

No.EXC/MTG/56.

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

Date : 29th January, 1981.

The minutes of the fifty-sixth meeting of
the Executive Committee of the Bombay Metropolitan
Region Development Authority, held on the 17th
January, 1981, 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 Officer on Special Duty, 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 Planner, B.M.R.D.A.
The Sr. Planning Officer & Dy. Secretary, HURE Board.

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

Date : 17th January, 1981.

Time : 3.00 P.M.

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

MEMBERS PRESENT :

- Shri P.G. Gavai, Chief Secretary - Chairman.
to the Govt. of Maharashtra.
- Shri A.V. Gokak, Metropolitan - Vice-Chairman.
Commissioner, B.M.R.D.A.
- Shri B.N. Adarkar, Chairman. - Member.
T. & C. Board, B.M.R.D.A.
- Shri C.M. Correa, Chairman, - Member.
H.U.R.E. Board, B.M.R.D.A.
- Shri L.C. Gupta, Managing - Member.
Director, CIDCO, Bombay-21.
- Shri D.N. Capoor, Secretary, - Member.
U.D. & P.H.D., Mantralaya,
Bombay.

INVITEES :

- The Financial Adviser, B.M.R.D.A.
The Officer on Special Duty, B.M.R.D.A.
The Member-Secretary, T.&C. Board, BMRDA.
The Member-Secretary, HURE Board, BMRDA.
The Member-Secretary, W.R.M. Board, BMRDA.
The Dy. Municipal Commissioner (Shri Patwardhan).
The Sr. Urban Planner, B.M.R.D.A.
The Sr. Planning Officer and Deputy
Secretary, HURE Board, BMRDA.

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

Item No. 1 : Confirmation of the minutes of
the last (55th) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of the
last (55th) Meeting as well as
progressive action on the past
decisions (Parts 'a' and 'b').

The Chairman directed that action in
connection with construction of office building
and Mankhurd-Panvel Railway Line should be
expedited.....

expedited. For the latter, he suggested that discussions may be held with Railway Authorities at Delhi for obtaining quicker results and an advance action for providing watch and ward service may be taken (if possible, even in respect of the private lands to be acquired) in order to prevent encroachments along the proposed railway line.

The action taken on other items and progressive action on the past decisions reported in the annexures was noted.

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 :

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| (1) 308/28/11/80 | (2) 309/03/12/80 |
| (3) 310/11/12/80 | (4) 311/16/12/80 |

(1) Application No.308/28/11/80(Skri Sukhraj B. Nahar, Partner, Nahar Development).

The Committee considered the application and noted that the proposal was for change of user of a flat on the ground floor of the building under construction on Plot No.157(8), Kataria Marg, Mahim in 'G' (North) Municipal Ward having a floor area of 471.19 sq.mtrs. (including the basemwnt) from residence to a branch of the Bank of Maharashtra. The branch of Bank is to be shifted from its present location in an adjoining building to the proposed location and the vacated flat is proposed to be used for residential purposes. The Committee noted that the plot is in a residential zone with shop line and as per prevailing D.C. Rules, the proposal is permissible. Taking into consideration this position and also the fact that there will be no increase in the number of employees as a result of the proposed development, the Committee decided to grant the desired permission.

(2) Application No.309/03/12/80(Mazgaon Dock Ltd.)

The Committee considered the application and noted that the proposal was for reconstruction of the existing building on C.S.No.185(Part-I), Dockyard Road in 'E' Municipal Ward, increasing the floor area from 99,507.98 sq.mtrs. to 1,09,938.64 sq.mtrs., and the F.S.I. from 0.566 to 0.626 for

expansion.....

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expansion of workshops and accommodating ancillary offices. The Committee noted that the plot was included in the Industrial Zone I2 as per sanctioned Development Plan and the F.S.I. permissible according to D.C. Rules, is 2.00. The Committee also noted that the proposed F.S.I. was less than 1.33 as required by the BMRDA Notification, dated 10.6.1977 as extended from time to time, and that the proposed office space was mainly for accommodating the present offices ancillary to the workshops as these offices cannot be separated from the main manufacturing activity. The proposed development is permissible as per D.C. Rules. The Committee, therefore, decided to grant the desired permission.

(3) Application No.310/11/12/80(Shri K.I.Sanghavi M/s. Patel Bobbins & Engineering Works).

The Committee considered the application and noted that the proposal was for reconstruction of a building for expansion of workshop for ship repairs and provision of office, stores, godown etc. on C.S.No.6/671, E.S. Patanwala Cross Road in 'E' Municipal Ward, enhancing the floor area from 308.76 sq .mtrs. to 1079.39 sq.mtrs. thereby increasing the F.S.I. from 0.37 to 1.33. The Committee noted that the plot was included in the Industrial Zone I-1 as per sanctioned Development Plan, and the permissible F.S.I. as per D.C. Rules, is 1.33. The Committee, however, noted that the factory was proposed on a site reserved for Goods Transport Truck Terminal as per sanctioned Development Plan. The Committee, therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region was likely to be affected adversely. The application was, therefore, rejected.

(4) Application No.311/16/12/80 (Smt. Devi Narendra).

