

No. EXC/MTG/42.

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

December 19, 1979.

The minutes of the forty-second meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 6th December, 1979, are enclosed.

(S. S. GADKARI)
Deputy Metropolitan Commissioner.

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, - Member.
Urban Development Department, Mantralaya,
Bombay.
- 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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MINUTES OF THE FORTY-SECOND MEETING OF
THE EXECUTIVE COMMITTEE, BMRDA.

Date : 6th December, 1979.

Time : 11.00 A.M.

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

MEMBERS PRESENT :

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

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

Shri B.N. Adarkar, Member.
Chairman,
Transport & Communications
Board, BMRDA.

Shri C.M. Correa, Member.
Chairman,
Housing, Urban Renewal &
Ecology Board, BMRDA.

Shri V. Nair, Member.
Secretary to Govt.,
Urban Development Department.

Shri L.C. Gupta, Member.
Managing Director,
C.I.D.C.O., Bombay-21.

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

INVITEES :

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

The Member Secretary, HURE Board, BMRDA.

The Member Secretary, T&C Board, BMRDA.

The Member Secretary, WRM Board, BMRDA.

The Dy. Metropolitan Commissioner, BMRDA.

The Dy. Municipal Commissioner (Shri Patwardhan),
Bombay Municipal Corporation, Bombay.

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(41st) Meeting of the Executive
Committee.

The Minutes were confirmed.

Item No. 2 :

Item No. 2 : Action taken on the minutes of the last (41st) Meeting of the Executive Committee including statement of present status of action on past decisions.

Actions taken on the minutes of the last (41st) meeting were noted. The statement regarding the present status of action on the past decisions was also noted. During consideration of this statement the present status of the Thane-Ulhas Inland Water Transport Project and the Pilot Project at Vashi came up for discussion. Explaining the position Member Secretary, Transport & Communications Board, informed that the Department of Economic Affairs, Ministry of Finance, Government of India, had very recently informed the State Government that the Thane-Ulhas Inland Water Transport Project in which the BMRDA have shown considerable interest has been tentatively included in the Government of India Pipe Line for World Bank Group Assistance for Bank Financial Year 1983. One of the actions necessary to enable such financing by the World Bank, subject to its appraisal and acceptance, was the inclusion of the Scheme of the State Government in the current (Sixth) Five Year Plan as well as in the next Plan. It was explained that the full Waterway Project had been proposed by the Home Department (Transport) to the Government of India, Ministry of Shipping and Transport for being taken up as a Centrally Sponsored Scheme. The Central Working Group on Inland Water Transport for the Sixth Plan had also likewise recommended inclusion of this scheme as a Centrally Sponsored Scheme during the Sixth Plan. However, subsequent decisions of the National Development Council on the reduction of Centrally sponsored schemes and transfer of funds to the State Governments for inclusion in their plans had given this scheme a set-back inasmuch as it is not now considered under the Government of India's Centrally sponsored schemes. It was further explained that in view of the substantial outlay required for the full IWT Scheme the BMRDA had proposed that a pilot scheme for developing IWT Terminal at Vashi in New Bombay (which was a part of the full scheme) be taken up. The Authority had earlier approved this proposal and recommended that the State Government should take up this pilot scheme as a State Sector scheme. There had been no decision on this recommendation by the State Government

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as far as the BMRDA is aware. The position in this regard would be ascertained and verified by BMRDA.

2. The Traffic and Economic Studies for the pilot scheme had already been completed and have shown that the scheme was economically viable and deserving of investment. However, at the time of this exercise the cost of the terminal was estimated at approximately Rs.3.5 crores. The Consultants, who are now preparing the detailed engineering designs for this terminal, have informally indicated that due to foundation problems the cost of this jetty is likely to rise substantially to over Rs. 5 crores. In view of this the cost-benefit evaluation of this pilot project would have to be re-done. The Financial Adviser observed that such an exercise would be undertaken as soon as a firmer idea of the estimated cost are available.

