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No. EXC/MTG/32.

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

Date : 1st December, 1978.

The minutes of the thirty-second meeting of the
Executive Committee of the BMRDA held on the 23rd
November, 1978, are enclosed.

S. D. Sule

o/c (S. D. Sule),
Secretary,
EXECUTIVE COMMITTEE.

Issued on DEC 1978

To

The Chief Secretary to the Government of Maharashtra,
General Administration Deptt., Mantralaya - Chairman.

The Metropolitan Commissioner & Vice-Chairman,
Executive Committee, BMRDA.

The Chairman, T. & C. Board, BMRDA. - Member.

The Chairman, W.R.M. Board, BMRDA. - Member.

The Chairman, HURE Board, BMRDA. - Member.

The Municipal Commissioner, BMC. - Member.

The Secretary to the Govt. of Maharashtra - Member.
UD & PHD, Mantralaya.

The Managing Director, CIDCC, Bombay - Member.

Invitees :

The Financial Adviser, BMRDA.

The Dy. Metropolitan Commissioner, BMRDA.

The Member-Secretary, HURE Board, BMRDA.

The Member-Secretary, WRM Board, BMRDA.

The Member-Secretary, T&C Board, BMRDA.

The Legal Adviser, BMRDA.

The Consultants.

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THIRTY-SECOND MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

Date : 23rd November, 1978.

Time : 5.00 P.M.

Place : Special Committee Room, Mantralaya.

Members Present :

- Shri L.S. Lulla, Chief Secretary to the Government of Maharashtra - Chairman.
- Shri M.S. Palnitkar, Metropolitan Commissioner - Vice-Chairman
- Shri B.N. Adarkar, Chairman, Transport & Communications Board. - Member.
- Shri G.H. Lalwani, Special Secretary to the Government of Maharashtra, Urban Development and Public Health Department - Member.
- Shri B.S. Dhavle, Managing Director, CIDCO - Member.
- Shri S.D. Sule, Secretary, Executive Committee, BMRDA.

Invitees

- The Financial Adviser, B.M.R.D.A.
- The Dy. Metropolitan Commissioner, B.M.R.D.A.
- The Member-Secretary, Housing, Urban Renewal & Ecology Board.
- The Member-Secretary, Transport & Communications Board.
- Shri J.R. Patvardhan, Dy. Municipal Commissioner (Engg.), Bombay Municipal Corporation.
- Shri K.N. Patel, Legal Adviser, B.M.R.D.A.

Item No. 1 : Confirmation of the Minutes of the last (Thirty-first) meeting held on the 27th October, 1978.

The minutes were confirmed subject to the following amendment to Resolution No.115 :-

In para 3 after the words "Chairman, Transport & Communications Board", the following shall be inserted, viz. "Chairman, Water Resources Management Board".

Item No. 2

Item No. 2 : Action taken on the Minutes of the last (Thirty-First) Meeting held on the 27th 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) No. 159/5/10/78
- (2) No. 160/7/10/78
- (3) No. 161/9/10/78
- (4) No. 162/18/10/78
- (5) No. 163/24/10/78

(1) Application No. 159/5/10/78 (J.J. Somaiya & Others)

The Committee considered the application, and noted that the proposal was to change the use of residential area to branch of Bank of Maharashtra.

The Committee took into account the views of the B.M.C. which mentioned that the owner has to give alternate accommodation to the affected existing tenants and that the premises where the bank is now proposed to be located are mainly reserved for re-housing of the pre-existing affected tenants. The Committee, therefore, felt that if the desired permission was granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

The Committee also expressed a view that if the applicant is able to show to the satisfaction of the B.M.C. that arrangement have been made to give alternate accommodation to the affected existing tenants, he may apply again for permission for the proposed development.

(2) Application No. 160/7/10/78 (Mr. C.P. Todiwala and Others).

The Committee considered the application and noted that the proposal was to accommodate a branch of bank in an area of 242.42 s.m. in place of the existing owner's residence and that the location had been

Approved.....

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approved by the Reserve Bank of India. The Committee also noted that the bank will serve a residential area outside the C.B.D. of Bombay and that there was no objection to the proposal with reference to the D.C. Rules. The Committee, after taking into account these factors, decided that the proposed development should be permitted.

(3) Application No. 161/9/10/78 (Himalaya Tiles and Marbles (Pvt.) Ltd.),

The Committee considered the application. In the statement of the case included in the Agenda, the floor area intended for change of use from residence to branch of bank was shown as 520.61 s.m. This was corrected to 1384.56 sq.m.

The Committee noted that the application was for addition to the existing building and that the proposed FSI was 1.33. The Building was proposed for residential purposes except in case of addition to the existing floor which was proposed to be let out to a branch of Bank. The proposal therefore did not require prior permission of the BMRDA, except in respect of the location of the branch of bank on the first floor.

The Committee noted that there were a number of banks within 1 K.M. of the premises. Besides, the proposal was premature as the bank to be located in the premises had not been identified and therefore, the approval of the Reserve Bank of India for location of any bank in the area had not been obtained. The application was, therefore, rejected. In case the permission of the Reserve Bank is obtained and the bank identified, the applicant is at liberty to move the Committee again.

(4) Application No. 162/18/10/78 (Glaxo Laboratories (India) Ltd.).

The Committee considered the application and noted that the proposal was to erect weather sheds on plot Nos. 217, 217A and 252 and construct mezzanine floor and erect weather sheds on plot No. 248B. The weather sheds would cover the passages between two buildings and the mezzanine floor was intended to provide storage space in the existing building. The Committee took into account the views of the BMC that the proposed sheds are in compulsory open space and that their construction would....

would result in deficiency of open space as required under the Development Control Rules. The construction of the mezzanine floor would also result in exceeding the F.S.I. of 1.33. Taking all these factors into account, the Committee felt that if the desired permission was granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(5) Application No. 163/24/10/78 (Vegoils Ltd.)

