

No. EXC/MTG/65.

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

Date : 5th January, 1982.

The minutes of the sixty-fifth meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 12th December, 1981, are enclosed.

S. V. Asgaonkar 5/1/82
(S. V. ASGAONKAR)
SECRETARY,
EXECUTIVE COMMITTEE.

To:

- The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya, Bombay-32. - Chairman.
- The Metropolitan Commissioner, BMRDA. - Vice-Chairman.
- The Chairman, T&C Board, BMRDA. - Member.
- The Chairman, WRM Board, BMRDA. - Member.
- The Chairman, HURE Board, BMRDA. - Member.
- The Municipal Commissioner, B.M.C., Bombay - Member.
- The Managing Director, CIDCO. - 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, WRM Board, B.M.R.D.A.
- The Member-Secretary, HURE Board, B.M.R.D.A.
- The Chief Engineer, Execution Wing, B.M.R.D.A.
- The Legal Adviser, B.M.R.D.A.
- The Senior Urban Planner, B.M.R.D.A.
- The Senior Planning Officer and Dy. Secretary, HURE Board.

XXXXXXXXXXXXXXXXXXXX

UKD:

149

SIXTY-FIFTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

Date : 12th December, 1981 (Saturday).

Time : 12.00 noon.

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

MEMBERS PRESENT :

Shri P.G. Gavai, Chief Secretary to the Government of Maharashtra.	Chairman.
Shri B.K. Halve, Metropolitan Commissioner, B.M.R.D.A.	Vice-Chairman.
Shri B.N. Adarkar, Chairman, T&C Board, BMRDA.	Member.
Shri N.G.K. Murti, Chairman, WRM Board, BMRDA.	Member.
Shri L.C. Gupta, Managing Director, CIDCO.	Member.

INVITEES :

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

The Member-Secretary, T&C Board, B.M.R.D.A.

The Member-Secretary, HURE Board, B.M.R.D.A.

The Chief Engineer, Execution Wing, B.M.R.D.A.

The Director of Engineering, Municipal
Corporation of Greater Bombay.

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

The Senior Planning Officer and Deputy
Secretary, HURE Board, B.M.R.D.A.

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

Item No. 1 : Confirmation of the minutes of the
last (64th) Meeting.

The minutes were confirmed.

Item No. 2 : Action

Item No. 2 : Action taken on the minutes of the last (64th) Meeting as well as progressive action on the past decisions (part 'a' only).

The Chairman, Executive Committee desired to know the latest developments in respect of Table Item No. 2 (64th Meeting). This item was regarding a proposal to appoint the Municipal Corporation of Greater Bombay as agency for execution of works for strengthening of Tansa and Vaitarna Pipeline Bridges for channelisation of Mahim Creek in the Bandra-Kurla Complex. The Committee was informed that the Executive Committee had approved the proposal to appoint Municipal Corporation of Greater Bombay as agency for execution of above work and also to revise sub estimates of the above works (in view of the revised rates communicated by the Municipal Corporation of Greater Bombay) and had recommended the same for the Standing Committee's sanction. Since the Meeting of the Standing Committee was not likely to be held soon, the Chairman, Standing Committee's sanction to the above proposal was obtained, which would be got ratified by the Standing Committee in its ensuing meeting. The sub-estimates are required to be revised as the Tender Committee of the Bombay Municipal Corporation recommended allotment of the work to the second lowest tenderer on account of technical reasons and suitability.

The Director of Engineering, Municipal Corporation of Greater Bombay then informed the Committee that the Standing Committee of the Bombay Municipal Corporation has given its approval for entrusting the work to the lowest tenderer against the proposal of the Municipal Commissioner to entrust it to the second lowest tenderer.

It was recollected that the second lowest tenderer was recommended by the Tender Committee of the Municipal Corporation of Greater Bombay on account of technical reasons and suitability which was also approved by Bombay Metropolitan Region Development Authority.

Various implications of the issue were then considered. It was felt that the Municipal Corporation of Greater Bombay should resolve the issue as it was within

its

its competence in its capacity as the owner of the pipe line and the agent of the Bombay Metropolitan Region Development Authority for getting the above work executed. In case the Municipal Corporation of Greater Bombay would find it difficult to resolve the issue and would approach the Bombay Metropolitan Region Development Authority, the Bombay Metropolitan Region Development Authority should stick up to the earlier decision, if necessary leaving freedom with Bombay Municipal Corporation as regards the contractor, on the condition that Bombay Metropolitan Region Development Authority would bear the cost as per the limits of the second lowest tenderer.

The action taken in respect of "steps taken for protection of land required for Mankhurd-Belapur rail line against proliferation of unauthorised hutments" (vide Sr.No.12 of the annexure), was then considered and it was decided that the land falling in the alignment of East-West Corridor plus margins on either side (to allow any possible deviations during actual construction) should be immediately fenced and arrangements be made for guarding the same with a view to preventing encroachment on this land by hutments. One suggestion was that the land be connected with rough roads. It was also suggested that Bombay Metropolitan Region Development Authority should simultaneously start action for taking possession of the required land and retain the same with it till required by the Railways.

