

No. EXC/MTG/36.

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BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY.

Eriha Nirman Bhavan, (5th Floor),
Bandra (East), Bombay - 400 051.

Date :- 10th May, 1979.

The minutes of the thirty-sixth meeting of the Executive Committee of the BMRDA, held on the 7th May, 1979, 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, B.M.R.D.A.

Vice-Chairman

The Chairman, T. & C. Board, B.M.R.D.A.

Member

The Chairman, W. R. M. Board, B.M.R.D.A.

Member

The Chairman, H.U.R.E. Board, B.M.R.D.A.

Member

The Municipal Commissioner, B.M.C.

Member

The Secretary to the Govt. of Maharashtra,
U.D. & P.H.D., Mantralaya, Bombay.

Member

The Managing Director, C.I.D.C.O.

Member

INVITEES

The Financial Adviser, B.M.R.D.A.

The Dy. Metropolitan Commissioner, B.M.R.D.A.

The Member-Secretary, T. & C. Board, B.M.R.D.A.

The Member-Secretary, W. R. M. Board, B.M.R.D.A.

The Member-Secretary, H.U.R.E. Board, B.M.R.D.A.

The Legal Adviser, B.M.R.D.A.

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

Date : 7th May, 1979

Time : 10.30 a.m.

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

Present

- Shri P.D. Kasbekar, Chief Secretary to the Govt. of Maharashtra - Chairman
- Shri B.S. Dhavle, Managing Director, CIDCO and Metropolitan Commissioner, B.M.R.D.A. - Vice-Chairman
- Shri C.M. Correa, Chairman, HURE Board B.M.R.D.A. - Member
- Shri K.G. Paranjpe, Secretary to Govt. Urban Development Department. - Member

Shri S.D. Sule, Secretary, Executive Committee, B.M.R.D.A.

Invitees

- The Dy. Metropolitan Commissioner, BMRDA.
- The Member-Secretary, HURE Board, BMRDA.
- The Member-Secretary, T. & C. Board, BMRDA.
- Shri J.N. Patwardhan, Dy. Municipal Commissioner (Engineering).
- The Legal Adviser.

Item No. 1 : Confirmation of the Minutes of the last (35th) Meeting of the Executive Committee held on the 19th March, 1979.

The Minutes were confirmed.

Item No. 2 : Action taken on the Minutes of the last (35th) Meeting of the Executive Committee.

Noted.

The Chairman desired that the action taken on all the past decisions which were still under implementation should be reviewed and reported to the Committee.

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 :

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|----------------|----------------|
| 1. 186/15/3/79 | 2. 187/17/3/79 |
| 3. 188/17/3/79 | 4. 189/23/3/79 |
| 5. 190/6/4/79 | 6. 191/6/4/79 |

(1) Application.....

(1) Application No.186/15/3/79 (Smt. Kamal Chunilal Jani) :

The Committee considered the application and noted that the proposal was for addition to existing privately owned building for the purpose of Post Office located therein. The existing F.S.I. is 1.0. After the proposed addition, the F.S.I. would be 1.34 which would be in excess of the F.S.I. prescribed under the D.C. Rules, viz. 1.0. The Committee noted that it would not be legally feasible to permit the proposed development unless the F.S.I. in excess of the D.C. Rules is permitted by the State Govt. under Rule 10(2) of the D.C. Rules for Greater Bombay. The application was, therefore, rejected.

(2) Application No.187/17/3/79 (Shri C.S. Cameron.) :

The Committee considered the application and noted that the proposal was to convert an area of 301.73 sq.mtrs. from residential to office. The plot under reference falls under residential zone in which the proposed user is not permissible in accordance with the D.C. Rules of Greater Bombay. The Committee considered the grounds advanced by the applicant for location of the show-room-cum-sales office in the premises in question but was not impressed by them. The proposed development would in fact result in an increase in the office area in South Bombay.

Taking into account all these factors, 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.

(3) Application No.188/17/3/79 (Suresh Family Trust) :

The Committee considered the application and noted that the proposal was for change of use of an area of 2000 sq.mtrs. from residence to office to accommodate an office of the M.S.E.B. The Committee noted that as per the statements and plans submitted by the applicant, the area of the part of the first floor (320 sq.mtrs.) and the entire third floor (1200 sq.mtrs.) worked out to 1520 sq.mtrs. of which 600 sq.mtrs. on the third floor was already being used as office, as against the area of 2000 sq.mtrs. proposed to be converted into office use. The building is located at the junction of Pandita Ramabai Road (Harvey Road) and Dr. N.A. Purandare Marg (Netaji Subhash Road), Opposite Wilson College where the traffic is already heavy. The building falls in a residential zone. The Committee,

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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.

(4) Application No.189/23/3/79 (M/s. Steel Authority of India Ltd.)

The views of the HURE Board were placed on the Table.

The Committee considered the application and noted that the proposal was to construct an office area of 130 sq.m. having an F.S.I. of 0.02 in a plot of land, in the B.P.T. area where the Steel Authority already had an open stockyard. The plot falls in a special industrial zone I2 in 'F' Ward where the permissible F.S.I. under D. C. Rules is 2.0. The Steel Authority proposes to employ eight persons only in the proposed office. Having regard to the fact that the Steel Authority already has a stockyard in the plot and the small office is now required for the administration of the stockyard, the Committee decided that the proposed development should be permitted, subject, however to the condition that the proposed construction should be semi permanent in nature. This condition is necessary in view of the proposal to shift the steel yards from south Bombay to Kalamboli in New Bombay which has been approved separately by the Authority.