The Committee considered the application and noted that the proposal was to construct two oil storage tanks of 1000 Metric Tonnes each for storage of imported edible oil. The Committee considered the plea of the applicant that the company being one of the importers, has been facing shortage of storage space for the oils which are bought in bulk and that the oils received in bulk are stored at their premises before they are marketed. The Committee noted that the additional storage capacity was required for wholesale trade. The proposed development would, therefore, add to the wholesale godown activity which is not desirable in the island of Bombay and is bound to increase the congestion. 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.

The Committee then passed the following resolution :-

RESOLUTION NO. 117 : 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) 159/5/10/78
- (2) 161/9/10/78
- (3) 162/18/10/78
- (4) 163/24/10/78;

and

(ii) grants.....

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(ii) grants permission, on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to Shri C.P. Todiwala and others for change of use from residence to branch of a bank in an area of 112.65 s.m. on the ground floor and 129.77 s.m. on the first floor (total 242.42 s.m.) in the building at C.S.No. 1/104 and 1/105 of Parel Division, 286 A, Dr. Babasaheb Ambedkar Road, Municipal Ward F-133(2).

Item No. 4 : Consultancy assignment for the strengthening of the existing bridges on Mahim Creek required for the Bandra-Kurla Project.

The Committee considered the Agenda Note along with the supplementary note circulated at the meeting. The Member-Secretary, Housing, Urban Renewal & Ecology Board, explained the proposals in detail including the manner in which the offers were evaluated and compared. During the discussion, which followed, the Member-Secretary, Housing, Urban Renewal and Ecology Board, pointed out that any further reclamation of land in the Bandra-Kurla Complex cannot be undertaken without channelisation in accordance with the recommendations of the Central Water & Power Research Station, Khadakvasala. The channelisation itself could not be undertaken until the safety of the bridges across the Mahim creek was ensured in the context of the changes in the hydraulic characteristics and design parameters as a result of the proposed channelisation.

The Committee noted that there were in all five bridges across the Mahim Creek of which one belongs to the Railways and one to the P. W. D. and the remaining three to the Bombay Municipal Corporation. Though the investigations and any strengthening, which may be necessary in respect of the Railway bridge, would be carried out by the Railways themselves, they were represented on the Co-ordination Committee, which had finalised the terms of reference of the consultancy and the short list of Consultants for the proposed works. The Bombay Municipal Corporation was also represented on the Co-ordination Committee. Its representative Shri J.R. Patvardhan, Dy. Municipal Commissioner (Engg.), who was present at the meeting of the Executive Committee on invitation, endorsed the proposals in the Agenda Note.

The Committee.....

The Committee then passed the following resolution :-

RESOLUTION NO. 118 :- Resolved that, in exercise of the powers conferred by clause (vi) of sub-section (2) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974, and all other powers enabling it in this behalf, the Executive Committee hereby -

(i) approves the proposal to engage consultancy services for strengthening of the existing bridges on Mahim Creek required for the Bandra-Kurla Project;

(ii) accords post-facto sanction to the action taken in inviting the proposals from the following short list of consultants recommended by the Co-ordination Committee, set up for implementation of the Bandra-Kurla Project :-

1. M/s. Stup Consultants Ltd. (STUP),
2. M/s. Dubon Project Engineering Pvt. Ltd.,
3. M/s. Rodio-Hazarat (AFCONS),
4. M/s. Engineers India Ltd.,
5. M/s. Gannon India Ltd. (GILCONS),
6. M/s. Consulting Engineering Services (India) Pvt. Ltd. (CES);

(iii) approves the proposal to appoint a Negotiating Committee consisting of the Metropolitan Commissioner, Financial Adviser, Member-Secretary, HURE Board, and Dy. Municipal Commissioner (Engg.), BMC, to negotiate and finalise the contract with GILCONS on the following lines:-

- a) associate AFCONS with GILCONS for the investigation part of the works.
- b) negotiate with AFCONS for reduction of rates to the extent possible and fix the rates for the items wanting.
- c) negotiate with GILCON about $12\frac{1}{2}$ % charges on AFCONS works, other rates, schedule of payment and certain other conditions.

Resolved further that the Metropolitan Commissioner is authorised to execute the contract on behalf of the Authority in terms of the offers of M/s. GILCON (and of M/s. AFCONS in respect of the investigation work), subject to such modifications as may be made by the Negotiating Committee.

Item No. 5 : Architectural competition for the design of the first office building in 'E' Block of Bandra-Kurla Complex.

The Committee considered the Agenda Note. The Member-Secretary, HURE Board apprised Committee of the views of the HURE Board underlying the proposal to organise an Ideas Competition. The Chairman, however, felt that he would have preferred inviting a few reputed architects to give their designs for a fixed amount to be paid to them in respect of the office building which the BMRDA proposes to construct. The winning entry could be given a suitable prize adjustable against the architectural fees in case the work is awarded on that basis. It was decided that the matter should be discussed by the Chairman, HURE Board, with the Chairman of the Executive Committee and the proposal should then be placed again before the Committee.

Item No. 6 : Accounts of the BMRDA Fund for the quarter July-September, 1978.

The accounts for the quarter July-September, 1978 were noted.

Item No. 7 : Purchase of a vehicle (Diesel Jeep) for Bandra-Kurla Project.

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

RESOLUTION NO. 119 :- Resolved that the Executive Committee approves the proposal to purchase a diesel jeep with trailer for the Bandra-Kurla Complex Project, at an estimated cost of Rs. 62,756, or the prevailing price at the time of purchase.

Resolved further that the Metropolitan Commissioner be authorised to take necessary action in this regard.

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