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No. EXC/MTG/33.

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

Date : January 3, 1979.

The minutes of the thirty-third meeting of the
Executive Committee of the BMRDA held on the 29th
December, 1978, are enclosed.

S. D. Sule

(S. D. SULE),
Secretary,
EXECUTIVE COMMITTEE.

To

- The Chief Secretary to the Govt. of Maharashtra,
General Administration Deptt., Mantralaya, - Chairman.
- The Metropolitan Commissioner, BMRDA - Vice Chairman.
- 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,
UD & PHD, Mantralaya, Bombay. - Member.
- The Managing Director, CIDCO, Bombay. - Member.
- The Director, CIDCO, Bombay.

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

DATE : 29th December, 1978.

TIME : 10.00 A.M.

PLACE : Special Committee Room,
Mantralaya.

Members present :

- Shri L.S. Lulla, Chief Secretary to the Govt. of Maharashtra. - Chairman.
- Shri M.S. Palnitkar, Metropolitan Commissioner. - Vice-Chairman.
- Shri B.N. Adarkar, Chairman, Transport & Communications Board. - Member
- Shri B.K. Chougule, Municipal Commissioner. - Member.
- Shri G.H. Lalwani, Spl. Secretary to the Govt. of Maharashtra, Urban Development & Public Health Department. - Member.
- Shri B.S. Dhavle, Managing Director, C.I.D.C.O. - Member.
- Shri S.D. Sule, Secretary, Executive Committee, B.M.R.D.A.

Invitees :

- Shri V. Venkatesan, Secretary, Planning Department.
- 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, B.M.R.D.A.
- The Legal Adviser.

Item No. 1 : Confirmation of the Minutes of the last (Thirty-second) Meeting held on the 23rd November, 1978.

The Minutes were confirmed.

Item No. 2 : Action taken on the Minutes of the last (Thirty-second) Meeting held on the 23rd November, 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.....

numbers were placed on the Table :-

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|------------------|------------------|
| (1) 165/10/11/78 | (2) 166/16/11/78 |
| (3) 167/21/11/78 | (4) 168/24/11/78 |
| (5) 169/1/12/78 | (6) 170/14/12/78 |
| (7) 174/22/12/78 | |

*(Notes circulated at the time of the meeting).

(1) Application No. 165/10/11/78 (Mr.V.V. Thakkar) :

The Committee considered the application, and noted that the proposal was to change the user of 37.18 sq.mtrs. in the building at Matunga from residential to branch of bank, and that the location had been approved by the Reserve Bank of India. The Committee noted that the bank will serve a residential area outside the Central Business District 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.

(2) Application No. 166/16/11/78 (The Provident Investment Co. Ltd.)

The Committee considered the application, and noted that the proposal was for construction of Ground + 9 floors building by demolishing the existing two storeyed building, situated at 11-A (Plot No.12) of Cuffe Parade Road. According to the applicant (a Govt. of Madhya Pradesh Co.), the F.S.I. would be increased from existing 1.06 to 2.45, and in the process, the office area would be increased from 135.80 sq.m. to 269.17 sq.mtrs. in addition to an area of 277.70 sq.mtrs. for a bank. The Committee noted that the plot is in the residential area according to the Development Plan of 'A' Ward and that the proposed office user is not permissible even according to the D.C. Rules. There was also no justification for construction of the building having an area in excess of the F.S.I. of 1.33 in this southern most area of the

city. As regards the proposal to locate the branch of bank, the Committee noted that the R.B.I. has not yet approved the location of the bank in this area. 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, however, expressed a view that if the applicant is able to obtain the approval of the R.B.I. for the location of the bank, he may apply again for the development consisting of a residential building with bank area having in all F.S.I. of not more than 1.33.

(3) Application No.167/21/11/78 (Bank of Credit & Commerce International.)

The Committee considered the application, and noted that the proposal was for change of user from shop to the Regional Office of bank in a building at Nariman Point. The Committee noted that the R.B.I. had permitted the bank to open a representative office in India purely as a liaison office and not for transacting any banking business. The R.B.I. had also requested them to approach it again specifying the exact location of the proposed office. The justification given by the applicant that the bank being an international body, the location of the Head Office has to be in the vicinity of luxury hotels in the heart of the commercial zone, was not found to be acceptable. The location of an office at the southern tip of the city would increase congestion and the strain on the civic services. The Committee, therefore, decided 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. 168/24/11/78 (S/Shri B.J. Zaveri and B. V. Shah.)

