

No. EXC/MTG/40.

349  
(415)

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

Date : 28th September, 1979.

The minutes of the fortieth meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 24th September, 1979, are enclosed.

*B. S. Pradhan*  
( B. S. PRADHAN )  
Secretary,  
EXECUTIVE COMMITTEE.

o/c  
*Pradman*  
2/10/79

Issued on 2 OCT 1979

To:

- The Chief Secretary to the Govt. of Maharashtra, - Chairman.  
General Administration Department, Mantralaya.
- 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., *Bombay*. - 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 Officer on Special Duty,  
General Administration Department, Mantralaya.
- 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.

\*\*\*\*\*

Vp:28979.

351  
419

MINUTES OF THE FORTIETH MEETING OF  
THE EXECUTIVE COMMITTEE, BMRDA.

Date : 24th September, 1979.

Time : 3.00 P.M.

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

MEMBERS PRESENT :

Shri P.D. Kasbekar, Chief Secretary to the Govt. of Maharashtra. - Chairman.

Shri M.S. Palnitkar, Metropolitan Commissioner, B.M.R.D.A. - Vice-Chairman.

Shri L.C. Gupta, Managing Director, C.I.D.C.O., Bombay-400 021. - Member.

Shri B.S. Pradhan, Secretary, Executive Committee, BMRDA.

INVITEES :

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

The Member-Secretary, HURE Board, 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 Dy. Metropolitan Commissioner, B.M.R.D.A.

The Dy. Municipal Commissioner (Engg.),  
Bombay Municipal Corporation.

Item No. 1 : Confirmation of the Minutes of the  
last (39th) Meeting.

The minutes were confirmed.

Item No. 2 : Action Taken on the Minutes of the  
last (39th) Meeting.

The action taken on the minutes of the last (39th) meeting as well as present status of action on the past decisions reported in the annexure were 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) 220/3/8/79

(4) 223/22/8/79

(2) 221/10/8/79

(5) 224/24/8/79

(3) 222/16/8/79

(6) 225/30/8/79

(1) Application.....

(1) Application No.220/3/8/79(M/s. Vishwakarma Builders.) :

The Executive Committee considered the application and noted that the proposal was to reconstruct the existing building known as Makba Chawl, on Survey No.1953 at N.M. Joshi Marg and to enhance the floor area from existing 17755.22 sq.ft. to 36270.27 sq.ft. thereby increasing the F.S.I. from 0.87 to 1.66. The Committee also noted that about 1005 sq.mtrs. of land was being surrendered free of encumbrance to D.M.C. for widening of N.M. Joshi Marg. The Committee, however, did not consider the proposal for an F.S.I. of 1.66 plus 40% of the net plot area as reasonable. The Committee felt that even with F.S.I. of 1.33 of the net plot plus set back allowance, the applicant would gain an additional floor area of 1050 sq.mtrs. Under the circumstances, the Committee considered that there was no justification for the proposed development. 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.221/10/8/79 (State Bank of Travancore) :

The Committee considered the application and noted that the State Bank of Travancore proposed to accommodate 20 newly recruited staff members in the proposed mezzanine floor admeasuring 106.84 sq.mtrs. in their existing office at N.M. Vadia Building, Mahatma Gandhi Road, Fort, Bombay-1. The Committee noted that the building has already consumed F.S.I. of more than 1.33 permissible as per BMRDA Notification. Moreover, in accordance with D.C. Rules as amended by Government by Notification, dated the 19th March, 1979 issued under Section 37(2) of the M.R.T.P. Act, 1966, the office user is no longer permissible in the commercial zone in the island city of Bombay. The application was, therefore, rejected

(3) Application No.222/16/8/79 (Metal Box India Ltd.) :

The Committee considered the application and noted that the applicant desired to add an area of 654.15 sq. mtrs. to their office building at 752-762 Worli Road in 'G' South Ward. The Committee noted that the applicant proposed to accommodate existing 25 employees in the

proposed.....

proposed additional office area. The Committee did not consider this to be sufficient justification for increasing the net office area in the already congested area of island city of Bombay. 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.

(4) Application No.223/22/8/79 (Municipal Commissioner, Bombay Municipal Corporation).

The Committee considered the application and noted that the proposal was to construct an eight storeyed building in C.S.No.47 on Dr.E.Moses Road, Lower Parel, with a floor area of 6230.00 sq.mtrs. for garage, stores, offices, of the B.M.C. and laboratories, office etc. for Air Pollution Prevention Cell. The Committee considered that the proposal would result in net addition to office area for additional office staff in the already congested area of island city of Bombay. The Committee considered that the activity could be very well shifted beyond the limits of island city of Bombay. 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.224/24/8/79 (Shri Ratilal Sunderji, Lessee Shri Pravinchandra Ratilal.)

