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BOMBAY METROPOLITAN REGION  
DEVELOPMENT AUTHORITY,  
18th floor, New Administrative  
Building, Madame Cama Road,  
Bombay : 400 032.

Date : 10th November, 1978.

The minutes of the thirty-first meeting of the  
Executive Committee of the B.M.R.D.A. held on the 27th  
October, 1978, are enclosed.

O/c ( S. D. Sule )  
Secretary,  
Executive Committee.  
Issued 10th NOV. 1978.

To

- The Chief Secretary to the Govt. of Maharashtra,  
General Administration Deptt.; Mantralaya - Chairman.
- The Metropolitan Commissioner & Vice-Chairman,  
Executive Committee, B.M.R.D.A.
- The Chairman, T. & C. Board, BMRDA - Member.
- The Chairman, W.R.M. Board, BMRDA - Member.
- The Chairman, H.U.R.E. Board, BMRDA - Member.
- The Municipal Commissioner, B.M.C. - Member.
- The Secretary to the Govt. of Maharashtra,  
U.D. & P.H.D; Mantralaya, Bombay: 400 032. - Member.
- The Managing Director, C.I.D.C.O., Bombay. - Member.

Invitees:-

- The Financial Adviser, B.M.R.D.A.
- The Dy. Metropolitan Commissioner, B.M.R.D.A.
- The Member-Secretary, H.U.R.E. Board, B.M.R.D.A.
- The Member-Secretary, W. R. M. Board, B.M.R.D.A.
- The Member-Secretary, T. & C. Board, B.M.R.D.A.
- The Legal Adviser, B.M.R.D.A.
- The Consultants.

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MINUTES OF THE THIRTY-FIRST MEETING OF THE  
EXECUTIVE COMMITTEE, B.M.R.D.A.

Date : 27th October, 1978.

Time : 10.00 A.M.

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

Member Present :

- Shri L.S. Lulla, Chief Secretary to the Govt.  
of Maharashtra - Chairman.
- Shri M.S. Palnitkar, Metropolitan Commissioner  
Vice-Chairman.
- Shri N.G.K. Murthi, Chairman, Water Resources  
Management Board - Member.
- Shri G.H. Lalwani, Special Secretary to the Govt.  
of Maharashtra, Urban Development and Public  
Health Department - Member.
- Shri B.K. Chougule, Municipal Commissioner - 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, B.M.R.D.A.
- The Dy. Metropolitan Commissioner, B.M.R.D.A.
- The Member-Secretary, Water Resources Management  
Board, B.M.R.D.A.
- The Member-Secretary, Transport & Communications  
Board, B.M.R.D.A.
- Shri K.N. Patel, Legal Adviser, B.M.R.D.A.

Item No.1 : Confirmation of the Minutes of the last  
(Thirtieth) Meeting held on the 2nd  
October, 1978.

The minutes were confirmed.

Item No.2 : Action taken on the Minutes of the last  
(Thirtieth) Meeting held on the 2nd  
October, 1978.

Noted.

Item No. 3 : Applications 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) 153/12/9/78

(2) 154/12/9/78

(3) 155/.....



(3) 155/25/9/78

(4) 156/25/9/78

(5) 157/25/9/78

(6) 158/28/9/78

(1) Application No.153/12/9/78 (Bombay Telephones) :

The Committee considered the application, and noted that the proposal was to construct a new Telephone Exchange Building including offices of the technical staff and quarters for essential staff. The F.S.I. proposed is 2.18. The proposal envisaged a building consisting of ground floor plus seven floors with provision for installation of technical equipment, offices of essential maintenance staff on the ground, first and the second floors. The third floor would house technical equipment and two residential quarters. The fourth floor would have one residential quarter in addition to provision for amenities. There was no provision for installation of technical equipment, offices or residential quarters on the 5th, 6th and 7th floors. The Committee, therefore, decided that permission should be granted for construction of a telephone exchange building consisting of ground plus four floors only for installation of technical equipment, offices of minimum staff and residential quarters, subject to the conditions that the office area should not exceed 540.95 sq.m. and the F.S.I. should not be more than 2.00.

(2) Application No.154/12/9/78 (Smt. Shanta A.Vaidya) :

The Committee considered the application, and noted that the proposal was to accommodate a branch office of a Bank in an area of 200.80 sq.m. and that the location had been approved by the Reserve Bank. The Committee also noted that the bank would serve a residential area outside the C.B.D. of Bombay and that there was no objection to the proposal with reference to the provisions of the D.C.Rules. The Committee, after taking into account these factors, decided that the proposed development should be permitted.

(3) Application No.155/25/9/78 (Bhau Triimbakji Religious and Charitable Trust.)

The Committee considered the application, and noted that the proposal was to convert a parking area consisting of 182.89 sq.m. into branch of a bank. The Committee took into account the views of the B.M.C. that the height of the stilted portion as approved

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is 8' - 6" while for the purpose of a bank user, the minimum height required is 9' - 6". Besides, if the parking area were converted to the bank offices, the parking provisions will be deficient as per the D.C.Rules. There were also a number of banks in the close vicinity of the proposed development, though the applicant had mentioned that there were no banks within one kilometre of the proposed location. 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.156/25/9/78 (Ascot Hotel). :

The Committee considered the application and noted that the proposal was to add 837.11 sq.m. to the existing floor area of 1282.77 sq.m. of the existing hotels, raising the F.S.I. from 2.2 to 3.66. The Committee considered the plea of the applicant that the proposed addition of 20 rooms would make the hotel a viable unit, that expansion of hotel accommodation was necessary from the point of Tourism, and that it will earn foreign exchange. The Committee felt that these pleas were not relevant in the context of the need to curb any developments, which would add to congestion of traffic and put a further strain on the civic services in the area at the southern tip of the city. Hotels are major generator of traffic. In this case, it would be particularly undesirable at the location of the hotel, which is just near the main Colaba Causeway, where the traffic conditions are already extremely congested. Taking all these factors into account, 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.157/25/9/78 (The Standard Mills Ltd.) :