The Committee considered the application, and noted that the proposal was to affect the change of user

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as follows :

<u>Change of use</u>	<u>Floor Area involved</u>	<u>Existing use</u>	<u>Proposed use</u>
1. Ground Floor, Room No. 9.	252 sq.ft.	Residential	shop
2. First Floor, Room No.21,22.	414 sq.ft.	- do -	Professional Office.
3. First Floor, Room No. 18.	200 sq.ft.		

As regards the change of user from residential to shop, prior permission of the B.M.R.D.A. is not necessary, though permission of the Bombay Municipal Corporation would have to be obtained by the applicant.

As regards the proposal for change of user from residential to professional offices, this is not permissible in a residential zone under the D.C. Rules. Besides, the increase in the office area in this locality would result in increasing the number of jobs in the area and aggravate the traffic conditions on Bhandarkar Road, which is already congested. 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.

(5) Application No.169/1/12/78 (M/s. Publicity Printers.):

The Committee considered the application, and noted that the proposal was to construct 8 tanks of 2000 tonnes capacity for storage of imported edible oils at Sewree and convert the present printing press building into Administrative Offices and godown for the proposed storage of edible oils. The Committee considered that the proposed development would add to the wholesale godown activity, which is not desirable in the island of Bombay. Besides, the Govt. of India has recently removed the import of edible oils from Open General Licence and all imports would hereafter be made only through the S.T.C. Taking all these factors into account, the Committee decided that if the desired permission

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

(6) Application No.170/14/12/78 (The Textile Committee.) :

The statement of the case was circulated at the time of the meeting. The Committee deferred consideration of the application to the next meeting.

(7) Application No.174/22/12/78 (J.J.Somaiya and others.) :

The statement of the case was circulated at the time of the meeting. The Committee considered the application, and noted that the proposal for change of use from residential to branch of bank in respect of an area of 219.70 sq.mtrs. at Dadar had been considered by the Committee in its last meeting held on the 23rd November, 1978. The Committee noted that the location of the branch of bank had been approved by the Reserve Bank of India and that the Committee had refused permission on the basis of the report of the Bombay Municipal Corporation that the premises, where the bank was proposed to be located, were reserved for rehousing of the pre-existing affected tenants. The Committee had then also expressed a view that if the applicant was able to show to the satisfaction of the B.M.C. that arrangements had been made to give alternate accommodation to the affected existing tenants, he may apply again for permission for the proposed development.

The Committee took note of the fact that the Bombay Municipal Corporation had now reported that the amended Plans provided for alternative accommodation to the tenants on the second floor instead of the first floor where the bank user is now proposed, and that the Bombay Municipal Corporation had no objection to permit the user of the bank of the part first floor as proposed. The Committee, therefore, decided that the proposed development should be permitted.

The.....

The Committee then passed the following Resolution:-

RESOLUTION NO. 120 :

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) 166/16/11/78 (2) 167/21/11/78

(3) 168/24/11/78 (4) 169/1/12/78

and

(II) grants permission, on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to (i) Shri V.V. Thakkar (Application No. 165/10/11/78) for change of use from residence to branch of a bank in an area of 37.18 sq.mtrs. on the part ground floor in the building at 210/10A, Dadar-Matunga Estate, Uma Niwas, Deodhar Road, Matunga, Municipal Ward 'F', and (ii) Shri J.J. Somaiya and others (Application No. 174/22/12/78) for change of user from residence to branch of a bank in an area of 219.70 sq.mtrs. on part first floor of the building at Survey No. 1824, Plot No. 1027, T.P.S. IV, Mantri Corner, G.3421, Jn. of Gokhale Road and Sayani Road, Dadar, Municipal Ward 'G North'.

Item No.4 : Proposed additional part 5th and 6th floor over the existing building at Plot No.9, New Marine Lines.

Consideration of the Agenda Note was deferred to the next meeting.

Item No.5 : Appointment to the post of Senior Urban/Regional Planner.

The Metropolitan Commissioner apprised the Committee of the development in regard to the selection of a candidate to the post of Senior Urban/Regional Planner. Shri V. Venkatesan,

Secretary.....

Secretary, Planning Department, who was present by a special invitation, also informed the Committee that he, along with Shri Rovshen of M/s. A.F.Ferguson & Co., had interviewed the candidate, Shri V.G. Deshpande in U.S.A. at the instance of the then Metropolitan Commissioner, Shri P.V. Nayak, and that both he and Rovshen felt that Shri Deshpande had the necessary qualifications and qualities required for the post, though his background was mainly American. The Committee took note of the letter, dated the 26th December, 1978, addressed by the Chairman, H.U.R.E. Board to the Chairman of the Executive Committee in which he had stated that he supported the proposal to readvertise the post. (The letter from Shri Correa is attached as annexure to the Minutes.).

