

181

**SIXTY-EIGHTH MEETING OF THE EXECUTIVE COMMITTEE**

**B.M.R.D.A.**

**DATE** : 29th April, 1982 (Thursday)

**TIME** : 4.30 p.m.

**PLACE** : Special Committee Room,  
5th Floor, Mantralaya.

**MEMBERS PRESENT** :

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

Shri B.K. Halve, - Vice-Chairman.  
Metropolitan Commissioner, B.M.R.D.A.

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

**INVITEES** :

The Financial Adviser, 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 Director (Engineering Services & Projects),  
Municipal Corporation of Greater Bombay.

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,  
H.U.R.E. Board.

Shri S.V. Asgaonkar, Secretary, Executive Committee.

**Item No. 1** : **Confirmation of the minutes of the**  
**last (67th) Meeting.**

The Member-Secretary, HURE Board, stated that at the end of the 67th meeting of the Executive Committee, the Chairman, HURE Board, had apprised the Committee of the Pedestrianisation Scheme and there was some discussion thereon. He, therefore, requested that the following should be incorporated in the minutes, which the Committee agreed :-

"The Chairman, HURE Board, drew the Committee's attention to the visit of Mr. Brian Richard, Architect from U.K. and the pedestrianisation scheme recently prepared with the joint efforts of BMRDA, Bombay Municipal Corporation and the Traffic Police Department. He said that the

salient .....

salient features of the scheme are partial pedestrianisation of D.N. Road and modification of junctions at V.T., Flora Fountain and Churchgate to facilitate pedestrian movements. The Chairman, Executive Committee indicated that the State Government would certainly support the proposed scheme as it aims at providing better facilities to the pedestrians and improving the traffic circulation in the Central Business District".

The minutes as amended were then confirmed.

Item No. 2 : Action taken on the minutes of the last (67th) Meeting.

Action taken report was noted by the Committee.

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) 364/3/3/82. (2) 365/4/3/82.  
(3) 366/5/3/82.

(1) Application No.364/3/3/82 (M/s. Hindustan Lever Ltd.)

The Committee considered the application and noted that the proposal was for reconstruction of four old structures, constructed on a make shift basis, presently accommodating gate lodge, grain shop, time office and part of personnel office, on Survey No.145, Plot Nos. 308, 322, 340, 341, 345 and 347, in BPT area at Sewree, in F South Municipal ward. It was intended to demolish the existing structures and to reconstruct one storey structure thereat, thereby increasing the floor area from 192.71 sq.mts. to 389.81 sq.mts. and the F.S.I. from 0.860 to 0.861. It was proposed to utilise additional area of 197.10 sq.mts. for office purpose for which sufficient justification was not given by the applicant. The Committee, therefore, granted permission for reconstruction of building upto the existing area i.e. 192.71 sq.mts. only and rejected application insofar as it related to additional area of 197.10 sq.mts., as the Committee was of the view that it is likely to affect adversely, the overall development of the Metropolitan Region.

(2) Application .....

(2) Application No.365/4/3/82 (M/s. Prem Cem Gums Pvt. Ltd.)

The Committee considered the application and noted that the application was for addition to the existing factory building at C.S. No.3/207 [Municipal Number of Building F-3999(AF) 1290/AF, Salt Pan Road, Antop Hill, Vadala, in F Municipal Ward, thereby increasing the floor area from 862.34 sq.mts. to 1117.36 sq.mts. and the FSI from 0.30 to 0.39. Out of the proposed additional space of 255.02 sq.mts., the applicant intended to use 83.71 sq. mts. space, for providing ladies and gents toilets and locker rooms for workers, as presently no sanitary, etc. facilities exist for its workers. However, remaining area of 171.25 sq.mts. was proposed to be used for office and store room (47.57 sq.mts. for office and 123.68 sq.mts. for store room) for which the applicant had not given any justification. The Committee found that for construction of sanitary blocks and lockers, permission of the EMRDA, under Section 13 of the EMRDA Act, 1974, was not required and the applicant could directly approach the Bombay Municipal Corporation for necessary approval. The application was, therefore, confined to office and store uses only. The Committee was, therefore, of the view that if the desired permission were granted the overall development of the Bombay Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(3) Application No.366/5/3/82 (The Bank of Maharashtra)

The Committee considered the application and noted that the proposal was for reconstruction of building at S.No.1549 at the junction of Gokhale Road (North) and Shivaji Park Road No.3, Dadar, in G/North Municipal Ward, thereby increasing the existing floor area from 531.33 sq. mts. to 1312.70 sq.mts. and the FSI from 0.54 to 1.325. Out of the proposed area, an area admeasuring 506.22 sq.mts. was proposed to be used for banking. The rest of the area was to be used for residential purpose. The Committee noted that the plot in question is situated in Residential Zone with shop line and as per the Development Control Rules, the user of bank and safe deposit vaults is permissible without any restriction in the area. The Committee also

noted .....