The Committee considered the application and noted that the proposal was to add 3rd and 4th floors to the existing building of the Standard Mills, raising the total floor area to 48,443.96 sq.m. The Committee recalled that when it had granted permission for addition of the 2nd floor for Mills' department and offices, it had noted that the applicant had plans to construct 3rd and 4th floors for Design and Research Department in future. The Committee had then indicated that such development could with advantage be

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located outside the Bombay City and that the development proposed should be confined to the construction of the 2nd floor only. The applicant has now proposed construction of two more floors in addition to the existing G + 1 floor and the 2nd floor, for which permission has already been given. The proposal was to install Advanced Computer System ICL-2950 for which M/s. M.G.Consultancy Services Ltd. had received permission from the Govt. of India under the Monopolies Restrictive Trade Practices Act, 1969. The Committee considered the plea of the applicant that the computer system will assist production planning and control and increase the operational efficiency of the units belonging to the Mafatlal Group of Cos., and that the Standard Mills was the proper place for installation of the computer system, as it was the only composite mills in the group and that once the system is established and proved in the Standard Mills, it would be extended to other mills in the group where VDU will be connected to telephone lines to process the data for these units on on-line basis. The Standard Mills is one of the several ~~XXXXIX~~ manufacturing units of the Mafatlal Group. The Committee felt that instead of adding about 2500 sq.ft. office areas, with a compliment of 100 additional jobs in a congested area of Greater Bombay, it should be possible to install the computer system in any one of the manufacturing units of the Group outside Bombay City and extend the System to the Standard Mills. 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.158/28/9/78 (P.W. & H.D.,  
Presidency Division.)

The Committee considered the application and noted that the proposal was to construct 3 barracks, having an area of 911.45 sq.m. to meet the temporary requirements of accommodation for State Government offices. The Committee noted that the construction would be of a temporary nature, the Chairman also informed the Committee that the barracks will be removed as soon as construction of the proposed residential accommodation for legislators is undertaken

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at this location within the next 2 to 3 years. The Committee, therefore, decided that the proposed development should be permitted.

The Committee then passed the following Resolution :

RESOLUTION NO. 114 : 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) 155/12/9/78

(2) 156/25/9/78

(3) 157/25/9/78

(ii) grants permission, on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to (1) the Divisional Engineer Phones, (Building I), Bombay Telephones (Application No.153/12/9/78) for construction of a new building having G + 4 floors for installation of technical equipment, offices of minimum essential maintenance staff and a residential quarters of the essential maintenance staff, subject to the conditions that the office area should not exceed 540-95 sq.m. and the F.S.I. should not be more than 2.00,

(2) Smt. Shanta A. Vaidya (Application No.154/12/9/78) for location of branch of bank in an area of 200.80 sq.m. in the building on C.S. 1657, "Shreyas", 6, D.L. Vaidya Road, G-North Ward, Bombay, and

(3) the Executive Engineer, Presidency Division, Public Works & Housing Department (Application No. 158/28/9/78) for construction of 3 temporary barracks in plot No.176, 177, 178, 178-A of Backbay Reclamation scheme 'A' ward for accommodation of Government offices.

Item No. 4 : Appointment of Consultants for preparation of the Engineering Design, Layout, Plans and Estimates for the proposed Pilot Project for construction of an Inland Water Transport Cargo Terminal at Vashi, New Bombay.

The Committee considered the Agenda Note and

passed....



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passed the following resolution :-

RESOLUTION NO. 115 :- Resolved that the Committee approves the proposal to engage Consultancy services for preparing the Engineering Design, Layout and Plans and Estimates for the proposed Pilot Project of an Inland Water Transport Cargo Terminal at Vashi, New Bombay, Thane District.

Resolved further that the Executive Committee approves the Terms of Reference and the short-list of Consultants in Annexures 1 and 2, respectively, to the Agenda Note.

Resolved further that the Executive Committee hereby appoints Chairman, Transport and Communications Board, ~~Metropolitan~~ Commissioner, Financial Adviser and Member-Secretary Transport and Communications Board to constitute a Selection and Negotiating Committee and authorizes the said Selection and Negotiating Committee to evaluate the proposals received, negotiate the price thereof and recommend to the Executive Committee for its final consideration and approval, the name of the selected Consultant and the negotiated price for the work.

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Item No. 5 : Bombay Urban Transport Project  
Periodical Progress Report.

The Committee considered the Agenda Note. The Chairman expressed concern over the slow progress of the project, particularly part B (Traffic Circulation) of the B.M.C. It was agreed that a meeting should be held in the Chamber of the Municipal Commissioner within a week to discuss and sort out the matters in order to expedite the implementation of the works in question and also identify projects for approval of the World Bank so as to utilise the full amount of the loan.

Item No. 6 : Creation of posts for (1) Development of Kalyan Growth Centre and (2) Control of Unauthorised Development.

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

RESOLUTION NO. 116 : The Executive Committee in exercise of its powers conferred by Resolution 38, dated the 17th November, 1976 of the Standing Committee, accords sanction to the creation of the posts of (1) Project Officer in the scale of Rs.680-40-1000-EB-50-1500 and (2) the Executive Engineer in the scale of Rs.1000-50-1500, for development of Kalyan Growth Centre and control of unauthorised development.

Item No. 7 : Reporting of exercise of powers delegated by the Executive Committee.

Noted.

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