

No. EXC/MTG/45.

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

Date : 25th February, 1980.

The minutes of the forty-fifth meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 15th February, 1980, are enclosed.

B. S. Pradhan
(B. S. Pradhan)

Secretary,
EXECUTIVE COMMITTEE.

Issued on... 27 FEB 1980

B. S. Pradhan
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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 Managing Director, C.I.D.C.C.	- Member.
The Secretary to the Govt. of Maharashtra, Urban Development Department, Mantralaya, Bombay.	- 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-FIFTH MEETING OF
THE EXECUTIVE COMMITTEE, BMRDA

Date : 15th February, 1980.

Time : 3.00 P.M.

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

MEMBERS PRESENT :

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

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

Shri B.N. Adarkar, Chairman, T&C Board. Member.

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

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

INVITEES :

- The Secretary, Finance Department.
- The Member-Secretary, H.U.R.E. Board, BMRDA.
- The Member-Secretary, T.&C. Board, BMRDA.
- The Member-Secretary, W.R.M. Board, BMRDA.
- The Dy. Metropolitan Commissioner, BMRDA.
- The Legal Adviser, BMRDA.
- The Dy. Secretary, Revenue & Forest Department.

Item No. 1 : Confirmation of Minutes of last
(44th) Meeting.

The Metropolitan Commissioner informed the Committee that the legal position in respect of the delegation of powers to the Metropolitan Commissioner by the Executive Committee made under Resolution No. 154 passed at its 44th meeting to consider and reject applications for development under Section 13 of the BMRDA Act wherever the development proposed would not be permissible under the provisions of D.C. Rules, was being examined and requested that the said delegation may be held in abeyance. His request was considered and accepted by the Committee.

The minutes were then confirmed.

Item No. 2 : Action.....

Item No. 2 : Action taken on minutes of last (44th) Meeting.

The action taken on the minutes of the last (44th) meeting was noted subject to following :

Item No. 2 : It was stated that the Inland Water Project Pilot Scheme upto Vashi is being considered by Govt. in the Home Department for inclusion in the Sixth Five Year Plan. The matter has been taken up with the Planning Commission.

Item No. 4 : It was decided to hold in abeyance the Resolution regarding delegation of powers to Metropolitan Commissioner in respect of applications under Section 13 of the B.M.R.D.A. Act which were not permissible under the provisions of the D.C. Rules as the legal position was being examined.

Item No. 8 : As regards utilisation of BMRDA Funds, the Metropolitan Commissioner stated that from an exercise made by him, it appeared that the BMRDA would be short of funds to the extent of Rs.50-60 lakhs by the end of 1980. The progress on other items were noted.

The present status of action on past decisions was 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) 249(A)/24/12/79 | (5) 253/08/01/80 |
| (2) 250/26/12/79 | (6) 254/10/01/80 |
| (3) 251/26/12/79 | (7) 255/16/01/80 |
| (4) 252/08/01/80 | (8) 256/22/01/80 |
| (9) 257/23/01/80 | |

(1) Application No.249(A)/24/12/79 (Municipal Commissioner, B.M.C.)

The Committee considered the application and noted that the Municipal Corporation of Greater Bombay had come up with a revised proposal for the construction of a building in C.S. No.47, Dr. E.Moses Road in 'G' South Ward for being used as garage, store room, office,

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laboratory, library, staff quarters etc., with a floor area of 7000 sq.mtrs. consuming an F.S.I. of 0.87. The Committee decided to grant permission to the proposed development as it was in the public interest. However, it observed that the Bombay Municipal Corporation should reduce their requirement of floor area for office and laboratory purposes to the barest minimum.

(2) Application No. 250/26/12/79 (Shri V.N. Raikar).

