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SIXTY-NINTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

Date : 1st June, 1982 (Tuesday)

Time : 3.00 P.M.

Place : Special Committee Room, 5th Floor,  
Mantralaya, Bombay-400 032.

MEMBERS PRESENT :

Shri P.G. Gavai, Chief Secretary to the Government of Maharashtra.	- Chairman.
Shri B.K. Halve, Metropolitan Commissioner, BMRDA.	- Vice-Chairman.
Shri B.N. Adarkar, Chairman, T&C Board, BMRDA.	- Member.
Shri L.C. Gupta, Secretary to the Government, Urban Development Department.	- Member.
Shri S.P. Mohoni, Managing Director, CIDCO.	- Member.

INVITEES :

The Financial Adviser, B.M.R.D.A.  
The Member-Secretary, T&C Board, BMRDA.  
The Member-Secretary, WRM Board, BMRDA.  
The Member-Secretary, HURE Board, BMRDA.  
The Director (Engineering Services & Projects),  
Municipal Corporation of Greater Bombay.  
The Chief Engineer, Execution Wing, BMRDA.  
The Legal Adviser, BMRDA.  
The Senior Planning Officer and Dy. Secretary,  
HURE Board, BMRDA.  
Shri S.V. Asgaonkar, Secretary, Executive Committee.

At the outset, the Chairman welcomed Shri S.P. Mohoni who had taken over as Managing Director, CIDCO, as a new Member of the Committee.

Item No. 1 : Confirmation of the minutes of  
the last (68th) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of  
the last (68th) Meeting.

Referring to the suggestion made by the Executive Committee that measures should be taken to  
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protect the lands required for Mankhurd-Belapur Railway lines against proliferation of huts, the Metropolitan Commissioner informed the meeting that after obtaining Executive Committee's sanction, work of providing barbed wire fencing to the portion of land in question (Reach No.3, from CH.1.70 Kms. to 3.40 Kms.) was started on 8th April, 1982 and about 80% work was completed and that the remaining work would be completed soon..

The Metropolitan Commissioner next informed the Committee that a joint meeting of the Government, BMC and BMRDA officers was convened by the Secretary, Urban Development Department to discuss the draft Bill prepared by the BMRDA for establishment of a Truck Terminal Authority for Wadala-Anik Truck Terminal. It was suggested at the said meeting that establishment of a separate statutory authority would take considerable time as it involved enactment of legislation. Alternatively a Company could be set up with seven or eight directors, which could be a subsidiary of the Bombay Metropolitan Region Development Authority to plan and develop the truck terminal right away and separately Government could consider framing the required legislation for regulation of the Truck Terminal and delegation of powers to the aforesaid company. In order to implement the suggestions sanction of the Bombay Metropolitan Region Development Authority and Government would be necessary for which necessary proposals would be submitted soon. As suggested by the Committee, a compound wall would also be provided for the lands required for Truck Terminal.

The Secretary, Urban Development Department then said that BMRDA having appointed the Deputy Task Force Leader, should take steps for shifting the wholesale Textile Market. Referring to the proposed shifting of wholesale markets dealing in foodgrains, oilseeds, sugar and other agricultural commodities, etc. (Phase II) to Washi, he further said that out of the total funds required for construction of market, 2/3rd amount was to be obtained as loan from the Agricultural Refinance and Development Corporation (ARDC) and 1/3rd amount was to be raised by way of contribution from concerned traders. However, ARDC informed that it would advance loan to the Agricultural Produce Market Committee of Bombay (APMC) and not to CIDCO. Traders on the other hand

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are reluctant to remit their contribution to APMC. They are, however, prepared to remit the same to the CIDCO.

After discussion it was decided that the Secretary, Urban Development, should sort out the problem and obtain final Government orders.

Action taken Report was then 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) 367/5/4/82                      (2) 368/15/4/82  
(3) 369/29/4/82.

(1) Application No. 367/5/4/82 (Shri P.K. Asar).

