

No. EXC/MTG/26.

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
18th Floor, New Administrative
Building, Madane Cama Road,
Opp. Mantralaya, Bombay-400 032.

Date : 3rd June, 1978.

The minutes of the twenty-sixth meeting of the Executive Committee of the BMRDA, held on the 26th May, 1978, are enclosed.

Issued 73 JUN 1978

S. D. Sule
o/c (S. D. SULE),
Secretary,
Executive Committee.

To:

- Shri L.S. Lulla, Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya, Bombay-400 032 - Chairman.
- Shri P.V. Nayak, Metropolitan Commissioner and Vice-Chairman, Executive Committee, BMRDA.
- Shri B.N. Adarkar, Chairman, Transport & Communications Board, BMRDA - Member.
- Shri C.M. Correa, Chairman, Housing, Urban Renewal and Ecology Board, BMRDA - Member.
- Shri N.G.K. Murti, Chairman, Water Resources Management Board, BMRDA - Member.
- Shri B.K. Chougule, Municipal Commissioner, Municipal Corporation of Gr. Bombay - Member.
- Shri G.H. Lalwani, Secretary to the Govt. of Maharashtra, Urban Development and Public Health Department, Mantralaya, Bombay-400 032 - Member.
- Shri B.S. Dhavale, Managing Director, CIDCO, Bombay, - Member.

INVITEES :

- The Financial Adviser, BMRDA.
- The Dy. Metropolitan Commissioner, BMRDA.
- The Member-Secretary, HURE Board.
- The Member-Secretary, T. & C. Board, BMRDA.
- The Member-Secretary, WRM Board.
- The Legal Adviser, BMRDA.
- The Consultants.

/2.6.78.

89 (257)
MINUTES OF THE TWENTYSIXTH MEETING OF THE
EXECUTIVE COMMITTEE, B.M.R.D.A.

Date : 26th May, 1978.

Place: Special Committee Room,
5th floor, Mantralaya.

Members Present :

- Shri P.V. Nayak, Metropolitan Commissioner and Vice-Chairman.
- Shri C.M. Correa, Chairman, HURE Board - Member.
- Shri B.S. Dhavle, Managing Director, CIDCO-Member.
- Shri S.D. Sule, Secretary, Executive Committee, B.M.R.D.A.

Invitees :

- The Financial Adviser, BMRDA.
- The Member-Secretary, Housing, Urban Renewal & Ecology Board, BMRDA.
- The Member-Secretary, Water Resources Management Board, BMRDA.
- The Legal Adviser, BMRDA.
- The Dy. Municipal Commissioner (Engg.)

Mrs. S. Jagannathan, Director, Govt. of India Tourist Office, Bombay, was present as special invitee during the discussion of item No. 4.

In the absence of the Chief Secretary, the Metropolitan Commissioner and Vice-Chairman of the Executive Committee, presided at the meeting.

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

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of the last (Twentyfifth) meeting, held on 28th April, 78.

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 were placed on the Table :-

- | | |
|-----------------|-----------------|
| (1) 102/11/4/78 | (2) 103/12/4/78 |
| (3) 104/12/4/78 | (4) 105/20/4/78 |
| (5) 106/20/4/78 | (6) 107/24/4/78 |
| (7) 108/26/4/78 | (8) 109/27/4/78 |
| (9) 110/28/4/78 | (10) 111/3/5/78 |

(1) Application.....

(1) Application No. 102/11/4/78 (Oriental Pharmaceutical Industries Ltd.)

The Committee considered the application, and noted that the proposal envisaged increasing the floor area from 3225.83 sq.mtrs. to 7113.76 sq.mtrs. for expanding the activities of the various departments, including stores and administration, and that one of the reasons given was the closure of outstation sales depots. With the proposed development, the number of jobs would increase by 250. The substantial increase in the floor space and jobs in the factory premises militates against the objective of reducing the congestion in the Bombay City by locating additional jobs outside the limits of the City. The Committee, therefore, considered that, on merit, there was no justification for increasing the floor area to the extent proposed for stores, administration and other purposes in an already congested 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. 103/12/4/78 (The New India Assurance Co. Ltd.)

