

MINUTES OF THE FIFTY-FIRST MEETING OF THE
EXECUTIVE COMMITTEE, B.M.R.D.A.

Date : 14th August, 1980.

Time : 4.00 P.M.

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

MEMBERS PRESENT :

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

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

Shri C.M. Correa, Chairman, HURE - Member.
Board, B.M.R.D.A.

Shri D.N. Capoor, Secretary - Member.
Urban Development.

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

INVITEES :

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

The Member-Secretary, WRM Board, 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 Legal Adviser, B.M.R.D.A.

Item No. 1 : Confirmation of the minutes of the
last (50th) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of
the last (50th) meeting as well
as progressive action on the
past decisions. (Part(a) only).

The action taken on the minutes of the
last (50th) meeting as well as progressive
action on past decisions reported in the
annexure was noted.

Item No. 3 : Applications for permission under
Section 13 of the BMRDA Act, 1974.

The applications bearing the following

registration.....

registration numbers were placed on the Table :

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|-------------------|-----------------|
| (1) 286/18/6/80 | (3) 288/18/6/80 |
| (2) 287/18/6/80 | (4) 289/20/6/80 |
| (5) 290/07/07/80. | |

(1) Application No.286/18/6/80(The Bombay Dock Labour Board.)

The Committee considered the application and noted that the proposal was for addition of an area of 154.7 sq.mtrs. to the Booking Office of Bombay Dock Labour Board, Jamnagar Street, 'A' Municipal Ward, thereby increasing the F.S.I. from 0.98 to 1.11 for being used as a temporary record room. The Committee noted that the activities of the applicant Board had a nexus with the operations of the port and that it may be some time before the land under the Building is taken over by the B.P.T. for its own use. The Committee, therefore, decided to grant the desired permission.

(2) Application No.287/18/6/80 (Manager, Canara Bank)

The Committee considered the application and noted that the proposal was for change of user of an area of 50.5 sq.mtrs. from residential to expansion of a branch of the Canara Bank at Mukund Niwas, Road No.3, Plot No.35, Sion in F/N Municipal Ward. The Committee noted that the intention of the proposed expansion was to give better facility to the present staff and customers and there would be no addition to the existing strength of staff. As the proposal is permissible under the D.C. Rules and the proposed expansion is limited to an area of about 50 sq.mtrs. only, the Committee decided to grant the desired permission.

(3) Application No.288/18/6/80 (Chief Engineer, Bombay Port Trust)

The Committee considered the application and noted that the proposal was for enclosing the first floor of the overhead tank structure near Red Gate, Prince's Dock, 'B' Municipal Ward in special industrial zone by enclosing the sides and creating an enclosed

space.....

space of about 250 sq.mtrs. for being used for the office of the Sanitary Inspector which is at present accommodated in a garage. The Committee noted that the intention of the proposal was to shift the staff from the garage to better environment, and no new jobs would be created. The proposal is also permissible under the D.C. Rules. The Committee, therefore, decided to grant the desired permission.

(4) Application No.289/20/06/80 (Trade Representation of the USSR in India).

The Committee considered the application and noted that the proposal was for reconstruction of a building known as "Avantika" at 46, Dr. G. Deshmukh Marg in 'D' Municipal Ward for the purposes of office and residence. It is proposed to increase the floor area from 1320 sq.mtrs. to 6500 sq.mtrs. and the F.S.I. from 0.6 to 3.00. The F.S.I. permissible both under D.C. Rules and the BMRDA Notification is 1.33. The proposed F.S.I. viz. 3.00 far exceeds the permissible F.S.I. of 1.33. Moreover, construction for office purposes cannot be permitted in the already congested area of the island city of Bombay. The application was rejected as it was not permissible under the BMRDA Act.

(5) Application No.290/7/7/80(Managing Trustees, Sheth Motishaw Religious and Charitable Trust).

The Committee considered the application and noted that the proposal was for reconstruction of a building of the Trust at 180, Motishaw Road, Byculia in 'E' Municipal Ward, increasing the floor area from 4914 sq.mtrs. (before part demolition) to 9396.70 sq.mtrs. with an F.S.I. of less than 1.33. The building is proposed to be used for Trust Office, residential flats and religious purposes. The Committee noted that the revised layout submitted is not as per D.C. Rules. Apart from the fact that the built up area may be more than what is permitted by the competent authority under the Urban Land Ceiling Act, it was noted that a part of the construction is proposed to be used for shops.

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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. 177 :

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) 289/20/6/80 (2) 290/07/07/80

(II) grants permission to -

- (i) The Dy. Chairman, The Bombay Dock Labour Board (application No.286/18/6/80) for addition of a floor area of 154.7 m² to the existing Booking office building on Jamnagar Street for being used as temporary record room for the Bombay Dock Labour Board, as proposed.
- (ii) The Manager, Canara Bank, Mukund Niwas, Sion (application No.287/18/06/80) for change of user of a floor area of 50.5 sq.mtrs. from residence to expansion of an existing branch of the Canara Bank at Mukund Niwas, Road No.3, Sion.
- (iii) The Chief Engineer, Bombay Port Trust (Application No.288/18/06/80) for enclosing the 1st floor of the overhead tank structure near Red gate, Prince's Dock and thereby creating a floor area of 250 m² for shifting the office of Sanitary Inspector at present located in garages.

Item No. 4 :.....

Item No. 4 : Bombay Urban Transport Project(BUTP)
(World Bank Loan No.1335-IN)-
Periodical Progress Report.

The Committee noted the periodical Progress Report.

Item No. 5 : Grant of higher FSI for Residential
Tourist Hotels in suburban areas of
Greater Bombay.

The agenda item was circulated with the permission of the Chairman. The draft letter to Govt. in Urban Development as proposed in the annexure to agenda note was approved. It was decided that similar proposals in respect of constructions for schools, hospitals etc. be placed before the Executive Committee for consideration. It was also decided that a note on construction of houses for Government servants in low land cost areas be prepared and suitable incentives to Govt. Servants to shift to such colonies be suggested by working out the economics (including transport economics) of such proposal for consideration of the Executive Committee.

The Executive Committee welcomed Shri D. N. Capoor who has taken over as Secretary, Urban Development.

The meeting concluded with a vote of thanks to the Chair.

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