3. It was suggested that the BMRDA should consider and take an overall view on the priorities of various schemes such as the railway projects, IWT projects etc. in order to decide the investment priorities of various such projects which support and further Regional objectives. Chairman, Transport & Communications Board, suggested that for this purpose the Management Group which had been established earlier but had since not been meeting, should be immediately revived so that these and other matters could be considered. This was accepted. Chairman, T. & C. Board, also suggested that the BMRDA should not do anything which may jeopardise schemes which were in an advanced stage of preparation particularly where there were prospects of obtaining financial assistance from World Bank and other such institutions only because the overall view had not been taken.

It was also suggested that since the BMRDA has now sufficient funds, the question of contributing funds to the possible extent to the railways for their projects in B.M.R. area could also be considered so that the railways gave priority to the schemes in B.M.R.

When reviewing the progress on another item, it was suggested that the Consultancy Reports may also first be placed before the Management Group and thereafter brought before the Executive Committee.

Chairman.....

Chairman, Housing, Urban Renewal & Ecology Board suggested that the question whether the BMRDA Office building should be constructed on a plot in Bandra-Kurla Complex which is in great demand from the business community or whether the building could be constructed in New Bombay or in extended suburbs should be reviewed by the Management Group.

Thereafter the progress on other items were reviewed, and 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 :

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| (1) 232/9/10/79 | (6) 237/30/10/79 |
| (2) 233/10/10/79 | (7) 238/30/10/79 |
| (3) 234/15/10/79 | (8) 239/02/11/79 |
| (4) 235/16/10/79 | (9) 240/6/11/79 |
| (5) 236/24/10/79 | (10) 241/8/11/79 |

(1) Application No. 232/9/10/79 (M/s. Paragon Textile Mills).

The Committee considered the application and noted that the proposal was to construct an additional floor area of 2472 sq.mtrs., over the existing floor area of 9466 sq.mtrs., thereby increasing the existing F.S.I. of 1.50 to 1.93, for the purposes of office, storage, employees' welfare schemes and laboratory.

The Committee noted that the F.S.I. already consumed is more than what is permitted under the BMRDA Notification, dated the 10th June, 1977, and that a part of the additional area is to be used for office and storage which user is not permitted under the D.C. Rules as amended by Govt. by Notification, dated the 19th March, 1979 issued under Section 37(2) of the M.R.T.P. Act, 1966. The Committee felt that it was not within its power to grant such permission, apart from the fact that if the permission asked for is granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(2) Application.....

(2) Application No.233/10/10/79 (Shri Kirti Kumar: P. Mehta and others, Bombay-8.

The Committee considered the application and noted that the applicant wanted to reconstruct the building at 1/1600, 127 (Agridada West), Kirti Kunj, 4185(7), 42, Anandrao Nair Marg, Bombay-8, so as to increase the floor area from 524.54 sq.mtrs. to 724.84 sq.mtrs. and the F.S.I. from 0.90 to 1.329. The Committee noted that the Group Medical Centre is not permissible in a residential zone under the Govt. Notification, No.TPS-3679/2277-UD-5, dated the 9th October, 1979. The Committee also noted that the calculation of area within the admissible F.S.I. as made by the applicant is not correct, as the additional F.S.I. on the set back area has to be restricted to 40% of the net plot area. In view of these irregularities, 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.234/15/10/79 (M/s. Express: News Papers Pvt. Ltd., Bombay.)

The Committee considered the application and noted that the applicant wanted to change the use of D & L sheds of B.P.T. Sassoon Dock from godown for paper and other **press material** to Deep Freeze Plant for pilot project of 'Marine Foods' processing and preservation. The Committee noted that the development proposal would result in an increase of 208.95 sq.mtrs. of office and storage space at the southern tip of Island City of Bombay which is already congested. It was also noted that the proposal involved employment of 25 new workers. 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...

(4) Application No.235/16/10/79 (M/s. Allanasons Pvt. Ltd., Bombay-4).

The Committee considered the application and noted that the proposal was to construct temporary go-down on plot No.227, Block No.6 at Coalbunder Road, B.P.T., Sankli Street, 'E' Ward. The Committee noted that the proposed construction had already been made unauthorisedly and that the applicant is seeking post-facto approval. The Committee noted that the proposal would result in net addition of warehousing space of 855 sq.mtrs. in the Island City of Bombay 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.236/24/10/79 (Benlux India Corporation).