The Committee considered the application and noted that the proposal was for change of use of premises bearing Survey No.1290, T.P.S.IV, Mahim, Final Plot No.488, at Bhavani-Shankar Road, Dadar, in 'E' Municipal Ward, from industry to the office of the Directorate of Accounts and Treasuries. The Committee noted that as per the Development Plan of the area, the land in question is situate in Industrial Zone. The Municipal Corporation of Greater Bombay had, on 24th May, 1980, approved plans of the proposed building which inter-alia, allowed Training Centre of the Income Tax Department and its office user on the 3rd, 4th, 5th and 6th floors thereof (comprising floor area of 2234.12 sq.mts.). Instead of the Training Institute it was now proposed to use the space (with some addition) for the Office of the Directorate of Accounts and Treasuries. The Committee also noted that the Municipal Corporation of Greater Bombay by its Resolution No.506, dated 30th July, 1979, incorporated additional clauses 18(lxxxix) and 19(xxvii) in the Development Control Rules for Greater Bombay whereby certain users, such as branches of banks, telephone exchanges, Municipal and Government sub-offices, convenience shops dealing with tobacco, provisions, etc. are allowed in Industries Zone. The Committee further noted that the Office of the Directorate of Accounts and Treasuries has nexus with Bombay Island. The Committee, was however, of the view that the proposed user in Industries Zone was not desirable and if the desired permission were granted the over all development of the Bombay Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(2) Application.....

(2) Application No.368/15/4/82 (Shri Kaushik Amichand):

The Committee considered the application and noted that the proposal was for change of use of premises (admeasuring 32.79 sq.mtrs. floor area), on Plot No.349, Telang Road, Dadar-Matunga Estate (South), in 'F North' Municipal Ward, from Residential to the branch of Dhanlaxmi Bank Ltd. Trichur. The Committee noted that as per the Development Plan of the area the plot in question falls in Residential Zone wherein bank user is permissible. The Committee also noted that the premises in question were being used as a residential tenement. The Committee decide to grant the permission to the proposed change of use.

(3) Application No.369/29/4/82 (Antop Hill Warehousing Project Co-ordinating Committee.)

The Committee considered the application and noted that the proposal was for construction of buildings on Survey No.254, Antop Hill, Wadala, in 'F North' Municipal Ward for being used as warehouses for shifting various chemical godowns from 'B' and 'C' Municipal Wards. As per the Development Plan of the area, the land under reference is included in I2 Zone where in permissible FSI was 2.00 which has been restricted to 1.33 by Bombay Metropolitan Region Development Authority's Notification. The Committee also noted that the proposed shifting would remove congestion in the areas of 'B' and 'C' Municipal Wards and would also reduce fire and other hazards. The land under reference, was Government land which was again leased out to the Indian Merchants Chamber for the proposed project. The Committee found that the applicant had not given the details as to which godowns from the above mentioned area would actually be shifted and to what use the existing area would be put. The Committee was, therefore, of the view that if the desired permission were granted, at this stage, the overall development of the Bombay Metropolitan Region

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is likely to be affected adversely. The application was, therefore, rejected.

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO.217 :

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 -

(I) refuses permission, on behalf of the Authority, under Sub-Section (3) of Section 13 of the said Act to -

- (1) Shri P.K. Asar (Application bearing Registration No.367/5/4/82); and
- (2) The Antop Hill Warehousing Project Coordinating Committee (Application bearing Registration No.369/29/4/82); and

(II) grants permission of Shri Kaushik Amichand (Application bearing Registration No. 368/15/4/82) for change of use of premises (admeasuring 32.79 sq.mtrs. floor area) on Plot No.349, Telang Road, Dadar-Matunga Estate (South), in 'F North' Municipal Ward, for the reasons recorded in the minutes.

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

The Committee noted the reported cases of appeals.

Item No.5 : .....

Item No.5 : Bombay Urban Transport Project(BUTP)  
(World Bank Loan No.1335-IN).

After some discussion, the Committee noted the periodical Progress Report.

Item No.6 : Draft Bill empowering the State Government and Bombay Metropolitan Region Development Authority to acquire areas vacated by wholesale markets, etc. in Bombay.

The Metropolitan Commissioner informed the Committee that as decided at the last meeting of the Committee, the draft bill had been sent to Government for necessary action. Concensus of the opinion was that since the concerned departments of the Government were to scrutinise the Bill in detail, in consultation with the Bombay Metropolitan Region Development Authority, further comments thereon by the Committee were not necessary at this stage.

Item No.7 : Guarding arrangements of lands for the Truck Terminal at Wadala -  
Modifications of -

The Committee noted the item note.

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

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