The Committee considered the application, and noted that, while the proposal for the reconstruction of the building envisages reduction of F.S.I. from 4.25 to 2.45, it would result in reduction in the residential user from 1514.89 sq.mtrs. to 416.00 sq.mtrs., and increase in the area for commercial user from 306.69 to 633.98 sq.mtrs. It was also proposed to use the basement area as godown. It was noted that the proposal was to accommodate the office of the New India Assurance Co. Ltd. in the reconstructed building, and that this was a part of the expansion of the offices of the company in the Bombay city to cater to the expansion of its business. The Committee considered the plea of the applicant that the additional area was required to ensure proper control and co-ordination with the head office located at Flora Fountain and the General Insurance Corporation office located at Churchgate. The Committee felt that the offices of the company had no necessary nexus with the South Bombay location, and that any expansion of office space by such an organisation in the 'A' ward would militate against the objective of

restructuring.....

restructuring the regional growth by locating as many new tertiary sector jobs as possible outside the Bombay City. The public sector organisations, in fact, have a special responsibility in this matter. The Committee further considered the plea of the applicant that in order to make the proposal viable and financially sound, it is necessary to construct some offices along with residential use, but did not find it acceptable. The Committee also noted that the offices in question were not existing in the previous building, which was gutted by fire many years ago. 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.

(3) Application No. 104/12/4/78 (Standard Mills Co. Ltd. Prabhadevi Unit)

The Committee considered the application, and noted that the proposal was to increase the area of the Mills' department/offices within the Mills' premises without any increase in the number of employees. It was also noted that, by adding 1191.20 sq.mtrs. to the existing 44870.36 sq.mtrs., there would be an increase of only 0.03 in the F.S.I. The proposed development is also permissible under T.P. Rules and D.C. Rules. The Committee, therefore, decided that the proposed development should be permitted.

The Committee noted that the applicant had plans to construct 3rd and 4th floors for design and research department in future. The Committee felt that such development could with advantage be located outside the Bombay City, and that, in any case, the present development, which was proposed to be permitted, should be confined to the construction of the 2nd floor only, increasing the total floor area to 46061.56 with an F.S.I. not more than 1.12.

(4) Application No. 105/20/4/78 (Central Bombay Division P.W. & H.D.)

The Committee considered the application, and noted that the proposal was to convert the car parking area (8 garages) in Saket Building at Worli in G/South Ward, for accommodating the office of the Deputy Engineer, North Sub-Division, P.W.&H.Department, which is at present situated in the Haffkine Institute. It was noted that the plot under reference falls under residential zone, and

belongs.....

belongs to the Estate Department of the Corporation. The change of use from garage area to office is not permissible, and further that the F.S.I. of the plot will be 1.56 as against the F.S.I. of 1.33 permissible even according to the D.C. Rules. Hence, and in view of the fact that the proposal is contrary to the policy of relocating jobs outside the Bombay city, the Committee felt that it was not legally feasible to grant the desired permission, and further that, if such permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(5) Application No. 106/20/4/78 (Churchgate Chamber Premises Co-Operative Housing Society Ltd.)

The Committee considered the application, and noted that the proposal was to add 77.20 sq.mtrs. to the existing building for the purpose of accommodating the office of the society itself, and to construct additional fire escape staircase from the ground floor to the terrace for safety purposes. The Committee noted that the applicant desired to consume what he presumed to be the balance F.S.I. out of the F.S.I. of 2.45 permissible according to the D.C. Rules. The Bombay Municipal Corporation have however, advised that, according to the amended D.C. Rules, 50% area of balconies is included in the built up area. On this basis, the total built-up area, after the proposed addition to the existing building, will be beyond the permissible limit, viz., 2.45. Hence the applicant's presumption of having balance buildable area is not correct. The Bombay Municipal Corporation would, however, consider the proposal in respect of the staircase, as per the requirements of the Chief Fire Officer, and it may be allowed free of F.S.I. restrictions.