The Committee discussed the procedure followed by the Selection Committee. The Committee felt that there was nothing wrong by ⁱⁿ one or two authorised members of the Selection Committee interviewing a candidate and further action being taken by the Committee on the basis of their report. However, at present, there is no report of the Selection Committee before the Executive Committee. When the report of the Selection Committee is ^{received} reviewed, the matter will be considered further by the Executive Committee.

Item No.6 : Bombay Urban Transport Project (BUTP)-
Periodical Progress Report.

The Progress Report was noted. The Municipal Commissioner informed the Committee that the various matters raised in the Progress Report were discussed in a meeting in his chamber and that further action was being taken by the B.M.C., as indicated in the last para of the Progress Report.

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

Noted.

Item No.8:.....

Item No. 8: Architectural competition for the design of the first office building in 'E' Block of Bandra-Kurla Complex.

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

RESOLUTION NO.121 :

Resolved that the proposal of holding Architectural competition for the first office building in Bandra-Kurla Complex is approved. The prizes shall be as follows :

- First prize - Rs. 30,000
- Second prize - Rs. 20,000
- Third prize - Rs. 10,000

Resolved further that the following persons shall be appointed as assessors :

1. Shri M.S. Palnitkar, - Chairman.
(Metropolitan Commissioner)
2. Shri C.M. Correa, - Member.
(Chairman, H.U.R.E. Board)
3. Shri A.P. Kanvinde, - Member.
(Architect)
4. Shri B.V. Doshi, - Member.
(Architect)
5. Shri N.G.K. Murti, - Member.
(Chairman, W.R.M. Board)

Resolved further that the non official assessors shall be paid T.A. and other incidental expenses in accordance with the B.M.R.D.A. (T.A.) Regulations, 1975.

Item No.9 : Appointment of a Public Relations Officer :

The Committee considered the Agenda Note. The Metropolitan Commissioner explained his anxiety to make adequate arrangements for public relations and publicity in respect of certain projects like shifting of wholesale markets, etc., which required urgent attention. It was

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also clarified that the Selection Committee could not find any suitable candidate from amongst those who had applied in response to the advertisement for a Public Relations Officer, except Shri B. Ramkrishnan, who subsequently offered to work only as a part-time Consultant on the conditions mentioned in the Agenda Note. The Committee, however, felt that having advertised for recruitment of a full time Public Relations Officer, the proposal to appoint one of the candidates as a part-time Consultant would not be correct. The Committee felt that if there was urgency, offers for appointment of Public Relations Agency may be invited from reputed agencies selected in consultation with the Director of Publicity, and approval of the Executive Committee obtained before appointing such agency for doing the work of the public relations and publicity of the BMRDA. The Committee felt that it would not be appropriate to appoint an applicant on terms entirely different from the terms advertised. The Committee felt that in case there was urgency in publicising any particular project, and the services of publicity house were considered essential therefor, the services of a reputed and reliable publicity house may be availed of for that particular project alone, on reasonable terms.

The Committee placed on record its appreciation of the services of Shri G.H. Lalwani, Special Secretary to the Government of Maharashtra, Urban Development Department, who was retiring on superannuation on the 31st December, 1978 and would then cease to be member of the Executive Committee.

Annexure.....

ANNEXURE

C.M. CORREA B.ARCH. (MICHIGAN). M.ARCH. (M.I.T.)

9, MATHEW ROAD, BOMBAY-400 004 PHONE : 384858

DECEMBER 26, 1978.

The Chief Secretary,
Govt. of Maharashtra,
Mantralaya,
Bombay - 400 032.

Dear Sir :

Re : Thirty-third meeting of the Executive
Committee to be held on December 29, 1978.

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I regret to state that I shall not be able to attend the above meeting as I shall be in Goa on that day. I would therefore be much obliged if you would kindly convey to the other members of the Executive Committee my views on Item 5, namely the appointment to the post of Senior Urban Planner.

It seems to me that to summon one particular candidate would completely vitiate the argument strongly advanced in para 4.1 and accepted by the committee at their meeting on October 25, 1978. In short, without having made any attempt to reach any of the other highly competent and distinguished Indian professionals working abroad, it would seem to me that the summoning of one particular individual is an extremely arbitrary and indefensible gesture.

I am writing to state that in the choice given in para 4.3 of the Agenda note, I wish to support the first option, namely that "The post should be Re-Advertised".

Thanking you,

Yours faithfully,

Sd/-
C. M. Correa.

c.c. (1) The Metropolitan Commissioner.

(2) The Financial Adviser.