

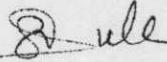
No. EXC/MTG/19

(177)

Bombay Metropolitan Region
Development Authority,
18th floor, New Administrative
Building, Madame Cama Road,
Opp. Mantralaya,
B o m b a y - 4 0 0 0 3 2 .

Date : 9th December, 1977.

The minutes of the nineteenth meeting of the Executive Committee of the B.M.R.D.A. held on the 2nd December, 1977, are enclosed.


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

To :

Shri S.V. Bhawe, 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 to the BMRDA.

The Consultants.

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

Date : 2nd December, 1977.

Place : Special Committee Room,
5th Floor, Mantralaya,
Bombay-400 032.

Members present : Shri S.V. Bhawe, Chief Secretary to the
Govt. of Maharashtra - Chairman.
Shri P.V. Nayak, Metropolitan Commissioner,
Vice-Chairman.
Shri B.S. Dhavle, Managing Director,
CIDCO - Member.
Shri B.N. Adarkar, Chairman, T. & C. Board,
BMRDA - Member.
Shri N.G.K. Murti, Chairman, W.R.M. Board,
BMRDA - Member.
Shri S.D. Sule, Secretary, Executive Committee,
BMRDA.

Invitees : The Financial Adviser, BMRDA.
The Dy. Metropolitan Commissioner, BMRDA.
The Member-Secretary, HURE Board.
The Member-Secretary, T. & C. Board.
The Member-Secretary, W.R.M. Board.
The Legal Adviser, BMRDA.
Shri J.R. Patwardhan, Dy. Municipal
Commissioner, B.M.C.

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

The minutes of the Eighteenth meeting of the
Executive Committee held on 28.10.1977 were confirmed, subject
to the addition of the following words and figures in the
heading of the minutes :-

"Date : 28th October, 1977".

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

Action taken on the minutes of the Eighteenth
meeting of the Executive Committee held on the 28th October,
1977, was noted, subject to the following :-
Under item No. 2 :-

- (a) In the para below S. No. (iii), for the word "re-
appraisal", the word, "pre-appraisal" should be
substituted.
- (b) With reference to S. No.(iv) regarding cases of
houses, which have been destroyed in the last five
.....years

years in Greater Bombay, the Committee desired that the information, which may have been furnished by the B.M.C., should be placed before the Committee for consideration.

- (c) In the para below S. No. (v), for the word and figures, "December, 1977", the word and figures, "December, 1979" should be substituted.

Item No. 3 : Applications for permission under Section 13 of the BMRDA Act, 1974.

The applications, bearing the following registration numbers, were placed on the Table :-

- (1) 47/15/10/77
- (2) 48/24/10/77
- (3) 49/26/10/77
- (4) 50/27/10/77
- (5) 51/31/10/77
- (6) 52/31/10/77
- (7) 53/1/11/77.

The remarks of the office of the HURE Board in respect of applications bearing registration Nos. 50/27/10/77 and No.53/1/11/77 were also placed on the Table.

The Committee considered each application and decided as follows :-

- (1) Application No.47/15/10/77 (His Holiness Dr. Sayedna Mohommed Burhanuddin Saheb).

The Committee did not find sufficient merit in the justification given by the applicant for the addition of 491.72 Sq. m. to the existing floor area (974.55 Sq.m.) of Najmi Masjid on Abdul Rehman Street in Municipal Ward 'C', which was proposed to be used partly as Prayer Hall and partly for residences of Priests. The Committee noted that the existing building is located in an area, which is highly congested, and that part of the premises is in use for commercial purpose. The proposed addition to the building would increase the F.S.I. from 1.63 to 2.46. This would add to the congestion already existing in the 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.

(2) Application No.48/24/10/77 (The Standard Mills Co. Ltd., Prabhadevi Unit).

The Committee did not find sufficient merit in the justification given by the applicant for the addition of 3573.61 Sq.m. to the existing floor area of 44878.36 Sq.m. for the Mill's offices. Having regard to the inability expressed by the applicant to supply information called for from him regarding the various offices proposed to be located in the new building, their existing floor area, number of workers, proposed floor area for each office, the reasons for location of the offices in the Mill's premises, proposed utilisation of the space vacated by the department to be housed in the new building, etc., it was not possible for the Committee to appreciate the need for additional area. Creation of disproportionately additional floor space would not be desirable, even if no immediate increase in the office workers was contemplated. 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.

The Committee had no objection, however, to consider a fresh application for the proposed development, if the required information and sufficient justification were given by the applicant.

(3) Application No.49/26/10/77 (The Cricket Club of India Ltd.).

The Committee found no merit in the justification given by the applicant for the addition of 1855.74 Sq.m. area over the existing building, known as the Stadium House, on Veer Nariman Road for the purpose of office premises. The Committee noted that the proposal envisaged an increase in the number of office workers by about 35%. An increase in the office premises at this location would further aggravate congestion and strain the civic services in the southern tip of the City, which were already over-burdened. 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 rejected.

(4) Application No.50/27/10/77 (Sonarika Estate Development Pvt. Ltd.).

The Committee found no merit in the justification given

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by the applicant for the re-construction of the building, which would increase the floor area from 4487.8 Sq.m. to 5560.16 Sq.m., thus raising the F.S.I. from 0.8 to 1.66. The Committee noted that, besides providing approximately the same floor area for the existing tenants, including tenants for purposes of residence, godowns, shops and offices, 25 new residential tenants were proposed to be housed in an area of 1856.74 Sq.m. The plea of the applicant that the proposed development was conceived on the basis of F.S.I. of 1.66, without which it would not be possible to re-accommodate all 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.