Hence, and in view of the fact that the proposal would militate against the objective of curbing the growth of offices in south Bombay, the Committee felt that it was not legally feasible to grant the desired permission, and further that if such permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(6) Application No. 107/24/4/78 (Mrs. A.M.Morris)

The Committee considered the application, and noted that the proposal was for addition of one floor (206.25 sq.m.)

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to an existing building for accommodating the school and for change of use of ground floor from school to branch of a bank. The ground floor, which is being used for school, would be used for the branch of a bank, and the school will be accommodated on the existing 1st floor and the proposed 2nd floor. The total F.S.I. would be 0.91. The Committee took into account the fact that the proposal was to provide the branch of a bank at the location approved by the Reserve Bank of India in an area outside the Central Business District and serving a high density residential area. The Committee decided that the proposed development should be permitted.

(7) Application No. 108/26/4/78 (Wadala Co-Operative Housing Society Ltd.)

The Committee considered the application, and noted that the proposal was to construct four buildings having an F.S.I. of 1.65 with 84 tenements for hutment dwellers, 80 tenements for existing tenants and 90 tenements for members of the society. The F.S.I. proposed to be consumed, i.e., 1.659 is in excess of the F.S.I. permissible in accordance with the D.C. Rules, viz., 1.33. There is no provision in the D.C. Rules to permit extra F.S.I. for private residential building. The Committee, therefore, felt that, it was not legally feasible to grant the desired permission. The application was, therefore, rejected.

(8) Application No. 109/27/4/78 (P.D. Sidhva)

The Committee considered the application, and noted that the proposal was to construct 16 oil tanks, having a capacity of 550 M.T. each, within the proposed factory premises. The Committee considered the plea of the applicant that the storage facility is required for the State Trading Corporation to relieve acute shortage of storage space, and that the requirement is purely temporary. The applicant has also mentioned that the proposal would reduce the construction area (for the factory building), and did not involve any additional traffic to and from the city, as the storage tanks will be used for storage in transit from Docks to up-country. The Committee noted that the proposed storage tanks were proposed to be located in an already congested area and that, as the storage was intended as a transit storage for movement of oil from Docks to Up-country, there was no compelling reason for

location.....

location of the oil tanks in the vicinity of the Docks. The applicant has also mentioned in the subsequent letter, dated the 25th May, 1978, that the bulk of the storage was intended for local consumers. This was in contradiction of the statement made in the application that the proposal did not involve any additional traffic as the storage was intended to be transit storage from the Docks to Up-country. The Committee felt that there was no compelling reason for the location of the oil storage tanks in the vicinity of the Docks, and 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.

(9) Application No. 110/28/4/78 (M/s Eastern Engineering Co.)

The Committee considered the application, and noted that the proposal was to construct a mezzanine floor for office purpose in a building, which already has 4.79 F.S.I.

The F.S.I. in this area, according to the D.C. Rules, is 2.45. The existing F.S.I. is already far in excess of the permissible F.S.I. Hence, and as the applicant wants to add more office space in the area, which is already congested, 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.

(10) Application No. 111/3/5/78 (Nowrosjee N. Wadia Trust).

The Committee considered the application, and noted that the proposal is to construct a tower block of Ground + 19 floors, providing 304 flats in addition to 506 tenements already in existence. The proposal envisages demolition of two existing structures. The number of existing tenants to be re-accommodated in the new building is only 24, covering an area of 2477 sq.m., while 280 new tenants will be accommodated in the area of 20373 sq.m. The Committee considered the plea of the applicant that the sanctioned layout provided necessary recreation space, and maintained optimum lighting and ventilation standards. It, however, felt that the addition of 280 new tenements at this southern most location of the city would further aggravate the congestion, and put an additional strain on the civic services in the area. The Committee, therefore, felt that, if the desired permission were granted, the overall

development....

