032.

Date : 7th November, 1977.

The minutes of the eighteenth meeting of the  
Executive Committee of the B.M.R.D.A. held on the 28th  
October, 1977, are enclosed.

  
( S.D. Sule )  
Secretary,  
Executive Committee.

To :

- Shri S.V.Bhave, Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya, Bombay - 400 032. - Chairman.
- Shri B.N. Adarkar, Chairman, Transport & Communications Board, B.M.R.D.A - Member.
- Shri C.M. Correa, Chairman, Housing, Urban Renewal and Ecology Board, B.M.R.D.A - Member
- Shri N.G.K. Murti, Chairman, Water Resources Management Board, B.M.R.D.A. - Member.
- Shri B.G. Deshmukh, Municipal Commissioner, Municipal Corporation of Greater Bombay. - Member
- Shri P.V. Nayak, Metropolitan Commissioner and Vice-Chairman, Executive Committee, B.M.R.D.A.
- Shri R.S.Pal, Secretary to the Government of Maharashtra, Urban Development & Public Health Deptt., Mantralaya, Bombay - 400 032 - Member.
- Shri B.S. Dhavle, Managing Director, CIDCO, Bombay - Member.

Invitees :

- The Financial Adviser, BMRDA.
- The Deputy Metropolitan Commissioner, BMRDA.
- The Member-Secretary, Housing, Urban Renewal & Ecology Board, BMRDA.
- The Member-Secretary, Transport & Communications Board, BMRDA.
- The Member-Secretary, Water Resources Management Board, BMRDA.
- The Legal Adviser, BMRDA.

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MINUTES OF THE EIGHTEENTH MEETING OF THE EXECUTIVE COMMITTEE OF THE BOMBAY METROPOLITAN REGION DEVELOPMENT AUTHORITY.

Place : Special Committee Room, Fifth Floor, Mantralaya, Bombay - 400 032.

Members Present :

- Shri P.V. Nayak, Metropolitan Commissioner and Vice-Chairman, Executive Committee, BMRDA
- Shri R.S. Pal, Secretary, U.D. & P.H.D. - Member.
- Shri C.M. Correa, Chairman, HURE Board. - Member.

Shri S.D. Sule, Secretary, Executive Committee, B.M.R.D.A.

Invitees :

- The Financial Adviser, BMRDA.
- The Member-Secretary, HURE Board, BMRDA.
- The Member-Secretary, WRM Board, BMRDA.
- Shri K.R. Konkankar, Works Administrator, T. & C. Board, BMRDA.
- Shri J.R. Patwardhan, Dy. Municipal Commissioner, Bombay Municipal Corporation, Bombay.
- Shri K.N. Patel, Legal Adviser, BMRDA.

Item No. 1 : Confirmation of the minutes of the last (Seventeenth) meeting.

Minutes of the seventeenth meeting of the Executive Committee held on the 23rd September, 1977, were confirmed subject to the following :-

- i) For "Shri S.V. Desai, Municipal Commissioner, the following shall be substituted, viz., "Shri V.D. Desai, Municipal Commissioner."
- ii) From the list of invitees present, the Member-Secretary, T. & C. Board, BMRDA, should be deleted, as he was not present,

Item No. 2 : Action taken on the minutes of the last (Seventeenth) meeting.

Action taken on the minutes of the seventeenth meeting of the Executive Committee held on the 23rd September, 1977, was noted.

Item No. 3 : Applications for permission under Section 13 of the B.M.R.D.A. Act, 1974.

The applications, bearing the following Registration

Numbers.....

Numbers, were placed on the table.

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|----------------|----------------|
| (1) 39/13/9/77 | (4) 43/26/9/77 |
| (2) 40/14/9/77 | (5) 44/26/9/77 |
| (3) 41/21/9/77 | (6) 45/28/9/77 |

The Committee considered each application and decided as follows :-

(1) Application No.39/13/9/77 9CIBA-Geigy of India Ltd.)

