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SIXTY-SECOND MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

Date : 27th August, 1981.

Time : 3.30 P.M.

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

MEMBERS PRESENT :

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| Shri P. G. Gavai, Chief Secretary to
the Govt. of Maharashtra. | - Chairman. |
| Shri B.K. Halve, Metropolitan
Commissioner, B.M.R.D.A. | - Vice-
Chairman. |
| Shri N.G.K. Murti, Chairman,
W.R.M. Board, BMRDA. | - Member. |
| Shri D.N. Capoor, Secretary to
the Govt. of Maharashtra,
Urban Development Department. | - Member. |
| Shri L.C. Gupta, Managing Director,
C.I.D.C.O., Bombay. | - Member. |

INVITEES :

- The Financial Adviser, B.M.R.D.A.
 - The Dy. Metropolitan Commissioner, BMRDA.
 - The Member-Secretary, T&C Board, BMRDA.
 - The Member-Secretary, WRM Board, BMRDA.
 - The Member-Secretary, HURE Board, BMRDA.
 - The Chief Engineer, Execution Wing, BMRDA.
 - The Dy. Municipal Commissioner(Engineering),
Bombay Municipal Corporation.
(Shri J.R. Patwardhan).
 - The Legal Adviser, B.M.R.D.A.
 - The Senior Urban Planner, BMRDA.
 - The Senior Planning Officer and Deputy
Secretary, HURE Board, B.M.R.D.A.
- Shri S. V. Asgaonkar, Secretary, Executive Committee, BMRDA.

Item No. 1 : Confirmation of the minutes of -

- (i) the Special Meetings, held on
the 15th, 23rd and 29th April,
1981; and
- (ii) the 61st Meeting, held on the
23rd July, 1981.

The minutes of the Special Meetings held on the

15th.....

15th, 23rd and 29th April, 1981 and of the 61st meeting of the Executive Committee were confirmed.

Item No. 2 : Action taken on the minutes of the Special Meetings and the 61st Meeting as well as progressive action on the past decisions (part 'a' only).

The Chairman, Executive Committee, enquired as to the progress of the Wadala Truck Terminal Project and desired that a status report on the same be submitted to the Executive Committee.

The Chairman, Executive Committee, also enquired about the proposed Inland Water Transport (IWT) Terminal at Vashi. The Member-Secretary, Transport and Communications Board stated that the Detailed Project Report (DPR) in that respect is ready. The Metropolitan Commissioner pointed out that in view of the protocol recently signed by the Government with DUTCO the D.P.R. for the rest of the project and its implementation would be done by the proposed joint venture Company. However, the D.P.R. for the Vashi jetty which was a part of the full I.W.T. project would be furnished to the said Company after its formation for further action thereon. It had in the meanwhile been communicated that Rs.2 crores would be made available by the Government of Maharashtra for the I.W.T. project from the third year of the VI Plan.

The action taken on other items and the progressive action on the past decisions reported in the annexure were 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. 338/09/07/81 | 3. 340/13/07/81 |
| 2. 339/13/07/81 | 4. 342/06/08/81 |

(1) Application No.338/09/07/81 (The Chief Producer, Films Division, Ministry of Information & Broadcasting, Govt. of India)

The Committee considered the application and noted that the proposal was for addition to the existing building and reconstruction of buildings in the premises

of the.....

of the Films Division, known as Goolshan, bearing C.S. Nos. 702, 703 and 705 at Dr. Gopalrao Deshmukh Marg, in 'D' Municipal Ward. As per ^{the} Development Plan of the Ward, the land in question is included in the Residential Zone and the permissible F.S.I. as per ^{the} Development Control Rules is 1.33. The Films Division, however, desires to use the intended buildings for production and distribution of films for public information, education and for instructional and cultural purposes. The desired development would consume F.S.I. of 2.5. The Committee further noted the land under reference has been acquired by the Government for Films Division where temporary structures were erected by additions and alterations to the existing structures to accommodate studios, editing rooms, recording rooms and preview theatres. These structures have become very old, unsafe and hazardous to life, etc. Besides, some sections of some other film organizations viz. the National Film Development Corporation, Childrens' Film Society of India and the Central Board of Film Censors which are located at different places in the City are proposed to be accommodated in the intended new buildings. The Committee also noted that the Development Control Rules for Greater Bombay do not provide for the uses like production of films, etc. in Residential Zone and as such the proposed user is not permissible. The F.S.I. proposed to be consumed is also much in excess of the permissible F.S.I. of 1.33 under D.C. Rules. As per the explanation added to the Bombay Metropolitan Region Development Authority's Notification, No.MC/RDM-1080/2118(A), dated 7.10.1980, the Committee has no powers to grant any permission which may be in excess of or contrary to any provisions of the Development Control Rules in Greater Bombay for the time being in force. The application was, therefore, rejected being ultra-vires of the Committee's powers, and, therefore, not maintainable.

