

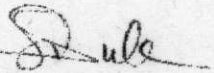
No. EXC/MTG/37.

(38)

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan,
5th Floor, Bandra (East),
Bombay - 400 051.

Date : 13th June, 1979.

The minutes of the thirty-seventh meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 5th June, 1979, are enclosed.


(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, Urban Development Department, 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.

MINUTES OF THE THIRTY-SEVENTH MEETING OF THE
EXECUTIVE COMMITTEE, BMRDA.

Date : 5th June, 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 M.S. Palnitkar, Metropolitan Commissioner, BMRDA. - Vice-Chairman.
- Shri B.N. Adarkar, Chairman, Transport & Communications Board, BMRDA. - Member.
- Shri N.V. Sundara Raman, Secretary to Govt., Urban Development Department. - Member.
- Shri L.C. Gupta, Managing Director, C.I.D.C.O. - Member.

Secretary

Shri S.D. Sule, Secretary, Executive Committee, BMRDA.

Invitees

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

The Committee placed on record its appreciation of services of Shri B.S. Dhavle, who retired on superannuation on the 31st May, 1979. It also welcomed Shri L.C. Gupta, Managing Director, CIDCO, as member of the Committee. The Committee then took up the Agenda for consideration.

Item No. 1 : Confirmation of the Minutes of the last (Thirty-Sixth) Meeting of the Executive Committee, held on the 7th May, 1979.

The minutes were confirmed.

Item No. 2 : Action taken on the Minutes of the last (Thirty-Sixth) Meeting of the Executive Committee.

Noted.

The Committee also noted the present status of action on the past decisions, which are still under implementation, as reported in the Annexure. With reference to Sr.No.8 of the Annexure, the Committee desired that the Govt. in the Home Department (Transport) should be requested to move the Planning Commission to approve the scheme as a centrally sponsored scheme, failing which it should be included in the State Sector with corresponding allocation of resources.

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) 192/17/4/79 | (5) 196/5/5/79 |
| (2) 193/17/4/79 | (6) 197/14/5/79 |
| (3) 194/27/4/79 | (7) 198/17/5/79 |
| (4) 195/4/5/79 | |

(1) Application No. 192/17/4/79 (Shri Manharlal N. Parikh)

The Committee considered the application and noted that the proposal was for reconstruction of a residential building having a floor area of 1690.04 sq.m., raising the FSI from 1.60 to 1.66 at Khetwadi, 'D' Ward. The proposal envisaged rehousing of the existing 25 tenants and adding 14 new tenants. The FSI permissible under the DC Rules for the area is 1.66. The applicant had not obtained the N.O.C. from the Bombay Housing and Area Development Board for the construction of the building as proposed, nor had he received permission of the competent authority under the Urban Land (Ceiling & Regulations) Act, 1976. The Committee considered the reasons given by the applicant for consumption of 1.66 FSI, but did not consider them to be

sufficient....

385

sufficient justification for granting FSI considerably in excess of 1.33 .

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.

(2) Application No.193/17/4/79 (Bombay Telephones).

The Committee considered the application and noted that the proposal was to construct a 4 storied building having an area of 6221.38 sq.m. to house installation of 20,000 additional telephone lines in the Phase I, followed by addition of 3 more floors, having an area of 9911.32 sq.m. to accommodate 20,000 more lines in Phase II. The proposal also envisaged construction of 8 residential quarters for maintenance staff on the 6th floor and some office area on the 3rd floor. The Committee felt that the built up area required for housing 40,000 lines appeared to be excessive, having regard to the similar developments for which permission had been granted in the past and also in view of the extreme congestion at the location of the proposed development. The Committee also took note of the views expressed by the BMC, viz. that the plot is designated for existing hospital as per Development Plan of 'A' Ward and that this user will have to be redesignated from hospital to telephones with the sanction of the Government. It was also noticed that the proposed building, though technically clear of the major transport proposals in the vicinity, viz. the Sixth Railway Corridor and East Island Free Way, might complicate the detailed planning and particularly the construction of these facilities. The application was, therefore, rejected.