The Committee considered the application and noted that the proposal was for construction of a Three Star Luxury Tourist Hotel with a revolving restaurant at the Junction of Station Avenue Road and 19th Road at Chembur in 'M' Municipal Ward, with a floor area of 1456.27 sq.mtrs. consuming an F.S.I. of 1.89. The Committee noted that the F.S.I. asked for was more than what is permissible under the provisions of D.C. Rules. The proposal was not, therefore, within the competence of the Executive Committee, and was, therefore, rejected.

(3) Application No. 251/26/12/79 (M/s. Meltons Ltd.)

The Committee considered the application and noted that the proposal was for addition of 8335.19 sq.mtrs. of floor area to an existing building located at C.S. No. 242 of Lower Parel Division, N.M. Joshi Marg in 'G' South Ward for being used as a godown. The Committee noted that the proposal would result in net addition to the godown space and vehicular traffic in the already congested area of the 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. 252/8/1/80 (M/s. Noble Fisheries Pvt. Ltd.)

The Committee considered the application and noted that the proposal was for addition of a mezzanine floor admeasuring 107.30 sq.mtrs. to an existing Motor Cycle Repair Shop thereby increasing the F.S.I. to 1.328 and also for change of user of the existing space of 197.61 M² of the Motor Cycle Repair Shop and utilising the total floor area of 304.91 M² for cold storage for Fishing Industry. The Committee noted that the proposal if accepted would result in net addition to storage space in the southern tip of the Island City of Bombay which is already congested. The Committee, therefore, felt that if the desired permission.....

permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(Not to be communicated :

The Committee desired that a study be made for assessing the overall cold storage requirement of and availability for the Fishing Industry.)

(5) Application No. 253/8/1/80 (The Transport Corporation of India Ltd.)

The Committee considered the application and noted that the proposal was for redevelopment of existing property in C.S. Nos. 18/69,128 and 19/69 of Colaba Division, Victoria Bunder Road in 'A' Municipal Ward, increasing the total built-up area from 25,223.61 sq.mtrs. to 41,123.55 sq.mtrs. thereby consuming an F.S.I. of 1.32. The Committee noted that the applicant has approached the BMRDA mainly for reconstruction of office area within retention zone which is not permissible under the provisions of D.C. Rules. The proposal was not, therefore, within the competence of the Executive Committee and was, therefore, rejected.

(6) Application No. 254/10/1/80 (Post Master General)

The consideration of the application was deferred. (The application will be considered before 10.3.1980).

(7) Application No.255/16/1/80(Shri Tilakraj J. Mukhi)

The Committee considered the application and noted that the proposal was for change of user of a room admeasuring 104.73 sq.mtrs. on the ground floor of Reheja Centre, Nariman Point from Show Room to Snack Bar Restaurant. The Committee felt that since the proposed change is not for office or wholesale establishment, the applicant should be informed that no prior permission of the BMRDA was required.

(8) Application No. 256/22/1/80 (Shri Mohammed Ansari & Others.)

The Committee considered the application and noted that the proposal was for addition of a floor area of 148.19 sq.mtrs. to an existing building in C.S.No.5/1865, 148, Agripada Estate (West), 20, Madhavrao Gangan Marg, 'E' Ward for residential purposes thereby increasing the F.S.I. from 1.50 to 1.659. The Committee noted that the F.S.I.

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proposed was higher than the F.S.I. permissible under the EMRDA Notification, No. MC/RDM/3285/77, dated the 10th June, 1977 viz. 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.

(9) Application No. 257/23/1/80 (Hotel Tilak Palace)

The Committee considered the application and noted that the proposal was for addition of a floor area of 724.70 sq.mtrs. to an existing floor area of 360.22 sq.mtrs. being used for a hotel at 403-K, Sion Trombay Road, Chembur in 'M' Municipal Ward, thereby increasing the F.S.I. from 0.5 to 1.499. The Committee noted that the F.S.I. asked for was higher than the F.S.I. permitted under the provisions of D.C. Rules. The proposal was not, therefore, within the competence of the Executive Committee and was, therefore, rejected.