The Committee considered the application and noted that the applicant desired to construct a building with a floor area of 1578.25 sq.mtrs. and F.S.I. of 4.04 at F.P. 41, Kurla Street and Argyle Road Junction in 'B' Ward. The Committee noted that the building was to be used for wholesale activity, commercial offices and pedhis. The Committee also noted that the F.S.I. asked for was more than 1.33 permissible under EMRDA Notification. Moreover, in accordance with D.C. Rules as amended by Government by Notification, dated the 19th March, 1979, issued under Section 37(2) of the M.R.T.P. Act, 1966, the office user is no longer permissible in the commercial zone in the island city of Bombay. The application was, therefore, rejected.

(6) Application No. 225/30/8/79 (M/s. Century Spg. & Mfg. Co. Ltd.)

The Committee considered the application and noted that.....

that the proposal was to add an area of 99.40 sq.mtrs. to their existing shed within the Mill's compound increasing the total F.S.I. from 1.033 to 1.034. The Committee noted that the existing shed which is proposed to be remodelled is being used as local office of the E.S.I.C. and that the proposed additional area will be used for the benefit of the workers. In view of this, the Committee decided that the proposed development should be permitted.

The Committee then passed the following Resolution :

RESOLUTION NO. 142 :

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) 220/3/8/79

(2) 221/10/8/79

(3) 22/16/8/79

(4) 223/22/8/79

(5) 224/24/8/79

(II) grants permission to the applicant (Application No.225/30/8/79) M/s. Century Spg. & Mfg. Co. Ltd. for remodelling an existing shed which is being used as a local office of the E.S.I.C. by adding a floor area of 99.40 sq.mtrs. to the existing area of 155.94 sq.mtrs. of the shed for the benefit of workers.

Item No. 4 : Quarterly Accounts of BMRDA  
(Quarter Ending June, 1979)

The consideration of the Agenda item was deferred to the next meeting.

Item No. 5 : Survey of Office Establishment -  
Appointment of Consultants  
(Supplementary Note.)

The consideration of the Agenda Item was deferred to the next meeting.

Item No. 6 :.....

Item No. 6 : Reporting cases of exercise of powers delegated by the Executive Committee.

Noted.

Item No. 7 : Feasibility Study for staggering of work hours in Greater Bombay-Approval of quotation for computer work.

The Agenda Item was circulated.

The proposal for entrusting the computer work in connection with the data collected and the mathematical model formulated by the Indian Statistical Institute in respect of the Feasibility Study for staggering of work hours in Greater Bombay was considered by the Committee. The Committee felt that consultation at an early stage with principal employers in Bombay and important employers' organisations, would be desirable from the point of view of making the results of the study more acceptable and also for improving its quality. It was suggested that a meeting with principal employers etc. should be held at which the study, methodology etc. may be explained so as to elicit employers' opinions/suggestions and the formulation should be remodelled on the basis of the suggestions received, if necessary. The proposal to entrust the computer work to Tata Consultancy Services, as proposed in the agenda note was then approved. The Committee then passed the following Resolution :

RESOLUTION NO. 143 :

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 approves the proposal of entrusting the computer work, the scope of which is shown in the annexure to the agenda note on item 7, to the Tata Consultancy Services, in connection with the studies for staggering of work hours in Greater Bombay at a cost of Rs.52,615/-, subject to the suggestions made by the Committee regarding consultations with principal employers and important employers' organisations, and remodelling the formulation, if necessary, after such consultations. The Tata Consultancy Services should finish the job within a period of 3 months from the date the job is entrusted to them.

Resolved further that the Member-Secretary, T. & C. Board is hereby authorised to execute a contract with M/s. Tata

Consultancy.....

Consultancy Services and also to consider and permit such minor changes in the work programme or details of the study as may be necessary provided the work is completed within three months from the date the job is entrusted to them and the cost does not exceed Rs.52,615/-.

Item No. 8 : Creation of the post of Staff Officer in the Central Unit of the BMRDA to deal with administrative-cum-legal work.

The Agenda Item was circulated. The proposal was approved by the Committee and the following Resolution was passed :

RESOLUTION NO. 144 :

Resolved that in exercise of the powers vested in it under clause (ii) of sub-section(2) of Section 7 of the BMRDA Act, 1974 and by Resolution No.38, dated the 14th November, 1976 of the Standing Committee, the Executive Committee sanctions creation of the post of Staff Officer in the scale of Rs.680-1250 in the Central Office of the BMRDA for administrative-cum-legal work.

Resolved further that the monthly allowance of Rs.300/- of the part time Legal Adviser sanctioned vide item no. 6 of the 11th meeting of the Executive Committee should be enhanced to Rs.500 per month with effect from the 1st October, 1979.

\*\*\*\*\*

Vp:2