development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

RESOLUTION NO. 101 : 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 it in this behalf, the Committee hereby -

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

- | | |
|-----------------|-----------------|
| (1) 102/11/4/78 | (2) 103/12/4/78 |
| (3) 105/20/4/78 | (4) 106/20/4/78 |
| (5) 108/26/4/78 | (6) 109/27/4/78 |
| (7) 110/28/4/78 | (8) 111/3/5/78 |

(ii) grants permission, on behalf of the Authority, under sub-section (3) of Section 13 of the said Act, to

(1) M/s Standard Mills Co. Ltd. (application No. 104/12/4/78) for addition of 1191.20 sq.m. to the existing floor area of 44870.36 sq.m., raising the F.S.I. from 1.09 to 1.12 for the purpose of the Mills' offices and departments in the Mills' premises on 1090 and 1092, T.P.S. IV (Mahim), Grey Folding and Office Building, New Prabhadevi Road, Municipal Ward G/South, Bombay, and,

(2) Mrs. A.M. Morris (application No. 107/24/4/78) for addition of 206.25 sq.m. for the purpose of school, increasing the floor area from 412.50 to 618.75, and change of use of ground floor (206.25 sq.m.) from school to bank's branch on survey No. 214/26, Part 183, Scheme 60, Marie Stella School, Naigaum Estate, St. Xavier's Road, 'F' North, Bombay.

Item No. 4 : Relaxation of F.S.I. limit for Hotel Industry in Bombay

The Committee heard Mrs. S. Jagannathan, Director, Govt. of India Tourist Office, Bombay, and after some discussion decided to defer the consideration of the matter to the next meeting.

Item No.5.....

Item No. 5 : Revision of the work plan and schedule of payments to M/s A.F. Ferguson & Co. Consultants.

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

RESOLUTION NO. 102 : Resolved that the Executive Committee accords post facto approval to the revision of the work plan of the Consultants, M/s A.F. Ferguson & Co., for (i) Accounting and Finance Management Systems, and (ii) Organisation, Staffing, Administration and Project Monitoring system, as shown in Statement 'A' attached to the Agenda note, and also approves the following payments already made to the Consultants :

(1) Organisation, Staffing, Administration and Project Monitoring System :

- | | |
|--|--------------|
| (a) 2nd Progress Payment | - Rs. 58,000 |
| (b) Institutional Study Report
(Break-up item of the Original
Item "Preliminary Report -
Organisation") | - Rs. 20,400 |

(2) Accounting and Financial Management System :

- | | |
|----------------------|--------------|
| 2nd Progress Payment | - Rs. 34,000 |
|----------------------|--------------|

Resolved further that the Metropolitan Commissioner is authorised to approve necessary revision in the work plan and changes in the payment schedule in future, provided that the changes do not adversely affect the overall efforts of the consultants, and the total period of their assignment and their fees do not exceed the period and the amount provided in the Agreement.

Item No. 6 : Delegation of Powers :

The Committee considered the Agenda Note. It was clarified by the Metropolitan Commissioner that the term "Functional Unit" used in the Annexure to the Agenda Note includes the Finance & Accounts Division. The Committee noted this, and passed the following resolution :-

RESOLUTION NO. 103 : Resolved that, in exercise of the powers conferred by Clauses (i), (ii), (iii), (vi) and (vii) of sub-Section(2) of Section 7 of the BMRDA Act, 1974, and all other powers enabling it in this behalf, the Executive Committee approves the delegation of powers set out in the Annexure (containing Statements I, II and III) ~~to the Agenda Note~~, subject to the following

conditions :.....

csp/-
3.6.

conditions :-

- (1) The powers to sanction expenditure shall be exercisable subject to the availability of budget provision;
- (2) Any Authority higher than the competent authority shall be competent to exercise the powers of the lower authority; and
- (3) In case the designation of the post of an officer, to whom the specific power is delegated, is changed, the incumbent of the redesignated post will continue to exercise the powers delegated to the previous officer.

csp/-
3.6.