The Committee then passed the following Resolution :

RESOLUTION NO. 156 :

Resolved that in exercise of the powers conferred on it by clause (v) of sub-section (2) of Section 7 of the EMRDA 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) 250/26/12/79 | (4) 253/08/01/80 |
| (2) 251/26/12/79 | (5) 256/22/01/80 |
| (3) 252/08/01/80 | (6) 257/23/01/80 |

(II) grants permission to the applicant (Application No. 249(A)/24/12/79), Bombay Municipal Corporation, for construction of a building in C.S. No. 47, Dr. E. Moses Road in 'G' South Ward for being used as garage, store room, office, laboratory, library, staff quarters etc. with a floor area of 7000 sq.mtrs.

(III) decides.....

(III) decides that -

- (a) consideration of the Application No.254/10/1/80 (Post Master General) should be deferred, and
- (b) since the proposed change of user in respect of application No.255/16/1/80 (Shri Tilakraj J. Mukhi) is not for office or wholesale establishment, the applicant should be informed that no prior permission of the B.M.R.D.A. is required.

Item No. 4 : Review of cases pending with State Govt. (Transfer of CIDCO Land in Bandra-Kurla Complex to B.M.R.D.A.)

The Secretary, Finance Department who was present as an invitee, said that he was awaiting valuation from the Town Planning Department in respect of the land in 'G' Block of Bandra-Kurla Complex. He had no objection if the BMRDA took possession of lands immediately for development purposes, but did not consider that any concession in price would be available to the BMRDA despite the capital appreciation. The Metropolitan Commissioner agreed to consider this offer and place the same before the Authority for sanction in order to ensure that the actions on part of Govt. and BMRDA run concurrently. He however, requested Secretary, Finance to fix some time limit for the Town Planning Department for valuation of the lands.

As regards the lands at Panchpakhadi, the question was of expediting the vesting of the same in the BMRDA. This was acquired land which would be transferred to BMRDA under the normal rules and there was no question of any concession in price of the said land.

Item No. 5 : Reporting cases of exercise of powers delegated by the Executive Committee.

The cases of exercise of powers delegated by the Executive Committee which were reported under the Agenda Item were noted.

Item No. 6 : Consideration of R.B.I. Letter dated 7.2.1980 regarding opening of new branch-offices of Banks in the Island City of Bombay.

The Committee noted the contents of the letter

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from the R.B.I. incorporating the policy of R.E.I. in respect of grant of licences for opening of new branches of banks in the Island City of Bombay.

Item No. 7 : Appointment of a Project Leader for the Preparation of a Report about the Infrastructure for the Nhava Sheva Port.

The Committee considered the Agenda Item and approved the proposal subject to deletion of the word "additional" appearing in the last sentence of term no. (iii) of the terms of appointment. The Committee then passed the following Resolution :

RESOLUTION NO. 157 :

Resolved that in exercise of the powers delegated by the Standing Committee by its Resolution No. 38 dated 17.11.1976 read with Proviso to Regulation 5 of the BMRDA (Conditions of Service) Regulations, 1977, the creation of a post of Project Leader and the appointment of Shri B.A. Kulkarni, as Project Leader for the preparation of a project report for the infrastructure required for the Nhava-Sheva Port, on the terms and conditions specified in the agenda note, be approved.

Item No. 8 : Consultancy for preparing report on the approach to the housing schemes in the Bombay Metropolitan Region.

The Committee considered the Agenda Item and approved the same. The Committee then passed the following Resolution :

RESOLUTION NO. 158 :

Resolved that in exercise of powers conferred under Section 7(2)(vi) of the B.M.R.D.A. Act, 1974, and all other powers enabling it in that behalf the Executive Committee hereby approves the proposal to award the work of preparing a paper on the various alternative schemes for housing as described in the Agenda Note at a cost of Rs.2,500/- to M/s. Rachana Architects, Nagpur.

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