The Chairman, Executive Committee wanted to know the progress in respect of contract given to the Operational Research Group, Baroda for carrying out the survey of office establishments for formulation of Office Location Policy. The Committee was informed that preliminary reports submitted by the Consultants were under scrutiny. It was desired that the survey work be got expedited.

The Chairman, Executive Committee then enquired as to why preparation of a Detailed Project Report for Bombay Metropolitan Transport Undertaking is delayed. The Managing Director, C.I.D.C.O. stated that the

proposed

proposed undertaking is expected to cater to the Bombay Metropolitan Region (outside Greater Bombay) which is mostly rural. In case transport services are extended by the C.I.D.C.O. to those areas losses would increase. Already the C.I.D.C.O. is running transport for the areas under its jurisdiction by bearing losses and it would not be possible for it to bear further losses.

The Chairman, Transport and Communications Board stated that the Urban Transport Projects are always run into losses. It was, therefore, suggested by the Committee appointed to draft Project Report that the Project Report should indicate the anticipated losses and it should be left for the decision of the Government as to which organisation should bear these losses and run the services.

In respect of implementation of measures suggested by the Water Resources Management Board for augmentation of water supply at Matheran (vide Sr.No.14 of the Annexure), the Chairman, Water Resources Management Board informed the Committee that the Maharashtra Water Supply and Sewerage Board (MWSSB) was not interested in investigating and blocking as much leakage as possible from the lake and that they have got sanctioned a scheme for new storage up stream of the present storage.

The Chairman, Executive Committee also enquired about the latest action taken in respect of various suggestions made by the Executive Committee while considering the draft agreement between Bombay Metropolitan Region Development Authority and Western Railway for appointing Western Railway as agency for executing the work of providing strengthening measures to the Western Railway Bridge No.20 across Mithi River for channelisation in Bandra-Kurla (vide Sr.No. 8 of the Annexure) Complex. / It was explained that the Railways had drafted modified agreement taking into consideration various suggestions made by the Executive Committee. This agreement was discussed by the Chief Engineer, Bombay Metropolitan Region Development Authority with the Chief Engineer, Western Railways. The modifications suggested related to non-use of gates for flood control; joint inspection by the Chief Engineer and arbitration in case of major disputes which are incorporated in the modified agreement and which largely met objections

from

from the Bombay Metropolitan Region Development Authority's side. The Committee then authorised the Metropolitan Commissioner to take further action in the matter.

Subject to the above the action taken report 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 :

- | | |
|------------------|------------------|
| (1) 348/20/10/81 | (3) 350/23/10/81 |
| (2) 349/23/10/81 | (4) 351/04/11/81 |
| (5) 352/10/11/81 | |

(1) Application No.348/20/10/81 (Unit Trust of India, Bombay.

The Committee considered the application and noted that the proposal was for making additions to the existing building at Plot No.13, Survey No.1420 (Municipal Building No. A 3519) at Sir Vithaldas Thackersey Marg, New Marine Lines, in 'A' Municipal Ward, thereby increasing the existing floor area from 3,345.00 square metres to 3,489.29 square metres and the F.S.I. from 2.44 to 2.54 as against the permissible F.S.I. 2.45 (as per D.C. Rules). As per the explanation added to the Bombay Metropolitan Region Development Authority's Notification No.C/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 D.C. 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.349/23/10/81 (Employees' State Insurance Corporation.)

The Committee considered the application and noted that the proposal was for allowing addition to the existing building at C.S. No. 451, Plot Nos. 108 and 108-A, ESIC Bhavan (Municipal Building No. G 2308), N.M. Joshi Marg, in 'G South' Municipal Ward, thereby increasing the existing floor area from 5,443.98 square metres to 6,557.31 square metres and the F.S.I. from 1.99 to 2.40

for

for being used as administrative office of the Employees' State Insurance Corporation. The Committee also noted that the Government in Urban Development and Public Health Department by its letter, dated 22-4-1971 had allowed F.S.I. upto 2.40 for the building in question and the party utilised F.S.I. 1.99 only leaving in balance F.S.I. 0.41. The Committee further noted that the property in question falls in Residential Zone but is designated as 'G.O.' (Government Offices). The proposed development consisted of vertical and horizontal additions to the existing building. The amended D.C. Rule No.13(b)(ii) for Greater Bombay does not allow office user in the Island City of Bombay. As per explanation added to the Bombay Metropolitan Region Development Authority's Notification, No.C/RDM 1081/2118(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 D.C. 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.

(3) Application No.350/23/10/81 (Bank of Maharashtra).