The Committee considered the application and noted that the applicant wanted to add a floor area of 969.769 sq.mtrs. to the already existing hotel at T.P.S. II, plot no.8, Juhu Tara Road in 'K' West, Municipal Ward, and thereby increase the F.S.I. from 0.84 to 1.321. The proposed FSI is higher than the F.S.I. permissible under the D.C.Rules. 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.

(6) Application No.237/30/10/79 (Punjab State Small Industries Corporation Limited):

The Committee considered the application and noted that the applicant wanted to construct a warehouse and office on plot nos.22,23A and 23B of Wadala Estate. The Committee felt that there was not enough justification for the proposed development and that the proposal would result in increasing the net warehousing and office area in the Island City of Bombay which is already congested. The Committee also noted that the proposal if accepted would result in generating more traffic and more employment in the Island City of Bombay, which is not desirable. The Committee, therefore,

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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.

(7) Application No.238/30/10/79 (M/s. Poonam Hotels Ltd.)

The Committee considered the application and noted that the proposal was to add four floors to the existing Poonam Hotel in Shivsagar Estate, Worli, thereby increasing the floor area by 3053.22 sq.mtrs. The Committee noted that the applicant had already consumed the F.S.I. admissible under the D.C. Rules. The Committee felt that if the proposal is accepted there will be a net addition to the hotel accommodation in the already congested Island City of Bombay resulting in additional traffic and employment which is not desirable. 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.

(8) Application No.239/2/11/79 (Constituted Attorney, For His Holiness Sardar Syedna Mohammed, Burhanuddin Saheb, Bombay-1)

The Committee considered the application and noted that it was proposed to change the user of a floor area of 265.36 sq.mtrs. at Burhan Mahal (Merwan Mansion), 59, Napean Sea Road, Bombay-6 in 'D' Municipal Ward from residential to branch office of a bank. The Committee, felt that if the permission were granted, there would be a net addition in the office space in the already congested Island City of Bombay which is not desirable. Moreover, Banks can be permitted in residential zone only on the roads with shop line. 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.

(9) Application No.240.....

(9) Application No.240/6/11/79 (Dr. Miss K.N. Prabhu) :

The Committee considered the application and noted that the application was for conversion of an area of 13 sq.mtrs. from existing residential use to professional office use, viz. Medical Consultancy Office. The Committee felt that if the proposal were accepted, there will be a net addition in the office area in the Island City of Bombay 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.

(10) Application No.241/8/11/79(Sangh Mitra Co-Operative Housing Society Ltd.)

The Committee considered the application and noted that the proposal was for an addition of office area of 98.23 sq.mtrs. and residential area of 717 sq. mtrs. to the already existing building of the Sangh Mitra Co-operative Housing Society Ltd. on C.S. No.2/1 of Sion, Ambekar Nagar, in 'F' North Ward. The Committee noted that the applicant had already consumed the F.S.I. admissible under the BMRDA Notification, No.MC/RDM/3285/77, dated the 10th June, 1977. The Committee also felt that there was not enough justification for grant of higher F.S.I. and that if the request were granted, the overall development of the Metropolitan Region is likely to be adversely affected. The application was, therefore, rejected.

The Committee then passed the following Resolution :

RESOLUTION NO. 146 :

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, 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

the Committee hereby refuse permission on behalf

reasons.....

reasons recorded in these minutes :

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|------------------|-------------------|
| (1) 232/09/10/79 | (2) 233/10/10/79 |
| (3) 234/15/10/79 | (4) 235/16/10/79 |
| (5) 236/24/10/79 | (6) 237/30/10/79 |
| (7) 238/30/10/79 | (8) 239/02/11/79 |
| (9) 240/06/11/79 | (10) 241/08/11/79 |

Item No. 4 : Conversion of the post of Technical Assistant to Head of Traffic Planning and Evaluation Sub-committee to that of Deputy Engineer.

The proposal was approved by the Committee and the following Resolution was passed :

RESOLUTION NO. 147 :

Resolved that the Executive Committee, in exercise of its powers under regulation 5 of the Bombay Metropolitan Region Development Authority (Conditions of Service) Regulations, 1977, approves the conversion of the post of Technical Assistant to Head of Traffic Planning and Evaluation Sub-Committee to that of Deputy Engineer in the scale of Rs.600-30-750-EB-40-1150.