The Committee considered the application and noted that the proposal was for change of user from residence to the branch of Laxmi Vilas Bank on Plot No. 209 B, Devi Sadan, Dr. Ambedkar Road, in 'F' (North) Municipal Ward of a flat with a floor area of 73.00 sq.mtrs. The Committee noted that the plot

sanctioned Development Plan and that the proposal would not result in any addition to the F.S.I. The Committee further noted that the Reserve Bank of India has given necessary N.O.C. for the proposed Branch of Bank. Taking into consideration the above position and the fact that the proposed user is service oriented and would serve the local population, the Committee decided to grant the desired permission.

Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO. 189 :

Resolved that in exercise of the powers conferred on it by clause (v) of the 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 Shri K.I. Sanghavi of M/s. Patel Bobbins & Engineering Works, Bombay-33 (application bearing registration No.310/11/12/80) for the reasons recorded in these minutes.

(II) grants permission to -

(1) Shri Sukhraj B.Nahar, Partner, Nahar Development, Bombay-400 023 (Application No.308/28/11/80) for change of use of a flat admeasuring 471.19 sq.mtrs. in the building under construction on Plot No.157(8), Kataria Marg, Mahim, from residence to branch of the Bank of Maharashtra.

(2) the Mazgaon Dock Ltd., Bombay-400 010 (Application No.309/03/12/80) for reconstruction of existing building on C.S.No. 185(Part-I), Dockyard Road to be used for workshops and ancillary offices of Mazgaon Dock, with a floor area not exceeding 1,09,938.64 sq.mtrs.

(3) Smt. Devi Narendra, Bombay-400 019 (Application No.311/16/12/80) for change of user from residence to the

branch.....

branch of Laxmi Vilas Bank in respect of a flat admeasuring 75.00 square at Devi Sadan, 209 B, Dr. Ambedkar Road, Bombay-400 019.

Item No. 4 : 'Project Cell' for Water Supply and Sanitation Scheme for the rural areas in B.M.R.

The Committee considered the item on the agenda and noted that the BMRDA had proposed creation of the staff which was in fact to be borne on the establishment of the Maharashtra Water Supply and Sewerage Board for the preparation of the conceptual plan for Water Supply and Sanitation Schemes for rural areas in the Bombay Metropolitan Region. The Chairman observed that this was never done. What could be considered is payment for consultancy services for a time-bound programme on a contract basis. But, here again the Committee was not sure whether the Maharashtra Water Supply and Sewerage Board could not be in a position to make a conceptual plan for this region, since it was for that Board ordinarily to make water supply plans for the entire State including the Bombay Metropolitan Region. The Chairman, therefore, requested the Secretary (UD) to satisfy himself why the Maharashtra Water Supply and Sewerage Board should not be in a position to prepare a plan from its own present staff. If he advises the Committee that the Board is not at all in a position to do so, for valid reasons, then a proper proposal should be framed by the Maharashtra Water Supply and Sewerage Board for the consideration of the WRM Board of the BMRDA.

Item No. 5 : Alternative scheme for the Backbay Reclamation Area.

Shri Correa explained the proposal as envisaged in the Agenda Note. The Chairman was happy that this important matter vitally linked with BMRDA's function was raised by the HURE Board. The Member-Secretary, T. & C. Board felt that it would have been better if a comprehensive proposal suggesting concrete

measures.....

measures were presented to the Executive Committee by the HURE Board. The Chairman endorsed the view and also felt that there should be clear cut ideas about the future use of the additional marginal land that may have to be reclaimed as a result of the proposal. After some discussion, it was decided that the office of the HURE Board should prepare a Paper in consultation with Urban Development Department for consideration at the next meeting of the Executive Committee.

Item No. 6 : Nhava-Sheva Port - Continuance of staff for the Nhava-Sheva Work.

The Committee considered the agenda item. The Chairman inquired as to when the report of the Project Group would be completed and hoped that no further extension would be necessary. Thereafter the following Resolution was passed :

RESOLUTION NO. 190 :

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 approves post facto the continuance of the following posts for a further period of one month with effect from 1st January to 31st January, 1981.

Sr.No.	Designation	Pay-scale	No. of posts.
1.	Special Officer.	Rs. 680-1500	1
2.	Planning Officer.	Rs.1000-1500	1
3.	Staff Officer.	Rs. 680-1250	1
4.	Selection Grade Stenographer.	Rs. 750-1150	1

Item No. 7 : Control on change of unauthorised uses.

The Officer on Special Duty explained the background and the content of the Agenda Note. The Chairman, T. & C. Board pointed out the possibilities of various infringements wherein the magnitude of offence could vary between very minor to serious offences and observed that a thorough study was necessary before suggesting the penalty measures. It was felt that any statutory restrictions beyond the limitations of the enforcement machinery would be futile. The proposed study would have to be backed by a properly organised survey of the extent of breach of the restriction imposed. A suggestion that a survey should be carried out in the entire.....

entire area of Greater Bombay was considered impracticable and un-necessary. It was decided that (i) a sample survey be taken in a few wards where a conspicuous un-authorized change of user is suspected and (ii) a high level working group comprising of Secretary (UD), Metropolitan Commissioner, Director of Town Planning and Managing Director, CIDCO should be constituted under the Chairmanship of Secretary (UD) to suggest suitable measures for preventing unauthorised changes of user.

Item No. 8 : Reporting cases of exercise of powers delegated by the Executive Committee.

The Committee noted the exercise of delegated powers in the cases set out in statements 'A' and 'B' embodied in the agenda note.

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

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