

No. EXC/MTG/74.

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

Date : 20th December, 1982.

The minutes of the Seventy-fourth Meeting of the  
Executive Committee of the Bombay Metropolitan Region  
Development Authority, held on the 10th December, 1982 are  
enclosed.

*S. V. Asgaonkar*  
(S. V. ASGAONKAR) 20/12/82.  
SECRETARY,  
EXECUTIVE COMMITTEE.

To

- The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya, Bombay-32. - Chairman.
- The Metropolitan Commissioner, B.M.R.D.A. - 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, C.I.D.C.O., Bombay. - 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, 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 Legal Adviser, B.M.R.D.A.
- The Senior Urban Planner, B.M.R.D.A.
- The Sr. Planning Officer and Deputy Secretary, HURE Board, B.M.R.D.A.
- The Chief Accounts Officer, B.M.R.D.A.

oooooooooooooooooooooooooooo

ukd:

SEVENTY-FOURTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 10th December, 1982 (Friday)  
TIME : 9.30 A.M.  
PLACE : Special Committee Room,  
Mantralaya (5th Floor).

MEMBERS PRESENT :

- Shri R.D. Pradhan, Chief Secretary to the Government of Maharashtra. - Chairman.
- Shri A.N. Batabyal, Metropolitan Commissioner, B.M.R.D.A. - Vice-Chairman.
- Shri C.M. Correa, Chairman, HURE Board, B.M.R.D.A. - Member.
- Shri S.P. Mohoni, Managing Director, C.I.D.C.O., Bombay. - Member.
- Shri L.C. Gupta, Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya. - Member.

INVITEES :

- The Financial Adviser, B.M.R.D.A.
- The Member-Secretary, T&C Board, B.M.R.D.A.
- The Member-Secretary, W&M 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 (Engineering Services & Projects), Municipal Corporation of Greater Bombay.
- The Legal Adviser, B.M.R.D.A.
- The Senior Urban Planner, 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 (73rd) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of the last (73rd) Meeting.

The action taken report was noted by the Committee.

Item No. 3 : Applications ....

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) 394/12/10/82  | (4) 397/03/11/82 |
| (2) 395/13/10/82  | (5) 398/03/11/82 |
| (3) 396/13/10/82  | (6) 399/05/11/82 |
| (7) 401/24/11/82. |                  |

(1) Application No. 394/12/10/82 (M/s. Balmer  
Lawrie & Co. Ltd.)

The Committee considered the application and noted that the proposal was for construction of additional storage tanks for storage of oil at C.S.No. 172 of Sewri at Jackeria Bunder Road. The present storage capacity of the applicant is 370.00 kilo-litres and additional capacity of 400.00 kilo-litres was proposed. It was, however, noted that the applicant had not submitted various required details such as site plan, justification for additional storage capacity, traffic generated/attracted by the existing plant, etc. The Committee, therefore, decided to reject the application for want of the required information.

(2) Application No. 395/13/10/82 (M/s. Palmgrove  
Beach Hotels Pvt. Ltd.)

The Committee considered the application and noted that the proposal was for addition to the existing hotel building at C.T.S. Nos. 932, 932/1 to 15, 932/17 and 932/18, Juhu, Plot No. B, Juhu Tara Road, in 'K' Municipal Ward. The existing floor area of the Hotel is 3,647.66 square metres to which addition of 1,824.21 square metres floor area was proposed, thereby increasing the F.S.I. from 1.00 to 1.50. The F.S.I. available under the Development Control Rules of Greater Bombay for the land under reference is 1.0. As per explanation added by the BMRDA's Notification No. MC/RDM-1080/2118(A), dated 7.10.1980 to the Original Notification, dated 10.6.1977, 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.

(3) Application .....

(3) Application No. 396/13/10/82 (Smt. Jayshree Navnitlal Parekh.)