noted that there was a move inter-alia to restrict the bank user in Residential Zone upto 200 sq.mts. However, necessary amendment to the Development Control Rules was yet to be made. Besides, presently the Bank of Maharashtra has its branch at Cadell Road, which occupies an area of .145 sq.mts. The Committee found that provision of an area of 506 sq.mts. as against the existing 145 sq.mts. was on the higher side and that there was every possibility of the same being used for office purpose. It was recapitulated that the applicant had previously presented an application in respect of the said premises which was registered under No.350/23/10/81. In the plan submitted alongwith the present application, entry to the basement was changed from the Gokhale Road (in the previous application) to the Shivaji Park Road No.3. The exit remained on the Gokhale Road at the junction. Even in the present application no parking was provided at grade for use of visitors to the bank. The basement parking was usable only for the residents or regular employees working in the building. The Committee was of the view that the junction at which the proposed building was to be reconstructed was at a very acute angle and the movement of cars from the basement thereof might cause a traffic hazard. Besides in its vicinity there are bus **termini** which were likely to be affected in case there was road side parking which was inevitable in the present proposal. The Committee was, therefore, of the view 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.

Accordingly, the Committee passed the following

Resolution :

RESOLUTION NO. 214 :

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) grants permission to - M/s. Hindustan Lever Ltd. (Application bearing Registration No.364/3/3/82-partially) for reconstruction of four old structures on Survey No.145, Plot Nos. 308, 322, 340, 341, 345 and 347 in

BPT area at Sewree in F/South Municipal Ward, to its existing floor area of 192.71 sq.mts. only; and  
(II) refuses permission on behalf of the Authority, under Sub-Section (3) of Section 13 of the said Act to,-

- (1) M/s. Hindustan Lever Ltd. (Application bearing Registration No.364/3/3/82 - partially) so far as it relates to addition of floor area of 197.10 sq. mts. for office and store room;
- (2) M/s. Prem Cem Gums Pvt. Ltd. (Application bearing Registration No.365/4/3/82); and
- (3) The Bank of Maharashtra (Application bearing Registration No.366/5/3/82),

for the reasons recorded in the minutes.

Item No. 4 : Draft Bill empowering the State Government and BMRDA to acquire areas vacated by wholesale markets, etc. in Bombay.

After some discussion, the Committee approved the Bill in principle and authorised the Metropolitan Commissioner to submit the same to the State Government for necessary action.

Item No. 5 : Architectural and Urban Design Consultancy for the Wadala-Anik Truck Terminal Project.

The Committee considered the item note and passed the following Resolution :-

RESOLUTION NO. 215 :

Resolved that the Executive Committee having considered the recommendation of the T&C Board in that behalf, authorises the Metropolitan Commissioner to engage suitable Consultants for developing an integrated architectural and urban design for the Wadala-Anik Truck Terminal, as set out in Agenda Note.

Resolved further that the Executive Committee hereby sets up a Steering Committee for the above work under the Chairmanship of the Metropolitan Commissioner and the membership consisting of S/Shri B.N. Adarkar, Chairman, T&C Board; Charles Correa, Chairman, HURE Board; J.R. Patwardhan, Director (Engineering Services and Projects), Bombay Municipal Corporation; R.Y. Tarbe, Member-Secretary,

T&C Board.....

T&C Board and K.B. Diwadkar, Sr. Planner, HURE Board (Member-Secretary) to carry out the work set out in the said agenda note.

Resolved further that the Executive Committee hereby authorises the above Steering Committee to decide the methodology for Consultant Selection and requests it to make its recommendation to the Executive Committee within 2 months from the date of this Resolution. The Steering Committee is further authorised to nominate/co-opt one other expert member from a relevant discipline, if so desired.

Item No. 6 : Deputy Task Force Leader -  
Appointment to the post of -

The Committee considered the item note and passed the following Resolution :-

RESOLUTION NO. 216 :

In exercise of the powers vested in it under clause (ii) read with clause (vi) of Sub-Section (2) of Section 7 of the BMRDA Act, 1974, the Executive Committee approves of the proposal to appoint Shri S.V. Thakar, retired Joint Registrar of Co-operative Societies on contract for service as Deputy Task Force Leader, for a period of one year, in the first instance, on a comprehensive remuneration of Rs.2000/- per month with benefits of leave, travelling allowance and medical benefits.

Item No. 7 : Reporting Cases of exercise of powers  
delegated by the Executive Committee.

The Committee noted the appointments reported in the statement.

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

!!!!!!!!!!!!!!!!!!!!!!!!!!!!