The Committee, however, observed that the Bombay Telephones may apply again after reviewing their requirements in the light of the above views of the Committee.

(3) Application No.194/27/4/79(University of Bombay).

The Committee considered the application and noted that the proposal was to add an area of only 37.92 sq.m. for lunch room, fire escape and minor relocation of the existing press, to the existing office area of 13467.00 sq.m. The proposed FSI, after addition, would be only 0.725. The Committee, therefore, decided that the proposed development should be permitted.

(4) Application.....

(4) Application No.195/4/5/79 (Mackinnon Mackenzie & Company Ltd.)

The Committee considered the application and noted that the proposal was to convert an area of 696.75 sq.m. from residence to the Bank of India Regional Office at the Mackinnon Mackenzie Building in 'A' Ward. The Committee considered the plea of the applicant that the area, which was no longer required for use as residence of the Company's Chairman, was proposed to be leased out to the Bank of India for its regional office, and that the commercial user was permissible in the commercial zone of 'A' Ward. It did not consider this to be a sufficient justification for increase in office area in 'A' Ward, where there is already a heavy concentration of economic activity. 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.196/5/5/79(President Hotel).

The Committee considered the application and noted that the proposal was to add an area of 409.11 sq.m. to the luxury hotel, raising the FSI from 4.01 to 4.11. The Committee noted that the luxury hotel had already consumed FSI of 4.01 in an area at the southern tip of the Bombay City. The additional area was required for restaurant and coffee shop. The Committee felt that the proposed development at this location in South Bombay would put a further strain on the civic services, and that any facilities of the kind proposed should be provided by internal adjustment of the floor area already available. Taking into account these factors, the Committee considered 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.197/14/5/79(New Milind Cooperative Housing Society Ltd.)

The Committee considered the application and noted that the proposal was to convert a parking area of 202.29 sq.m. to branch office of Sangli Bank Ltd. in Mahim Area. The Committee noted that the Reserve Bank of India had granted licence to the Sangli Bank Ltd. to open a branch in Bombay, Mahim area. The proposed FSI would also be within the limit of 1.33. Hence the Committee decided that the proposed development should be

permitted,.....

permitted, subject to the condition that the requirements of the Development Control Rules, particularly those relating to the parking space, should be complied with to the satisfaction of the Bombay Municipal Corporation.

(7) Application No.198/17/5/79(Public Works Department).

The Committee considered the application and noted that the proposed development consists temporary addition of 369.42 sq.m. increasing the floor area of the existing building of the Council Hall from 5474.72 sq.m. to 5844.14 sq.m. The Committee noted that the FSI even after the proposed addition would be 0.56 and that the addition would be temporary until the new Council Hall together with the Legislative Secretariat Building, already under construction, is completed. The proposed development had already been approved by the Chairman of the Executive Committee, as a special case, in anticipation of the approval of the Executive Committee, subject to the ratification by the Committee. The Committee ratified the approval given by the Chairman of the Executive Committee, subject to the condition that the temporary additional construction shall be dismantled as soon as the new Council Hall Building is completed.

The Committee then passed the following resolution :

RESOLUTION NO.131:

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) 192/17/4/79 (3) 195/4/5/79

(2) 193/17/4/79 (4) 196/5/5/79;

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

(1) the

(1) the University of Bombay (Application No.194/27/4/79) for addition of 37.92 sq.m. for the purposes of lunch room, fire escape and printing press to the existing area of 13467.00 sq.m., raising the FSI to 0.725 at C.S.No.148, Mahatma Gandhi Road, 'A' Ward, Bombay;

(2) the New Milind Cooperative Housing Society Ltd. (Application No.197/14/5/79) for conversion of parking area of 202.29 sq.m. on the ground floor of Varsha Building(C.S.No.447, Part plot No.FP 162, T.P.S. III, G.N.4089(2)22E,Bhagat Lane, 'G' North Ward, Bombay), to branch ~~to branch~~ office of Sangli Bank Ltd., subject to the condition that the requirements of the Development Control Rules for Gr. Bombay, particularly those relating to parking space shall be complied with to the satisfaction of the Bombay Municipal Corporation.