The Committee considered the application and noted that the proposal was for addition to the existing building at S.No. 686, Plot No.125 (North), known as Susheela Bhavan in 'F-North' Municipal Ward, thereby increasing the existing floor area thereof from 720.00 square metres to 1,080.00 square metres and F.S.I. from 1.25% to 1.88. The proposed addition was stated to be for the use of a big joint family. The F.S.I. available under the Development Control Rules of Greater Bombay for the land under reference is 1.33. As per explanation added by the BMRDA's Notification No.MC/RDM-1080/2118 (A), dated 7.10.1980 to the Original Notification, dated 10.6.1977, 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.

(4) Application No. 397/13/11/82 (Shri Jayantilal Mohanlal Bhuta.)

The Committee considered the application and noted that the proposal was for addition to the existing building at Plot No.264-C, Dadar-Matunga Estate, known as Anritlal Mansion and Mohanlal Mansion, at Lakhamsi Napu Road, in 'F-North' Municipal Ward, thereby increasing the existing floor area thereof from 2,148.77 square metres to 2,583.48 square metres and F.S.I. from 1.37 to 1.64. The F.S.I. available as per the Development Control Rules of Greater Bombay for the land under reference is 1.33. As per explanation added by the BMRDA's Notification, No.MC/RDM-1080/2118 (A); dated 7.10.1980 to the Original Notification, dated 10.6.1977, 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.

(5) Application .....

(5) Application No.398/03/11/82 (Bombay Port Trust)

The Committee desired to know the overall development proposals of the Bombay Port Trust and suggested that the Chairman, Bombay Port Trust be requested to apprise the Committee of the same at its next meeting. The consideration of the application was, therefore, deferred.

(6) Application No.399/05/11/82 (The Patrakar Co-operative Housing Society Ltd.)

The Committee considered the application and noted that the proposal was for addition to the existing building at S.No.341, Hissa No.A-(Part), Plot No. 341 (Part), 4th Road, Gandhi Nagar, in 'H-East' Municipal ward, thereby increasing the existing floor-area from 6,881.35 square metres to 7,374.35 square metres and F.S.I. from 0.999 to 1.0714.- It was stated that the Patrakar Co-operative Housing Society Ltd. has a long waiting list of journalists, many of them are very senior and are in a responsible position who need accommodation. If the proposed development is allowed, they could accommodate at least 6 of the members on the waiting list. The F.S.I. available under the Development Control Rules of Greater Bombay for the land under reference is 1.0. As per explanation added by the BMRDA's Notification, No.MC/RDM-1980/2118 (A), dated 7.10.1980 to the Original Notification, dated 10.6.1977, 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.

(7) Application No.401/24/11/82 (M/s. Mazgaon Dock Ltd.)

The Committee considered the application and noted that the proposal was for construction of a building-called "New Service Block" with ground and 6 upper floors at C.S.No. 185, Dockyard Road, in 'E' Municipal ward. The proposed building is to-accommodate (i) the activities and uses that existed in the structures at this location which are proposed to-be demolished; (ii) additional areas required-to ease out the congestion in the existing uses and activities; and (iii) for accommodating the uses and activities from two other structures

to .....

to be vacated in favour of the vital defence project from cordoned off area. The built-up area of the proposed building is 14,690.47 square metres, (6,687.08 square metres new + 7,823.39 square metres shifted partly from existing buildings to be demolished and partly from buildings to be utilised for defence project). Out of the proposed activities to be shifted/newly started, only 3 activities viz. Maintenance Department (area 1,197.03 square metres); new ship construction stores (area 970.00 square metres); and Pay Roll Cashiering Department (area 70.00 square metres) required permission of the BMRDA, under Section 13 of the BMRDA Act, 1974. Since these activities are predominantly related to the ship building and incidental activities, and as no new workers were proposed to be employed, the Committee decided to grant permission applied for.

Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO.227 :

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 grants permission to Mazgaon Dock Ltd. (Application bearing Registration No.401/24/11/82) for reconstruction of building and addition to the existing building of a floor area of 14,690.47 square metres at C.S.No.185, Dockyard Road, Mazagaon, for the reasons recorded in these minutes.

