

No. EXC/MTG/47.

(425)

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

April 7, 1980.

The minutes of the forty-seventh meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 25th March, 1980, 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 Managing Director, C.I.D.C.O.	- 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-SEVENTH MEETING OF
THE EXECUTIVE COMMITTEE, BMRDA

Date : 25th March, 1980.

Time : 10.30 A.M.

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

MEMBERS PRESENT :

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

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

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

Shri V. Nair, Secretary, U.D. & P.H.D. Member.

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

(The Vice-Chairman presided over the meeting in the absence of the Chairman.)

INVITES :

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 Dy. Municipal Commissioner (Shri Parekh).

The Chief Accounts Officer, BMRDA.

The Legal Adviser, BMRDA.

Item No. 1 : Confirmation of the minutes of the
last (46th) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of
the last (46th) Meeting as well
as progressive action on the
past decisions.

The action taken was noted.

It was pointed out that progress reports on many items in the statement of present status of action on past decisions are repeated over a long time. It was suggested that the statement should be divided in two parts - one listing items on which action is called for in a short time and the other listing

pending.....

pending items on which only long term action is possible. The Chairman directed that a note be put up for the next meeting in the light of this suggestion.

Item No. 3 : Applications for permission 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) 258/01/02/80 | (4) 261/14/02/80 |
| (2) 259/12/02/80 | (5) 262/14/02/80 |
| (3) 260/14/02/80 | (6) 263/19/02/80 |
| (7) 264/25/02/80. | |

(1) Application No.258/01/02/80 (Shri P.M. Barot, :
Aram Hotel and Restaurant.) :

The Committee considered the application and noted that the proposal was for addition to the existing building on Survey No.341(Part) in 'H' Municipal Ward, at Govt. Servants' colony, Bandra (East), which is used as a hotel, enhancing the existing floor area of 3534.89 sq.mtrs. to 6881.02 sq. mtrs. and thereby increasing the F.S.I. from 1.00 to 1.99. The Committee noted that the existing building has already consumed the FSI permissible under the D.C.Rules, and that the FSI asked for was higher than what is permissible under the D.C. Rules. The open spaces available at site were also inadequate to permit vertical extension. 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.259/12/02/80 (The Ruby Mills :
Ltd., Dadar, Bombay.) :

The Committee considered the application and noted that the proposal was for addition of an area of 253.50 sq. mtrs. to the existing premises, increasing the total F.S.I. from 0.90 to 0.94, for being used as Record Room and Conference Room. The Committee did not consider it necessary to allow additional construction for these purposes and 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.....

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- (3) Application No.260/14/02/80 (Mr. Ibrahim :
Dostmohamed and others, Cafe Shanghai, :
Colaba, Bombay. :

The Committee considered the application and noted that the proposal was for change of user from Restaurant to a Branch of the Bombay Mercantile Co-Operative Bank Ltd. at Pipewala Building, 4th Pasta Lane at Colaba in 'A' Ward. The Committee noted that the proposal falls in residential zone on a road with shop line where banks are permitted under the D.C. Rules. The Committee, therefore, decided to grant the desired permission.

(Not to be communicated.)

The Committee noted that there was some ambiguity in the remarks of the B.M.C. about application of D.C. Rules in this case and desired that the B.M.C. be requested to re-examine the position.)

- (4) Application No. 261/14/02/80 (Sainath :
Hotels(Pvt.) Ltd. :

The Committee considered the application and noted that the proposal was to construct a 4 storeyed building in Survey No. 9 and 8, H.No.3(Part) and 2(Part), on 14th B Road, Khar, in 'E' Municipal Ward, with a floor area of 1277.64 sq.mtrs. consuming an F.S.I. of 1.499 for hotel purposes. 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 Committee also noted that the applicant had not furnished full particulars of the proposal and the justification given was not adequate. 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.

(Not to be communicated.)

The Committee decided that the Govt. should be approached for a general directive for permitting FSI upto 1.5 for hotels in suburbs, when such proposals are otherwise acceptable, by suitable amendment of D.C. Rules.)

- (5) Application No.262/14/02/80 (Juhu Hotels :
Pvt. Ltd. :

The Committee considered the application and noted that the proposal was for reconstruction of an existing hotel building increasing the floor area from 5120.00 sq.mtrs. to 10359.75 sq.

mtrs.....

mtrs. and the F.S.I. from 1.00 to 1.99. The Committee noted that the applicant had asked for higher F.S.I. of 1.99 whereas the FSI permissible under D.C. Rules was only 1.00. 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. 263/19/02/80 (Voltas Ltd.) :