B-M-R-D-A
Delegation of Powers
(Establishment)

Statement - I

Sr. No.	Nature of power.	To whom delegated (3)	Extent of power. (4)
(1)	(2)		
1.	Declaring an officer as Head of Office.	Metropolitan Commissioner.	Full Powers.
2.	To grant increment beyond efficiency bar.	Metropolitan Commissioner. Appointing Authorities.	Full Powers. In respect of the persons in the scales of pay the maxima of which do not exceed Rs.1500/-.
3.	To fix the headquarters and spheres of duty of an employee.	Financial Adviser. Member-Secretaries of the Functional Boards. Deputy Metropolitan Commissioner.	Full powers in respect of officers and staff in the respective functional units.
4.	To transfer officers and staff from one Functional Unit to another.	Metropolitan Commissioner.	Full Powers.
5.	To grant extension of joining time.	Metropolitan Commissioner. Financial Adviser. Member-Secys. of Functional Boards. Metropolitan Commissioner.	Full Powers. In respect of officers and staff in the respective Functional Units.

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6. To permit handing/taking over of charge away from headquarters.

Metropolitan Commissioner.

Full Powers.

Financial Adviser.

In respect of officers and staff in the respective Functional Units.

Member-Secretaries of the Functional Boards.

Dy. Metropolitan Commissioner.

7. To appoint an employee to hold more than one post and to fix special/additional pay to be drawn by him as per the rules.

Appointing Authority.

Full Powers.

8. To allow an employee to proceed on duty outside BMR limits.

Metropolitan Commissioner.

Full Powers.

Financial Adviser.

In respect of officers and staff within their respective units, where the maxima of the pay scales of such staff do not exceed Rs.1500/-.

Member-Secretaries of the Functional Boards.

Dy. Metropolitan Commissioner.

9. To grant permission to accept honoraria/fees.

Metropolitan Commissioner.

Full powers in respect of Heads of Functional Units, Addl. M.C. & Dy. M.C.

Subject to approval, necessary.

Financial Adviser.

Full Powers in respect of the employees within their respective units.

Member-Secys. of Functional Boards.

Dy. Metropolitan Commissioner.

In respect of officers and staff in the respective

Financial Adviser.

To permit handling/taking over of charge away from headquarters.

Full Powers.

Metropolitan Commissioner.

Full Powers.

10. To allow mileage allowance to be calculated by a route other than the shortest or cheapest.

Controlling Officers declared under the BRDA (T.A.) Regulations, 1976.

11. To permit an employee to attend conferences/seminars.

Metropolitan Commissioner.
Financial Adviser.
Member-Secretaries of the Functional Boards.
Deputy Metropolitan Commissioner.

Full powers.

In respect of employees within their respective units, when the conference/seminar is within BMR.

12. To grant permission to an employee to serve as a member of any organisation in his official capacity.

Metropolitan Commissioner.

Full Powers.

13. To forward applications of employees for employment in other organisations.

Appointing Authority.

Full Powers.

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Delegation of Powers (Contingent charges)

Statement - II

Sr. No.	Nature of powers.	To whom delegated.	Extent of power.	
(1)	(2)	(3)	(4)	
1.	To sanction hiring of office accommodation, including garages or parking places.	Metropolitan Commissioner.	Full Powers.	
2.	To sanction hiring of godowns or open space for storing materials.	Metropolitan Commissioner. Member-Secretary of the Functional Board concerned.	Full Powers. Upto Rs.10,000/-per year in each case.	
3.	To sanction expenditure on postage/telephone/telegram charges, trunk call charges, commission on money orders and Bank Commission.	Heads of Functional Units and Dy. Metropolitan Commissioner.	Full Powers.	These officers may each designate one officer (not below the rank of Staff Officer) to exercise this power on their behalf & under their supervision.
4.	To sanction repairs to typewriters, duplicators, Calculating and other machines and office furniture and equipment.	Heads of Functional Units and Deputy Metropolitan Commissioner.	Full Powers.	-do-
5.	Supply of uniforms, Badges and other articles of clothing and washing allowance to employees.	Heads of Functional Units and Deputy Metropolitan Commissioner.	Full Powers. Subject to pre-scribed scales.	

