

No. EXC/MTG/41.

(23)

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan,
5th Floor, Bandra (East),
B o m b a y - 400 051.

Date : 6th November, 1979.

The minutes of the forty-first meeting of the
Executive Committee of the Bombay Metropolitan Region Development
Authority, held on the 25th October, 1979, are enclosed.

B. S. Pradhan
(B. S. PRADHAN)
SECRETARY,
EXECUTIVE COMMITTEE.

To:

The Chief Secretary to the Govt. of Maharashtra, General Administration Department, 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., 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 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.
The Urban Planner, B.M.R.D.A.

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425

MINUTES OF THE FORTY-FIRST MEETING
OF THE EXECUTIVE COMMITTEE, BMRDA.

Date : 25th October, 1979.

Time : 11.00 A.M.

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

MEMBERS PRESENT :

Shri P. G. Gavai, Chief Secretary - Chairman.
to the Govt. of Maharashtra.

Shri D.K. Afzulpurkar, Metropolitan - Vice-Chairman.
Commissioner, B.M.R.D.A.

Shri V. Nair, Secretary, - Member.
Urban Development.

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

Shri B.K. Chowgule, Municipal - Member.
Commissioner, B.M.C.

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

INVITEES :

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

The Urban Planner, B.M.R.D.A.

Item No. 1 : Confirmation of the Minutes of the
last (40th) Meeting.

The minutes were confirmed.

Item No. 2 : Action Taken on the Minutes of the
last (40th) Meeting.

The action taken on the minutes of the last (40th) 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.....

numbers were placed on the Table :

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|-----------------|-----------------|
| (1) 226/30/8/79 | (4) 229/17/9/79 |
| (2) 227/31/8/79 | (5) 230/26/9/79 |
| (3) 228/4/9/79 | (6) 231/27/9/79 |

(1) Application No. 226/30/8/79 (M/s. Solvex Oil Co.) :

The Committee considered the application and noted that the proposal was to reconstruct the building known as Bansilal Villa situated at junction of Sobani Road and Fazal Road in 'A' Ward. The existing floor area of the building is 1141.40 sq.mtrs. with the F.S.I. of 1.08 and is used for residential purpose. The total area proposed to be constructed is 2580.73 sq.mtrs. by consuming 2.45 F.S.I. and is intended to be used for residential purpose only. The justification given by the applicant that the plans for the proposed development with 2.41 F.S.I. were sanctioned by B.M.C. and that work was not started due to 'ejectment suit' filed by him against the tenants was not found enough for granting F.S.I. more than 1.33. Under the circumstances, 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.

(2) Application No. 227/31/8/79 (Director, Exploratory Fisheries Project.)

The Committee considered the application and noted that the proposal was to construct four storeyed building with floor area of 830 sq.mtrs. by consuming 2.45 F.S.I. at Survey No. 23/67 (Part) of Colaba Division, Sassoon Dock, 'A' Ward for the purpose of office, store and laboratory-cum-museum etc. It was also noted that at present there is temporary store/godown of 284 sq.mtrs. with F.S.I. of 0.83. The Sassoon Dock area where in the proposed development is to be carried out is already a heavily congested area. Moreover, the office user is no longer permitted in the Island City of Bombay and the F.S.I. is also restricted to 1.33. The Committee, therefore, felt that there was no justification for the proposed development. 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 Chief Secretary also suggested that the

desirability.....

desirability of this whole project for the development of a Fisheries Development Project at Sassoon Dock should be examined).

(3) Application No. 228/4/9/79 (M/s. Amersey Damodar) :

The Committee considered the application and noted that the applicant wanted to add a mezzanine floor of 100.37 sq.mtrs. to the existing office with a floor area of 201.67 sq.mtrs. at Plot No.21, Feltham House, J.N. Heredia Marg for being used as miniature test house and sample survey room. 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, office user is no longer permissible in the commercial zone of the Island City of Bombay. The application was, therefore, rejected.

(4) Application No. 229/17/9/79 (Shri Dinesh Ganesh Raje) :

The Committee considered the application and noted that the applicant wanted to construct a building to be used as residential hotel on Survey No. 103 A, Hissa No. 16A (Part), at Dayaldas Road, in 'K' (East) Ward. The Committee noted that the F.S.I. of the proposed Building exceeded FSI of 1.00 permissible under the D.C. Rules. The Committee, therefore, felt that it was not within its powers to grant such permission apart from the fact that if the permission asked for were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(5) Application No. 230/26/9/79 (Bombay Housing and Area Development Board.)

The Committee considered the application and noted that the Bombay Housing and Area Development Board proposed to reconstruct a building at C.P. Tank Road in C-2 Ward for rehousing the existing tenants and for adding 18 new tenements. It was noted that the Board had approached the Executive Committee because the question of housing the existing offices and stores was involved. The location of offices and stores in residential zone is not permissible under the D.C. Rules. The Committee felt that it was not within its powers to grant such permission apart from the fact 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.231....

(6) Application No.231/27/9/79 (Shri M.S. Shah) :

The Committee considered the application and noted that the applicant desired to change the user of residential accommodation of 24.116 sq.mtrs. at Anand Bhavan, 102, Keshavji Naik Road in 'B' Ward for office purposes. 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 Island City of Bombay. The application was, therefore, rejected.

The Committee then passed the following Resolution :

RESOLUTION NO. 145 :

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 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) 226/30/8/79 | (4) 229/17/9/79 |
| (2) 227/31/8/79 | (5) 230/26/9/79 |
| (3) 228/4/9/79 | (6) 231/27/9/79 |

Item No. 4 : Accounts of the BMRD Fund for the Quarter April-June, 1979.

The Committee noted the quarterly statement of accounts for the quarter April-June, 1979. The Managing Director, CIDCO suggested that a note bringing out the quantum of the unutilised funds of the BMRDA may be put up to the Executive Committee. The Financial Adviser agreed to do so.

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

The Urban Planner explained the proposal to the Committee. After discussion it was decided that the incentives and dis-incentives which had been thought upon by experts in the BMRDA for the determination of proper office location policy should be spelt out in a separate paper so that the Executive Committee could take a view on it straightaway. However, if a survey had to be made to substantiate the proposal.....

proposal with regard to incentives and dis-incentives, that work could possibly be undertaken by a surveyor specially appointed by the BMRDA itself, who could, besides this specific work, also address himself to similar such surveys which the Organisation will be called upon to make from time to time. If, however, the wisdom of preposition was found to be wanting in achieving the objective set by the BMRDA, then it would always be possible for the Executive Committee to give fresh consideration to the proposal for the appointment of a consulting agency.

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

The progress Report was noted. The Member-Secretary T. & C. Board thereafter reviewed the various reasons which had resulted in the slowing down of the pace of physical progress and also the expenditure on the project. The main reasons according to him were the slow progress of all civil works of BMC and of the new Wadala work shop of the BEST. He also informed that a few subprojects were awaiting clearance of hutments. The Chairman suggested that the Member-Secretary, T. & C. Board should arrange a meeting at level of Chief Secretary with all authorities concerned with the project and make concerted efforts to remove the bottlenecks. The Secretary, Housing suggested that the future progress reports should specifically point out the problems which were impeding the progress of work and also name the agencies/offices which have to pursue action on such problems. He also asked for a note regarding all outstanding problems and bottlenecks which were impeding the progress on the BUTP and a separate note regarding sub-projects which required removal of hutments, for pursuing action at various levels.

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