(3) the Executive Engineer, Presidency Division, P.W.D. Building (Application No.198/17/5/79), for construction of temporary addition of 369.42 sq.m. to the existing floor area of 5474.72 sq.m., raising the FSI from 0.52 to 0.56 at the 36/Fort Division, Council and New Council Building, 195(1) Shahid Bhagatsingh Road, 'A' Ward, Bombay, subject to the condition that the said temporary additional construction shall be dismantled as soon as the construction of the new Council Hall Building at present under construction, is completed.

(III) ratifies the approval granted by the Chairman of the Executive Committee in respect of the proposed development (Application No.198/17/5/79) in anticipation of the approval of the Executive Committee.

Item No. 4 : Bombay Urban Transport Project (BUTP)
Periodical Progress Report (Upto 24.5.79)

The Committee noted the progress report. As regards para 1(d) under the heading "General Observations", the Committee felt that the matters raised therein should be left to be decided by the Planning Department in the State Government.

Item No. 5 :

389

Item No. 5 :Techno-economic Feasibility Study for Mankhurd Panvel Rail Line - Consultancy Work for Traffic and Social Cost benefit Analysis.

The Committee considered the Agenda Note. While approving the proposal, the Committee felt that it should be suggested to the MTPCR that they might deposit the cost of the study with the BMRDA. The Committee then passed the following Resolution :-

RESOLUTION No.132 :

Resolved that the Executive Committee approve, ex-post-facto, the Terms of Reference of the study, for the Traffic and Social Cost-Benefit Analysis being done by the Transport and Communications Board on behalf of the MRP(R) for the preparation of the Techno-Economic Feasibility Report for the proposed Mankhurd-Panvel railway line.

Resolved further that the Executive Committee approve of setting up of a Selection and Negotiating Committee consisting of the Chairman (T. & C. Board), Financial Adviser, Member Secretary, Transport and Communications Board and Shri R.K. Jha, Transportation Planner. The Selection and Negotiating Committee is hereby authorised to examine the preliminary evaluation done by the Transport & Communications Board Office, select a suitable consultant taking into consideration the quality of offers, time frame and cost of the study and to negotiate the cost and suitably modify the terms of reference, if necessary.

Resolved further that on the basis of the final recommendations of the Selection and Negotiating Committee constituted for the purpose, the Member Secretary, Transport and Communications Board, is authorised to execute the contract on behalf of the BMRDA. The Member Secretary is also authorised to take necessary action and incur the necessary expenditure as may be required for the early and proper completion of the study, and recover the same from the MTP(R).

Item No. 6 :Feasibility study for staggering of work hours in Greater Bombay.

The Committee considered the Agenda Note. In the draft Resolution for the words 'Indian Standards Institution', the words.....

the words 'Indian Statistical Institution' were substituted.
The Committee then passed the following Resolution :-

RESOLUTION No. 133 :

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 approves the proposal to entrust to the Indian Statistical Institution the work of formulating mathematical model in connection with the studies for staggering of work hours in Greater Bombay, at a cost of Rs.6000/- only, provided the studies in question are continued with the approval of the Transport and Communications Board.

Item No. 7 :Channelisation for the Bandra-Kurla Complex -
Consultancy charges for channel excavation
for strata other than rock.

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

RESOLUTION No. 134 :

RESOLVED THAT in exercise of the powers vested by section 7(2) (vi) of the BMRDA Act, 1974, and all other powers enabling it in this behalf, the Executive Committee accords sanction to the payment of Rs.30,000/- to the Superintending Engineer, Mechanical Circle (C.P.) Pune, of Irrigation Department, Govt. of Maharashtra, in respect of consultancy for working out the scheme of channel cutting in strata other than rock for channelisation in Bandra-Kurla Complex.