The Committee did not find sufficient merit in the justification given by the applicant for conversion of a building from warehouse to office on the Falkland Road in 'D' Ward. The plot is reserved for Service Industry, and office user is not permissible in the said reservation. The Committee, therefore, felt that, if the desired permission were granted the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(2) Application No. 40/14/9/77 (Shree Mahalaxmi Co-operative Housing Society Ltd. (Proposed).

The Committee found no merit in the justification given by the applicant for reconstruction of the building, increasing the floor area from 1496.50 sq.m. to 8471.64 sq.m. with F.S.I. of 2.33. The Committee noted that the proposal envisaged accommodation of 64 new tenants, and that about less than 1/3 area was proposed to be allotted to the existing tenants and more than 2/3 to new tenants. The plea of the applicant that the existing structures are in the nature of slums, is not factually correct, as all types of basic amenities are available to them. The contention that it was necessary to accommodate 64 new tenants in order to finance the rehabilitation of the existing tenants, was not considered relevant. The Committee felt that, if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(3) Application No. 41/21/9/77 (Bhagirathi alias Pulaka Purshottan Sicka).

The Committee found no merit in the justification given by the applicant for reconstruction of the building for residential use, increasing the floor area from 4096 sq.ft. to 14650.74 sq.ft. and raising the F.S.I. from 0.45 to 1.66. The Committee noted that the proposal was

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to accommodate new tenants and part of the floor area would be given to the relatives of the applicant in lieu of the space given to the existing tenants by them. The contentions of the applicant that the plans were approved by the B.M.C. on the basis of 1.66 F.S.I., that commitments had been made for sale of premises in the proposed building on the basis of 1.66 F.S.I. and that she could not obtain the Commencement Certificate prior to the date of the B.M.R.D.A. Notification for no fault on her part, were not considered relevant. The Committee noted that the B.M.C. had issued a Commencement Certificate in favour of the applicant for floor area of 11746.16 sq.ft. on the basis of 1.33 F.S.I., and that there was no justification for any additional floor area. The Committee felt that, if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(4) Application No. 43/26/9/77 (Shri B.K. Daphatary & others)

The Committee found no merit in the justification given by the applicant for reconstruction of building, increasing the floor area from 11883.00 sq.ft. to 17812.86 sq.ft. and raising the F.S.I. to 2.44. The Committee noted that the proposal was to provide the existing tenants by allotting then area equal to the area presently occupied by them, and to provide for offices on the 2nd to 7th floor. The plea of the applicant that they had paid a higher price based on the F.S.I. of 2.44 and the commercial user of the plot, and that it would not be possible to make the scheme economically viable without increasing the F.S.I. was not considered relevant. The Committee considered that the proposal, which envisaged increasing the floor area for commercial purpose in South Bombay with F.S.I. of 2.41, could not be accepted, and felt that, if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(5) Application No. 44/26/9/77 (Executive Engineer, Public Works Department)

The Committee considered the application, and found that the applicant had not furnished the full information relating to the proposed development, which was referred to by the applicant as an "integral part of the complete project". The Committee noted that the applicant has not responded to

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repeated requests calling for this information, and decided that the application should be rejected, and that the applicant informed that he may, if necessary, apply again with full details.

(6) Application No. 45/28/9/77(Shri S.M. Ghatate)

The Committee found no merit in the justification given by the applicant for change of use of the ground floor of the building in Plot No. 134 in the 'A' Ward from residential to office of a branch of the State Bank of Patiala. The Committee considered that the conversion of residential premises to office use in 'A' ward would increase the number of office employees using the transport services in the area, which were already strained. The Committee felt that, if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

The Committee then passed the following Resolution :-

Resolution No. 66

Resolved that, in exercise of the powers conferred on it by clause (v) of sub-section (2) of Section 7 of the B.M.R.D.A. Act, 1974, read with sub-section (1) of Section 13 of the said Act, and all other powers enabling it in this behalf, the Committee hereby refuses permission on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to persons or authorities, who have presented applications bearing the following registration numbers, for the reasons recorded in the minutes :-

- (1) 39/13/9/77
- (2) 40/14/9/77
- (3) 41/21/9/77
- (4) 43/26/9/77
- (5) 44/26/9/77
- (6) 45/28/9/77

Item No. 4 : Bombay Urban Transport Project (BUTP)-  
Periodical Progress Report.