(5) Application No.51/31/10/77 (Sagrendra Bhavan Co-Op. Housing Society).

The Committee found no merit in the justification given by the applicant for reconstruction of the building, increasing the floor area from 931.25 Sq.m. (F.S.I. 0.182) to 12632.00 Sq.m. (F.S.I. 2.46). The Committee noted that the proposal envisaged inter alia construction of 200 residential tenements with a floor area of 6732.00 Sq.m. The F.S.I. permissible even according to the D.C. Rules for Greater Bombay was 1.66. The plea of the applicant that the F.S.I. of 2.46 was necessary to provide accommodation for their members at reasonable rate was not considered relevant. 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.

(6) Application No.52/31/10/77 (Shri Mahalaxmi Co.Op. Housing Society).

The Committee found no merit in the justification given by the applicant for reconstruction of the building, increasing the floor area from 6071 Sq.m., which provides accommodation for 165 residential and 144 commercial tenants, to 18631.50 Sq.m., out of which 4303.25 Sq.m. will be given to the existing residential tenants, 4076.41 Sq.m. to the existing commercial users and the balance 10251.84 Sq.m. to 208 new residential tenants. With reference to the plea of the applicant that the existing structures are "as good as

slums....

slums in this area", the Committee noted that the Slum Improvement Board had indicated that the area could not be called a slum, - The Committee also took into account the views of the office of the BMC that the plot is situated in a residential zone with shop line only and that the mixed users on the plot would not be advisable. The plea of the applicant that they have to construct further 10251.84 Sq.m. in order to recover the construction cost and provide accommodation to their members at reasonable price, 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.

(7) Application No.53/1/11/77 (Shri K. Kheshvala).

The Committee, having carefully considered the facts that the proposal was to utilise a small area (34 Sq.m.) in a building situated in the commercial zone for the office of a specialised professional business, viz., Foreign Exchange Broker, which is necessarily required to be located near the Exchange-Banks in the City, and also that the business required employment of a very small complement of persons, decided to grant permission, as requested to change the use of a room admeasuring 34 Sq.m. out of 90 Sq.m. of a residential flat on the 2nd floor of the Suleman Chambers on Battery Street, in Municipal Ward 'A', Colaba division, into the office of the Foreign Exchange Broker on the following conditions :-

- (i) The number of persons to be employed in the said room will not exceed six.
- (ii) There will be no expansion of the floor area for office purpose at the said location without the prior permission of the Authority.
- (iii) The office in question will be used only for the Foreign Exchange Broker's business and for no other purpose.

The Committee then passed the following resolution:-

RESOLUTION 72 : Resolved that, in exercise of the powers conferred on it by clause (v) of sub-section (2) of Section 7 of the BMRDA Act, 1974, read with sub-section (1) of Section 13 of the said Act, and all other powers enabling

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it in this behalf, the Executive Committee hereby -

(i) refuses permission on behalf of the Authority under sub-section (3) of Section 13 of the said Act, ^{to} persons or authority, who have presented applications, bearing the following registration numbers, for the reasons recorded in the minutes :-

- (1) 47/15/10/77
- (2) 48/24/10/77
- (3) 49/26/10/77
- (4) 50/27/10/77
- (5) 51/31/10/77
- (6) 52/31/10/77

and (ii) grants permission on behalf of the Authority under sub-section (3) of Section 13 of the said Act to Shri K. Kheshvala (Application registered under No.53/1/11/77) for change of use of 34 Sq.m. out of 90 Sq.m. floor area of residential flat No.13 on the 2nd floor of Suleman Chamber on Battery Street, in Municipal Ward 'A', Colaba Division, in Bombay, to office of Foreign Exchange Broker, subject to the following conditions, viz. :-

- (i) The number of persons to be employed in the room will not exceed six.
- (ii) There will be no expansion of the floor area for office purpose at the said location without the prior permission of the Authority.
- (iii) The office in question will be used only for the Foreign Exchange Broker's business and for no other purpose.

Item No. 4 : Provision of residential accommodation to the Transport Policy Specialist.

The Committee considered the Agenda Note, and passed the following resolution :-

RESOLUTION 73 : In exercise of the powers delegated by the Authority by its Resolution No.67, dated the 28th March, 1976, the Executive Committee approves the proposal to acquire residential accommodation from the Maharashtra Housing Board, at Bandra, on payment of rent of Rs.925/- per month, and allot it to Shri Nikhilesh Dhar, Transport Policy Specialist, in the Transport & Communications Board, deducting 10% of his pay plus C.L.A. towards his rent liability.

Item No.5...

Item No. 5 : The scale of pay in respect of the post of Assistant Lands Officer.

The Committee considered the Agenda Note, and passed the following resolution :-

RESOLUTION 74 : Resolved that, in exercise of powers conferred on it by the proviso to Regulation No.5 of the BMRDA (Conditions of Service) Regulations, 1977, the Executive Committee approves the pay scale of Rs.350-20-450-25-525-EB-25-700-30-850-50-1000 for the post of Assistant Lands Officer in the HURE Board.

Item No. 6 : Continuance in service of Shri N.S. Bhende, Chief Accounts Officer.

The Committee considered the Agenda Note, and passed the following resolution :-

RESOLUTION 75 : Resolved that, in exercise of the powers conferred on it by clause (ii) of sub-section (2) of Section 7 of the BMRDA Act, and all other powers enabling it in this behalf, the Executive Committee approves the proposal to continue the term of appointment of Shri N.S. Bhende, Chief Accounts Officer, for one year from 1.1.1978 on the same terms and conditions as hitherto.

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