Resolved further that the following applications received in terms of Section 13(2) of the BMRDA Act, 1974, being ultra-vires of the powers of the Committee, and, therefore, not maintainable, are hereby rejected :-

- (1) M/s. Palmgrove Beach Hotels Pvt. Ltd. (Application bearing Registration No. 395/13/10/82);
- (2) Smt. Jayshree Navnilal Parekh (Application bearing Registration No.396/13/10/82);
- (3) Shri Jayantilal Mohanlal Bhuta (Application bearing Registration No.397/13/11/82); and
- (4) The General Secretary, Patrakar Co-operative Housing Society Ltd. (Application bearing Registration No.399/05/11/82).

Resolved .....

Resolved further that application from M/s. Balmer Lawrie & Co. Ltd.-(bearing Registration No.394/12/10/82) also received in terms of Section-13(2) of the BMRDA Act, 1974, are hereby rejected for want of details.

- Resolved further that consideration of the Application from the Bombay Port Trust (bearing Registration No.398/03/11/82) be postponed.

Item No. 4 : Agreement of consultancy between Authority and M/s. A.F. Ferguson & Co.-  
Proposals in respect of -

The Committee considered the item note. The Committee was of the opinion that one of the considerations which prompted suspension of the Consultancy Agreement, relating to Finance and Accounting requires reconsideration and suggested that if necessary, the same may be discussed with the Consultants. Pending the above, the Committee decided to keep the consultancies under suspension.

Item No. 5 : Purchase of a Micro-Computer for  
B.M.R.D.A.

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

RESOLUTION NO.228 :

Resolved that the Metropolitan Commissioner is authorised to place a firm order with the Hindustan Computers Limited, for a Micro-Computer HCL-System-2 of the configuration and price shown in Table-I column 3 and 4 respectively.

Further resolved that the Metropolitan Commissioner is also authorised to incur the necessary expenditure for the ancillary facilities like creation of an air conditioned room, purchase of voltage stabiliser and other necessary electrical and civil works.

Item No. 6 : Creation of posts for Co-ordination of "Affordable Low Income Shelter Programme in BMR with World Bank Assistance".

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

RESOLUTION NO.229 :-

- Resolved that in exercise of powers conferred by the Standing Committee's Resolution No.38, dated the 17th

November.....

November, 1976 and No.165, dated the 7th March, 1981, the Executive Committee hereby accords its approval to the creation of the following posts in the Central Planning Cell for the monitoring and co-ordination of BUDP-I :-

Designation	Pay-scale	No. of posts.
Urban-Economist	1000-50-1500	1
Executive Engineer (Water Supply and Sewerage)	1000-50-1500	1
Executive Engineer (Roads and Storm Water Drainage)	1000-50-1500	1
Community Development Officer.	1000-50-1500	1
Associate Planner	1000-50-1500	1

Item No. 7 : Bombay Urban Transport Project (BUTP) (World Bank Loan No. 1335-IN) - Periodical Progress Report.

After discussion, the Committee noted the Periodical Progress Report.

Item No. 8 : Fencing of vulnerable area from Bandra-Kurla Complex.

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

RESOLUTION NO.230 :

Resolved that the Committee hereby agree in principle to take up the work of fencing as well as guarding of the land in-Bandra-Kurla Complex, as mentioned in para.3 of the item note.

Item No. 9 : Urban Design Competition for the Core-Commercial area in the proposed District at Oshiwara.

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

RESOLUTION NO.231 :

Resolved that the scheme of the proposed Urban Design Competition for the 10 Hectares site of the core-commercial area in the 1st phase development of the District Centre at Oshiwara is hereby approved.

Resolved .....

Resolved further that an estimated expenditure of Rs.2/- lakhs (including payment of Rs.5,000/- honorarium in addition to T.A. and D.A. to Shri A.P. Kanvinde) for organising the above competition is hereby sanctioned.

Item No. 10 : Report regarding cases of exercise of powers delegated by the Executive Committee.

The report regarding purchase of carpet and 2 curtain sets was noted by the Committee.

Item No.11 : Report regarding progressive action on the past decisions of the Executive Committee (Parts 'a' and 'b').

The consideration of this item was postponed to the next meeting.

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

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

ukd:161282.