(2) Application No.339/13/07/81 (Swan Mills Ltd., Process House, Sewree, Bombay Stores and Godown)

The Committee considered the application and noted that the proposal was for demolition of some structures and construction of new godown building in the premises known as Swan Mills Ltd. (Process House....

House), located at C.S. No.163 along Tokersey Jivraj Road at Sewree, in 'F' South Municipal Ward. The plot in question is included in I1 Zone and partly affected by the proposed 80' wide road. According to the Development Control Rules for Greater Bombay, the permissible F.S.I. is 2.00. The existing floor area is 15,366.29 sq. mtrs. out of which it is proposed to demolish 1,566.21 sq. mtrs. (719.73 sq.mtrs. store space + 846.48 sq.mtrs. office space) and to add 5,024.30 sq.mtrs. thereto. There is thus net increase in their compound to the extent of 3,458.09 sq. mtrs. of floor area for being used as warehouse. The intended construction would consume F.S.I. of 1.07 as against the existing F.S.I. of 0.87. The Committee further noted that the daily production of (mainly sophisticated) fabrics of the Swan Mills (both at Sewree and Kurla Units) is 1,50,000 mtrs. per day. Out of this, about 80,000 mtrs. of cloth is required to be printed and bleached, dyed and passed through various modern and finer process of carbonising, etc. Due to this at any given point of time, cloth equivalent to about 30/40 days production has to be in the Process House as against 7 days in case of conventional processing of only grey cotton fabric. As a result of this, their space requirement has considerably increased as they are required to accommodate about 53 lacs metres of cloth at any one time. The Committee also noted the party's statement that the structure at present used as store has become old and has Jack arch construction. Structural repairs to that building is not possible. (However, the party has not proposed to demolish the above structure.). Unfinished cloth is brought to the Process House from their Kurla Unit. The Committee felt that this ought to be avoided. Besides, the creation of additional warehousing space to the extent of about 4304.57 sq.mtrs. in the Island City is not desirable, as thereby the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(3) Application No.340/13/07/81(M/s. Swan Mills Ltd. Administrative Office Building.

The Committee considered the application and noted.....

noted that the proposal was for construction of two office buildings consisting of ground and 3 upper floors by demolishing the existing structures at C.S. Nos. 180, 188, 206 (Part), 1/207 and 2/207, Sewree Division, in 'F' South Municipal Ward. As per the Development Plan of the area, the property falls in the I1 Zone and the permissible F.S.I. as per D.C. Rules is 2.00. The existing floor area in the premises is 40,590 sq.mtrs. out of which 802.32 sq.mtrs. is proposed to be demolished and 3119.95 sq.mtrs area is proposed to be constructed, thereby increasing the total floor area to 42,907.63 sq.mtrs. The existing F.S.I. consumed is 0.85 which would increase to 0.92 in case the permission for the desired development is granted. The Committee noted that office space of 846.48 sq.mtrs. located in the Process House is proposed to be demolished. Besides, area to the extent of 802.32 sq.mtrs. is scattered in various departments which is used as office, etc., by clerks and executives. At present, the applicant ^{does} not have proper office space for the office staff and as a result they work in a very undesirable condition with poor ventilation. There is also no space for record. There are no proper staircases, canteen and sanitary arrangements. This results in poor coordination and loss of efficiency. The applicant, therefore, desires to centralize administrative accommodation into the two structures under question. The Committee further noted that as against the existing office area of 1648.80 sq.mtrs. (802.32 + 846.48), new floor area of 3119.95 sq.mtrs. is proposed to be constructed. This means net addition of 1,471.15 sq.mtrs. of office area for which there is no sufficient justification given by the applicant. The Committee, therefore, felt that if the desired permission was granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(4) Application.....