The Committee considered the application and noted that the proposal was for reconstruction of a building at C.S. No.1549, at the junction of Gokhale Road North and Shivajipark Road No.3, Dadar, in 'G North' Municipal Ward, thereby increasing the existing floor area from 531.33 square metres to 1,312.70 square metres and the F.S.I. from 0.54 to 1.42 (with basement). The Committee further noted that in the new building, 605.47 square metres area (part of basement, ground and mezzanine floors) were proposed to be used for banking. The remaining area was proposed to be used for residential purposes. The observations made by the applicant in its letter, dated 8-12-1981 that the existing Shivajipark Branch of the Bank, located along Veer Savarkar Marg was proposed to be shifted to the new building and the existing area of the Bank is 145.00 square metres were also noted. The Committee felt that the junction at which the proposed building was to be reconstructed was at the very acute angle and the movement of cars from the basement thereof might pose a traffic hazard. Moreover, the proposed

development

development envisaged use of F.S.I. 1.42 which was in excess of F.S.I. 1.33 permissible under the D.C. Rules. As per the explanation added to the Bombay Metropolitan Region Development Authority's Notification, No.C/RDM 1080/2118(A), dated 7-10-1980, the Executive Committee has **on powers** to grant any such permission. The application was, therefore, rejected being ultra-vires of the Committee's powers and, therefore, not maintainable.

(4) Application No.351/04/11/81 (Bombay Registered Pipe Dealers Syndicate Ltd.)

The Committee considered the application and noted that the proposal was for reconstruction of a godown at C.T.S. No.1906 of Byculla Division, N.S.S. No.305 (Municipal Building No.54), Maulana Azad Road, in 'E' Municipal Ward. The observation made by the Municipal Corporation of Greater Bombay to the effect that the party did not submit correct plans to the Bombay Metropolitan Region Development Authority (inasmuch as a part of the godown which was collapsed was shown thereon as existing godown) and that the detailed F.S.I. calculations were also not submitted was noted by the Committee. Moreover, the Flot in question was found affected by sanctioned Regular Line of the road prescribed by the Municipal Corporation of Greater Bombay. The proposed development was also found contravening the D.C. Rules in respect of open spaces. For want of proper location plan and the required details, the Committee decided to reject the application.

(5) Application No.352/10/11/81 (The Western Railway - Bombay Central Station).

The Committee considered the application and noted that the proposal was for reconstruction of Bombay Central Station Building at Bellasis Road in 'D' Municipal Ward, thereby increasing the floor area from 2,545.00 square metres to 1,98,591.00 square metres. The party's statement that the proposed development was in connection with running of 22 coach trains and also for accommodating retiring rooms, waiting rooms, booking offices, canteens, cash offices, R.M.S. Offices, cloak rooms, etc. was noted. However, the applicant had not shown the precise

boundary

boundary of the plot, though the area of the plot was mentioned as 1,25,516.00 square metres, in the absence of which it was not possible to verify the F.S.I. proposed to be consumed. Besides, no details of proposed use (floor-wise) were given in the absence of which scrutiny of the proposal was not possible. The Committee, therefore, decided to reject the application for want of details.

(It was suggested that such an application should be considered in the larger context of Railway's development plans and not by itself. The Chairman, Executive Committee desired that the Railway's present proposal and all the connected issues should be discussed in the meeting of the Metropolitan Commissioner with the General Manager, Western Railway which would enable exchange of views and could help in evolving a proposal acceptable to both the parties. The Committee concurred with the suggestion.)

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO. 210 :

Resolved that the following applications received in terms of Section 13(2) of the Bombay Metropolitan Region Development Authority Act, 1974 being not maintainable are hereby rejected :

(1) Unit Trust of India, Bombay.-

(Application No.348/20/10/81).

(2) Employees' State Insurance Corporation,

Bombay.- (Application No.349/23/10/81).

(3) Bank of Maharashtra, Pune.-

(Application No.350/23/10/81).

Resolved further that the following applications also received in terms of Section 13(2) of the Bombay Metropolitan Region Development Authority Act, 1974 are hereby rejected for want of details :

(1) Bombay-Registered Pipe Dealers

Syndicate Ltd.- (Application No.351/04/11/81).

(2) The

(2) The Executive Engineer (Construction),
Western Railway, Bombay,-
(Application No.352/10/11/81).

Item No. 4 : Accounts of the Bombay Metropolitan
Region Development Fund for the quarter
ended on the 30th September, 1981.

The statement of accounts for the quarter ended
on 30-9-1981 was noted.

Item No. 5 : Report of cases of exercise of
powers delegated by the Executive
Committee.

The purchase of a calculator was noted.

Item No. 6 : Periodical Progress Report of the
Bombay Urban Transport Project
(BUTP) (World Bank Loan No.1335-IN).

The bi-monthly Progress Report of the Bombay
Urban Transport Project ending 30th November, 1981 was
noted.

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

§§§§§§§§§§§§§§§§§§