The Committee considered the application and noted that the applicants desired to add an area of 168.61 sq.mtrs. by covering the terrace of their existing building viz. Voltas House, Graham Road, Ballard Estate, in 'A' Ward, thereby increasing the FSI from 4.455 to 4.737, for being used as lunch room for their employees. The Committee noted that the existing building has already consumed more FSI than what is permissible under the D. C. Rules. The Committee felt that the justification given by the applicant was not adequate and 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. 264/25/02/80 (The Indian Hotels Co. Ltd.) :

The Committee considered the application and noted that the applicant desired to construct a hotel building with floor area of 32377.39 sq.mtrs. consuming an F.S.I. of 3.64 on C.S. No.425, Wellington Mews, Nathalal Parekh Marg in 'A' Municipal Ward. The Committee noted that the State Govt. had approved higher F.S.I. prior to the issue of BMRDA Notification, No.MC/RDM/3285/77, dated 10.6.1977 under which the F.S.I. is restricted to 1.33. The Committee also noted that the proposal would result in generating additional traffic and employment in the already congested areas of South 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.

The Committee then passed the following Resolution :

RESOLUTION NO. 161 :

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.....

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) 258/01/02/80 | (4) 262/14/02/80 |
| (2) 259/12/02/80 | (5) 263/19/02/80 |
| (3) 261/14/02/80 | (6) 264/25/02/80 |

(II) grants permission to the applicant (Application No.260/14/02/80) Shri Ibrahim Dostmohamed and others of Cafe Shanghai for change of user from Restaurant to a Branch of the Bombay Mercantile Co-Operative Bank Ltd. without any increase in the floor area.

Item No. 4 : Amendment to the Appointment of the Staff (Procedure) Rules,1977.

The Committee considered the Agenda item and passed the following Resolution :

RESOLUTION NO. 162 :

Resolved that in exercise of the powers conferred upon it by clause (ii) and (vii) of sub-section (2) of Section 7 of the B.M.R.D.A. Act, 1974, and all other powers enabling it in this behalf, the Executive Committee hereby agrees to substitute the designation viz. "Secretary, Executive Committee" by the designation "Personnel Officer" in Column 2, at Sr.No.3 of the schedule referred to in Rule 2(b) of the Appointment of the Staff (Procedure) Rules, 1977.

Item No. 5 : Creation of posts for Nhava-Sheva Project.

The Committee considered the Agenda Note and passed the following Resolution subject to the change of the designation of "Lands Officer" to "Special Officer (Lands)" :

RESOLUTION NO. 163 :

Resolved that in exercise of the powers conferred by the Standing Committee's Resolution No. 38, dated the 17th November, 1976, the Executive Committee hereby accords approval

to the.....

to the continuance of the following posts for a period of five months which were initially created by the Metropolitan Commissioner for 3 months :

Sr. No.	Designation	Pay-scale	No. of posts
1.	Special Officer (Lands).	680-40-1000-EB-50-1500.	One
2.	Planning Officer.	1000-50-1500.	One
3.	Staff Officer.	680-40-1000-50-1250.	One
4.	Selection Grade Stenographer.	750-40-1150.	One

Item No. 6 : Creation of the post of Officer on Special Duty to work as under study to Chief Planning Officer, Kalyan.

The Committee considered the Agenda item. Member-Secretary (HURE Board) informed the Committee that the Officer on Special Duty had joined on 21.3.1980 on his relief by the Government of Maharashtra on deputation.

The Committee then passed the following Resolution :-

RESOLUTION NO. 164 :

Resolved that in exercise of the powers delegated to it by the Standing Committee vide its Resolution No.38, dated 17.11.1976, the Executive Committee hereby approves the creation of one post of Officer on Special Duty in the pay scale of Rs.1500-50-1550-75-1925 plus allowances as admissible under the Rules, for a period of one month from the date the incumbent takes over charge, to work as under study for the Chief Planning Officer, Kalyan Complex.

Item No. 7 : Progress Report (Bi-monthly) on B.U.T.P.

The Committee noted the periodical progress report on B.U.T.P. It was suggested that the possibility of removing the hutments to an alternate site should be taken up with B.M.C. It was also suggested that Govt. be approached for identifying new resources for sand as it was apprehended that the existing sources have been drained through over-utilisation.

Item No. 8 :.....

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Item No. 8 : Quarterly Accounts of BMRD Fund
for quarter October-December
1979.

The Committee considered and noted the Agenda item.

Item No. 9 : Revision of Water Resources Study
of Bombay Metropolitan Region and
the Bombay Hydrometric Area.

The item was circulated with the permission of the Chairman as a Table Item. The Committee noted that the proposal was of an urgent nature as the size of the Bhatsa Canal was dependent upon the completion of the proposed study. It was however felt necessary that the terms of reference are spelt out in clear terms with the approval of the WRM Board before the proposal is further considered. The consideration of the item was, therefore, postponed for the next meeting of the Executive Committee.

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