

No. EXC/MTG/52.

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

Date : 18th September, 1980.

The minutes of the fifty-second meeting of the  
Executive Committee of the Bombay Metropolitan Region  
Development Authority, held on the 6th September, 1980  
are enclosed.

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

*Shukla*  
*Prasad*  
22/9

- 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 Senior Urban/Regional Planner, B.M.R.D.

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MINUTES OF THE FIFTY-SECOND MEETING OF THE  
EXECUTIVE COMMITTEE;

B.M.R.D.A.

Date : 6th September, 1980.

Time : 10.30 A.M.

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

MEMBERS PRESENT :

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

Shri B.N. Adarkar, Chairman, T&C - Member.  
Board, B.M.R.D.A.

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

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

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

INVITEES :

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

The Dy. Metropolitan Commissioner, B.M.R.D.A.

The Member-Secretary, WRMB/HURBB, BMRDA.

The Member-Secretaty, T&C Board, BMRDA.

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

Item No. 1 : Confirmation of the minutes of the  
last (51st) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of the  
last (51st) Meeting as well as  
progressive action on the past de-  
cisions. (Part 'a' only).

The action taken on the minutes of the last (51st)  
meeting as well as progressive action on past decisions  
reported in the annexure was noted.

The Chairman felt that quicker action on part of  
BMRDA by involving higher level authorities, if necessary,  
was

called for ....

called for in connection with -

- i) Construction of Kalva-Turbhe Railway line.
- ii) Occupation of market buildings constructed by CIDCO at Vashi.
- and iii) Advancing of loan to CIDCO for buses.

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

The applications bearing the following registration numbers were placed on the Table:-

- |                 |                 |
|-----------------|-----------------|
| (1) 292/11/7/80 | (3) 294/30/7/80 |
| (2) 293/29/7/80 | (4) 295/05/8/80 |

(1) Applications No.292/11/7/80(Shri Sadashiv S. Shetty, Prop. Hotel Vihar.)

The Committee considered the application and noted that the applicant proposes to demolish the existing building known as 'Vihar Lodge', Plot No. 3, Kohinoor Road, Dadar, in 'F' Municipal Ward with a floor area of 928.63sq. mtrs. as the same is in a dilapidated condition and construct a new building with a floor area of 1478.83sq. mtrs. and F.S.I. of 1.33 for being used mainly as hotel. The Committee noted that the applicant proposes to accommodate an office which existed in the old building occupying an area of 220.92 sq.mtrs. Retention of the office would be a non-conforming user in a residential zone. Moreover no offices are permitted in South Bombay under the revised 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.

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(2) Application No.293/29/7/80(Director, Gitaneel  
Hotels and Investments Pvt. Ltd.)

The Committee considered the application and noted that the proposal was for construction of a building on Plot No. 85, Hill Road, Bandra in 'H' Municipal Ward with a floor area of 2884 sq.mtrs. with an F.S.I. of 2.00 for a hotel-cum-shopping centre. The permissible F.S.I. in the area under D.C. Rules is 1.00. The FSI asked for is more than what is permissible under the D.C. Rules. The application was, therefore, rejected, as it was not permissible under the BMRDA Act, 1974.

(3) Application No.294/30/7/80 (Chief Executive,  
Bengal Chemical and Pharmaceutical Works  
Ltd.)

The Committee considered the application and noted that the company has been taken over by the Govt. of India as a sick unit, and it is proposed to partly demolish and reconstruct a building at 502, Swatantrya Veer Savarkar Marg in 'G' South Municipal Ward, enhancing the floor area from 3843.37 sq.mtrs. to 12746.60 sq.mtrs. and the FSI from 0.59 to 2.40. It is proposed to utilise the building for residential, industrial and commercial purposes. The property is in industrial zone and the permissible FSI is 2.00. However, as the proposed user is not only for industrial purpose, the permissible FSI would be 1.33. Moreover, commercial offices are not permissible in South Bombay as per modifications to the D.C. Rules, vide Govt. Notification No. DCR1078/1785-UD-5, dated the 19th March, 1979. 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.295/5/8/80(Tribhuvandas Haridas Atul  
Nanlal Amersey, Bombay - 400 038.)

The Committee considered the application and noted that the proposal was for change of user of a floor area of  
1500sq.ft.....

1500 sq. ft. from residence to bank at Raghavji Bldg. Raghavji Road, Govalia Tank Road, in 'D' Municipal Ward. The Committee also noted that it was proposed to shift a part of the Govalia Tank Road Branch of the Central Bank of India to the additional premises which are exactly opposite the existing premises as there was congestion at the presently occupied premises. As the user of the new premises was predominantly for office purposes, the Committee felt that if the desired permission were granted, the overall development of the Metropolitan Region would be adversely affected. The application was, therefore, rejected.

The Committee then passed the following Resolution :

RESOLUTION NO. 178 :

Resolved that, in exercise of the powers conferred on it by clause (v) of sub-section (2) of Section 7 of the BMRD Act, 1974, read with sub-section (1) of Section 13 of the said Act, and all other powers enabling it in this behalf <sup>the committee hereby refuses permission on behalf</sup> 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) 292/11/7/80 | (2) 293/29/7/80 |
| (3) 294/30/7/80 | (4) 295/05/8/80 |

Item No. 4 : Appointment of Shri Merani, Chief Engineer, PWD, as an Adviser to the Bombay Metropolitan Region-  
Development Authority.

The proposal was not approved.

Item No. 5 : .....

Item No. 5 : Accounts of the B.M.R.D. Fund  
for the quarter ended 30th June,  
1980.

The Committee considered and noted the Agenda item.

The Managing Director, CIDCO desired that in view of the large balance with BMRDA, its dues in respect of land in 'G' Block of Bandra-Kurla Complex may be paid early. It was explained that major part of the dues had already been paid to CIDCO and the balance would be paid immediately after the amount payable to CIDCO as the cost of development of land in question is decided by Government.

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