(5) Application No.190/6/4/79 (Bombay Housing and Area Development Board)

The Committee considered the Agenda Note. The proposal was to locate the office of the Bombay Building Repairs and Reconstruction Board (at present located in the New Administrative Office Building) in the building reconstructed by the said Board in 'D' Ward. The Committee noted that the Legal Adviser had opined that the Authority has no power to permit the Board to locate its offices in the building, which is situated in the residential zone. The Committee also noted that the Rule 7 of the D.C. Rules permits the Govt. and Municipal Sub Offices in a residential zone. As the Committee has no jurisdiction to consider the application of the Bombay Housing and Area Development Board, it was decided that the Board should be advised to move the State Govt. to consider the Board to be on par with the State Govt. offices in terms of Rule 7 of the D.C. Rules.

(6) Application No.191/6/4/79 (M/s. Konkan Chemicals P.Ltd.) :

The Committee considered the application and noted that the proposal was to construct the mezzanine floor, thus adding 62.756 sq.mtrs. office area to the existing area of 188.27 sq. mtrs. of an office building in 'A' Ward, raising the F.S.I. from

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2.38 to 2.41. 25 additional persons were expected to be employed in the increased area. The Committee considered the reasons given by the applicant for the proposed development but did not consider them to be sufficient justification for increasing the office area in South Bombay. Taking into account all these factors, 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.125 :

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 :

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|----------------|----------------|
| 1. 186/15/3/79 | 2. 187/17/3/79 |
| 3. 188/17/3/79 | 4. 191/6/4/79 |

(II) grants permission, on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to M/s. Steel Authority of India Ltd. for construction of building for office having an area of 130 sq.m. (F.S.I. 0.02) in plot No.106, C.S. No.358 on B.P.T. land, Wadala, F-North, Bombay on the condition that the proposed building shall have semi permanent type construction.

Item No.4 : Proposed Joint Study with C.W.C. of Future Requirements of Warehousing and Transport Linkages in the BMR.

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

RESOLUTION NO. 126 :

Resolved that in exercise of the powers conferred on it by clause (vi) of sub-section (2) of Section 7 of the BMRDA Act, 1974, and all other powers enabling it in this

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behalf; the Executive Committee hereby approves the proposal to share with the Central Warehousing Corporation, on a 50/50 basis, the cost of a study regarding the potential requirements of warehousing and its transport linkages in the B.M.R., being undertaken at the instance of and through reputable consultants appointed by the C.W.C., on the basis of TORs in annexure I to the Agenda Note; total cost to the BMRDA not exceeding Rs.60,000.

Item No.5 :- Techno-Economic Feasibility Study for the proposed Integrated Bus Service in Kalyan Complex - Approval of Consultancy work for a part of study to I.I.T., Bombay.

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

RESOLUTION NO.127 :-

Resolved that for the purpose of completing the Techno-Economic Feasibility Study of the Integrated City Level Bus Service for the Kalyan Complex, the Executive Committee approves the proposal of (1) giving the consultancy work to I.I.T., Bombay at the approx. cost of Rs.12,650/- for the development of the required mathematical models, evaluation of the system, etc. and (2) giving work of Analysis of data to M/s. Business Aids, Bombay at the cost of Rs.11,330/-, which is the lowest quotation received for this purpose.

Resolved further that the Metropolitan Commissioner is hereby authorised to take necessary action for incurring the above expenditure and to make such other minor modifications to the scope, and programme of these works and its actual cost as may be necessary to complete the work expeditiously.

Item No.6 :- Accounting system suggested by M/s. A.F. Ferguson & Co. for the adoption by BMRDA

The Committee considered the Agenda Note. While agreeing with the views of the Financial Adviser that the Accounting System, as recommended by the consultants, is not suitable for adoption, the Committee desired that the Consultants, M/s. A.F. Ferguson & Co., should be prevailed upon to reconsider and suggest a suitably revised accounting system in the light of the observations made by the Financial Adviser in the Agenda Note.

Item No. 7 : Appointment of M/s. A.F.Ferguson & Co. to study Organisation, Staffing of the BMRDA.

The Committee considered the Agenda Note. After discussion,

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the Committee decided to approve the proposal for suspension of the assignment relating to the Organisation and Staffing as proposed. As regards the Financial Management and Accounts, the proposal for suspension of the assignment was approved, though having regard to the decision on item No.6, the Consultants should be required to revise the accounting system suitably. The Committee then passed the following Resolution :

RESOLUTION NO. 128 :

Resolved that the Executive Committee approves the following actions taken by the Metropolitan Commissioner in respect of the consultancy assignment of M/s. A.F. Ferguson & Co. :

- (i) Suspension of the part of the assignment relating to Organisation, Staffing till a decision is taken on the reports submitted by the Consultants relating to the Role and Functions, Top Level Organisation, and Top Level Internal Organisation Structure of the B.M.R.D.A.
- (ii) Payment to the Consultants according to the revised programme for the work done subject to certain adjustments mentioned in the agenda note.
- (iii) Suspension of the assignment relating to financial management and accounts and reduced payment for this part of the assignment :

provided that the Consultants shall be required to revise the accounting system in the light of the observations made by the Financial Adviser.

Item No. 8 : Creation of the post of Personnel Officer.

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

RESOLUTION NO. 129 :

In exercise of the powers conferred by Resolution 38, dated the 17th November, 1976, of the Standing Committee, the Executive Committee hereby sanctions the creation of a post of Personnel Officer in the scale of Rs.1000-50-1500.

Item No. 9 : Purchase of one Mini Bus.

The Agenda Note was circulated with the approval of the Chairman.

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

RESOLUTION NO. 130 :

Resolved that in exercise of the powers conferred by clause (vi) of sub-section (2), Section 7 of the BMRDA Act, 1974, the Executive Committee hereby approves the proposal to purchase a Matador type mini bus manufactured by M/s. Bajaj Tempo Ltd. or from their authorised dealers in Bombay at the current market price.

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