The Committee noted the progress report.

Item No. 5 : Accounts of the Bombay Metropolitan Region  
Development Authority for the quarter ending 30/9/1977.

The quarterly report for the quarter ending

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the 30th September, 1977, on the accounts of the BMRDA, was noted after the following two points were clarified by the Financial Adviser.

(1) The administrative expenses show an increase from Rs.4.07 lakhs for the quarter ending June, 1977, to Rs. 6.24 lakhs for the quarter ending September, 1977, mainly on account of the fact that the accounts include for the first time office rent accrued, but not paid.

(2) The income by way of interest on bank deposits has increased from Rs. 1.94 lakhs for the quarter ending 30.6.1977 to 9.21 lakhs for the quarter ending 30.9.1977 because while the earlier figure represented actual interest, the accounts now show the bank interest on accrual basis.

Item No. 6 : Scales of Pay of Research Analyst and Research Assistant, in the Central Planning Cell.

The Committee considered the agenda note, and passed the following Resolution :-

Resolution No 67:

Resolved that, in exercise of the powers conferred on it by the Proviso to Regulation 5 of the B.M.R.D.A. (Conditions of Service) Regulations, 1977, the Executive Committee hereby sanctions the pay scales, specified in column 2, for the posts mentioned in column 1 in the statement given below :-

Post	Scale
Research Analyst	Rs.350-20-450-25-575-EB-25-700-30-850-50-1000.
Research Assistant.	Rs. 210-10-270-15-330-EB-15-390-20-450.

Item No. 7 : Appointment of Staff (Procedure) Rules, 1977.

The Committee considered the agenda note, and passed the following Resolution :-

Resolution No. 68.

In exercise of the powers conferred upon it by clause (ii) of sub-section (2) of Section (7) of the BMRDA Act, 1974, and all other powers enabling it in this behalf, the Executive Committee hereby amends the Appointment of the Staff(Procedure)

Rules, 1977, as follows, namely :-

In Rule 8 the following proviso shall be added, namely :

"Provided that in respect of technical posts under the Functional Boards in the scales of pay, the maxima of which do not exceed Rs.2000/-, a Committee consisting of the Chairman and the Member-Secretary of the Functional Board concerned shall be competent to decide any of the methods of recruitment, specified in clauses (a) to (f) of Rule 5."

Item No. 8 : Additions and alterations to the cabins in the East Wing of the 19th floor of the New Administrative Building.

The Committee considered the agenda note, and passed the following Resolution :-

Resolution No. 69

Resolved that the Executive Committee, in exercise of the powers conferred by Section 7(2) (vi) of the BMRDA Act, 1974, and all other powers enabling it in this behalf, accords post facto approval to the work of additions and alternations to the cabins and associated electrical fittings to accommodate the Consultants, Audit Officers and their staff in the East Wing of the 19th floor of New Administrative Building occupied by the Finance & Accounts Division, carried out by the Executive Engineers of Presidency and Bombay Electrical Divisions, Public Works and Housing Department, Bombay, at an estimated cost of Rs.4280/-.

Item No. 9 : Reporting cases of exercise of powers delegated by the Executive Committee.

The Committee considered the agenda note, and passed the following Resolution :-

Resolution No. 70 :-

Resolved that the cases of exercise of powers delegated by the Executive Committee, which are reported in statements 'A' and 'B' in the agenda note, are noted.

Item No.10: Appointment to the post of Transport Project Analyst

The Committee considered the agenda note, and passed

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the following Resolution :-

Resolution No. 71 :

Resolved that the Executive Committee, in exercise of the powers under Section 7(2) (ii) of the BMRDA Act and all other powers enabling it in this behalf, approve the proposal to offer the post of Transport Project Analyst to Shri Narain Das on a pay scale, the maximum of which is likely to be in excess of Rs.1,500 per month.

Resolved further that the approval of the Standing Committee should be obtained to the pay scale for the post of Transport Project Analyst.

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