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Upto Rs. 100/- per month

Upto Rs. 100/- per month

(1 '01 '75 '24500)

6. Renting of residential accommodation for the employees of the Authority. Metropolitan Commissioner.

Upto rent limit of 40% of the pay (inclusive of Dearness Pay) of the employee.

7. To sanction office and residential telephones. Metropolitan Commissioner.

Full Powers.

To issue public advertisement. Financial Adviser.

Member-Secys. of the Functional Boards.
By Metropolitan Commissioner.
Secy., Executive Committee.

Full Powers in respect of activities and recruitment within their respective units/jurisdiction.

9. To sanction repairs and alterations to hired buildings/tenements. Metropolitan Commissioner.

Upto 3 months' rent in each case of building/tenement hired.

10. To sanction expenditure in respect of entertainment of visitors. Metropolitan Commissioner.
Financial Adviser.

Full Powers.

Member-Secys. of the Functional Boards.
Dy. Metropolitan Commissioner.

Upto Rs. 100/- per month for their respective unit/Board/Office.

Chief Planning Officer, Kalyan Complex.

These officers may each designate one Officer (not below the rank of Staff Officer) to exercise this power on their behalf and under their supervision.

Upto limit of 40%

Metropolitan Commissioner

Handling of residential
accommodation for the
employees of the Authority.

(Contd. Sr. No. 1)

Any other officer designated
by M.C., subject to reporting
such designation to the
Executive Committee.

Upto limit of Rs.100/-
per month, as may be
decided by M.C., for
his unit/office.

11. To sanction expenditure
on meetings.

Metropolitan Commissioner.
Financial Adviser.
Member-Secys. of the
Functional Boards.
Dy. Metropolitan Commissioner.
Chief Planning Officer,
Kalyan Complex.

Full Powers.

Full powers, subject
to limit of Rs.1.50 per
person where the
meeting does not last
more than 3 hours.

These officers may each
designate one officer
(not below the rank of
Staff Officer) to exercise
this power on their behalf
and under their supervision.

Any other officer designated
by the M.C., subject to
reporting such designation
to the Executive Committee.

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12. To sanction expenditure on
conferences, seminars and
ceremonial functions.

Metropolitan Commissioner.

Full powers.

13. Any other contingent
expenditure.

Metropolitan Commissioner.
Financial Adviser.
Dy. Metropolitan Commissioner.
Member-Secys. of the
Functional Boards.
C.P.O., Kalyan Complex.
Any other Officer designated
by the M.C., subject to repor-
ting such designation to the
Executive Committee.

Full powers.

Rs.200/- per month
for their respective
unit/Board/Office.

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Delegation of Powers
(Miscellaneous)

Statement - III

Sr. No.	Nature of power	To whom delegated	Extent of power.
1.	To sanction expenditure on demurrage or wharfage charges.	Metropolitan Commissioner. Financial Adviser. Member-Secys. of the Functional Boards. Dy. Metropolitan Commissioner. Any other officer designated by M.C., subject to reporting such designation to the Executive Committee.	Full Powers. Upto Rs.2000/- in each case.
2.	To incur expenditure on insurance of assets of the Authority.	Financial Adviser. Member-Secys. of the Functional Boards. Dy. Metropolitan Commissioner.	Full powers in respect of items relating to their respective unit/Board/Office.
3.	To sanction compensation under the Workmen's Compensation Act.	Metropolitan Commissioner. Any other officer as may be designated by M.C.	Full Powers. Upto a limit of Rs.5000/- (as may be decided by M.C.) in each case.
4.	Any other matter of administrative nature.	Metropolitan Commissioner.	Full Powers.

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