(4) Application No. 342/06/08/81 (The Executive Engineer,
Multi Storeyed Building Construction - Proposed.
M.L.A.'s Hostel)

The Committee considered the application and noted that the proposal was for construction of a multi-storeyed building on Plot Nos. 152, 153, 174 and 175, Backbay Reclamation Scheme, Block III, in 'A' Municipal Ward to be used as M.L.A.'s Hostel. The Committee also noted that the Government in Urban Development and Public Health Department has by its letter, No.FSI 1179/2048/UD-5, dated 2.6.1979, has conveyed its approval to the Municipal Corporation of Greater Bombay for grant of F.S.I. of 3.5. The Committee further noted that except the above letter, no convincing and cogent justification is given for the F.S.I. in excess of 1.33. It was noted that the proposed construction contravenes D.C. Rules regarding height, open space, parking requirements, etc. Besides the proposed construction with F.S.I. 3.43 would aggravate the congestion in the locality. The Committee, therefore, felt that if the desired permission was granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was therefore, rejected.

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO. 205 :

Resolved that in exercise of the powers conferred on it by clause (v) of the sub-section (2) of Section 7 of the Bombay Metropolitan Region Development Authority 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 refuses permission, on behalf of the Authority, under sub-section (3) of Section 13 of the said Act to -

- (1) the Swan Mills Ltd. (Process House) (Application bearing Registration No. 339/13/7/81);
- (2) the Swan Mills Ltd. (Application bearing Registration No. 340/13/7/81); and
- (3) the Executive Engineer, Multi Storeyed Construction (Application bearing Registration No. 342/6/8/81),

for the reasons recorded in these minutes.

Resolved

Resolved further that application from the Chief Producer, Films Division, Ministry of Information and Broadcasting, Government of India (Application bearing Registration No. 338/9/7/81), for addition to the existing building and reconstruction of buildings in their premises known as Goolshan, bearing C. S. Nos. 702, 703 and 705 at Dr. Gopalrao Deshmukh Marg in 'D' Municipal Ward with the floor area of 33,493 sq. mtrs. and the total F.S.I. 2.5 received in terms of Section 13 (2) of the Bombay Metropolitan Region Development Authority Act, 1974, being ultra-vires of the powers of the Committee and, therefore, not maintainable, is hereby rejected.

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

The Member-Secretary, Transport and Communications Board pointed out that the progress of the Bombay Urban Transport Project (BUTP) continues to be slow. At the recent review meeting held with Bombay Municipal Corporation and Bombay Electric Supply and Transport ^{Undertaking} officials on 26th June, 1981, Bombay Metropolitan Region Development Authority had urged the Bombay Municipal Corporation and Bombay Electric Supply and Transport ^{Undertaking} to step up the tempo so that in the World Bank Financial Year 1981-82 at least \$ 5.0 Million could be withdrawn from the balance of \$ 7.6 Million still available under the Bombay Urban Transport Project. This was also the target recommended by the Department of Economic Affairs, Government of India. However, the Bombay Municipal Corporation and Bombay Electric Supply and Transport ^{Undertaking} have given target of \$ 3.79 Million for disbursement during World Bank financial year (1.7.1981 to 30.6.1982). If this target is not increased the likelihood of full utilisation of the loan before 31-12-1982 are very slim. The Bombay Metropolitan Region Development Authority would have to seriously consider whether to seek a further extension of time or to surrender some fund as soon as

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possible. The sub-projects of the Urban Transport Project, which are going slow are : (1) Bombay Electric Supply and Transport Undertaking's Wadala Workshop; (2) Worli Bus Depot, which is inter-linked with another sub-project, viz., construction of Drainage Channel Road, which require relocation of about 1600 unauthorised hutments; and (3) construction of fly-over bridge at Gloria Church and Parel.

The Deputy Municipal Commissioner (Engineering), Bombay Municipal Corporation, stated that all works of Bombay Municipal Corporation will be completed during the project period, as the problem regarding underground services is already overcome. He, however, pointed out that due to shortage of cement, the project works are hampered.

The Chairman expressed concern over the slow pace of the implementation of the project and desired that the progress of individual works to be undertaken under the project should be quickly reviewed with a view to accelerating the pace of implementation. He also desired that the Bombay Municipal Corporation should submit to Government in detail their various difficulties in increasing the tempo of the project works indicating the assistance that the Bombay Municipal Corporation needed for timely implementation of the project.

Subject to the above, the Committee noted the periodical progress report.

Item No. 5 : Comments of the Bombay Metropolitan Region Development Authority on the reports submitted by M/s. Howe (India) Private Limited on the Nhava-Sheva Port Project.

The comments of the Bombay Metropolitan Region Development Authority on the Project Reports were noted.

Item No. 6 : List giving details of appeals under Section 13(4) of the BMRDA Act, 1974.

The Committee noted the information in the annexure.

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