Item No. 5 : Action against Janata Shikshan Sanstha, Worli (Application under Section 13 of BMRDA Act.)

The Committee approved the proposal of the B.M.C. that no penal action need be taken against the Janata Shikshan Sanstha for allowing a bank counter to be opened in anticipation of BMRDA permission under Section 13 of the BMRDA Act, 1974.

✓ Item No. 6 : Socio-Economic Study of the BMR Project Area. Extension of time limit to Tata Institute of Social Sciences.

The Committee approved the proposal and passed the following Resolution :

RESOLUTION NO. 148 :

Resolved that considering the reasons for the delay in submission of the final report as stated by the Tata Institute of Social Sciences in their letter dated 19th September, 1979, the Executive Committee sanctions the extension of time from 23rd April, 1979 to 15th October,

1979 for the submission of the final report on the Socio-Economic Study in the BMR Project Area.

Item No. 7 : Consultancy for preparation of a Detailed Project Report and Detailed Engineering for Vashi Inland Water Transport Jetty.

The Committee approved the proposal and passed the following Resolution :

RESOLUTION NO. 149 :

Resolved that the Committee authorises the following correction to be made to its Resolution No.123 passed in its 34th Meeting held on 8th February, 1979.

The cost mentioned against term 3(a) of the Resolution shall read as Rs.3,84,000/- (instead of Rs.3,54,000).

The above correction is necessary in view of the clerical error in the Resolution No.123.

Item No. 8 : Feasibility Study for Staggering of Work Hours in Greater Bombay Execution of Contract.

As the Executive Committee meeting on 30.11.1979 had to be adjourned and as the work order had to be given before 30.11.1979 to avail of the discount of Rs.3,500/-, the permission of the Chairman to go ahead with the work and execute the contract as per the authorisation given to the Member-Secretary, T. & C. Board vide Resolution, No.143, of the Executive Committee has been obtained. The Executive Committee ratified the decision of the Chairman.

Item No. 9 : Reporting cases of exercise of powers delegated by the Executive Committee.

Noted.

Item No. 10 : Office Location Policy.

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

Item No. 11 : Expenditure on the Study-Group on the development of Fisheries Centres in Bombay Metropolitan Region.

The Committee approved the proposal and

passed.....

passed the following Resolution :-

RESOLUTION NO. 150 :

Resolved that the Committee concurs with the proposal to set up a Study-Group as proposed in the agenda note and authorises the Metropolitan Commissioner to incur necessary expenditure not exceeding Rs.7500/- on the working of the Study-Group.

Item No. 12 : Funds of the B.M.R.D.A.

The position was noted. It was explained to the Committee that although there was a substantial balance with the BMRDA at present, it was possible for the BMRDA to utilise these funds for payments to Government for land and for execution of schemes requiring substantial capital outlay. On a suggestion from the Managing Director, CIDCO, to spare funds for augmenting its fleet of buses, it was explained that there would be no objection to advancing funds provided the repayment was made within a short period and that a proposal if submitted to BMRDA for that purpose, could be considered.

Item No. 13 : Creation of one post of Junior Planner for the Central Planning Cell.

The item was circulated as Table item. The proposal was approved and the following Resolution was passed :

RESOLUTION NO. 151 :

In exercise of the powers conferred by the Standing Committee's Resolution No.38, dated the 17th November, 1976, the Executive Committee hereby sanctions the creation of one post of Junior Planner in the pay-scale of Rs.600-30-750-EB-40-1150(Revised), subject to report to the Standing Committee.

Item No. 14 : Applications under Section 13 of the BMRDA Act, 1974 - Guidelines for examination of -

The item was circulated as Table item.

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

Item No. 15 :.....

Item No. 15 : Preparation of detailed plans for various road intersections and Railway station areas in B. M. R.

The item was circulated as Table item.

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

Managing Director, CIDCO, suggested that a meeting with Secretary Revenue and Secretary Finance be arranged to decide the issue of transfer of CIDCO land in G Block of Bandra-Kurla Complex to the BMRDA.

(The Chairman directed that the next meeting of the Executive Committee should be held at 11.00 a.m. on Friday the 14th December, 1979.)

Vp: