

No. EXC/MTG/76.

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

Date : January 27, 1983.

The minutes of the Seventy-Sixth Meeting of the  
Executive Committee of the Bombay Metropolitan Region  
Development Authority, held on the 13th January, 1983  
are enclosed.

*S. V. Asgaonkar* 27/1/83  
( S. V. ASGAONKAR )  
SECRETARY,  
EXECUTIVE COMMITTEE.

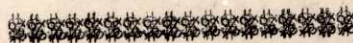
To:

- The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya, Bombay-400 032. - 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.

CGP :





SEVENTY-SIXTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 13th January, 1983 (Thursday)  
TIME : 10.00 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 N.G.K. Murti, Chairman, W.R.M. Board, B.M.R.D.A. - Member
- Shri D.M. Sukthankar, Municipal Commissioner, Municipal Corporation of Greater Bombay. - 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, HURE Board, B.M.R.D.A.
- The Chief Engineer, Execution Wing, BMRDA.
- The Director (Engineering Services & Projects), 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 74th and the 75th Meetings.

The minutes of both the meetings were confirmed.

Item No.2 : Action taken on the minutes of the 74th and the 75th Meetings.

After discussion, the 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) 400/18/11/82                      (3) 407/02/12/82  
(2) 406/25/11/82                      (4) 408/08/12/82  
(5) 409/13/12/82

(1) Application No.400/18/11/82 (The Executive Engineer, Bombay Offshore Project.)

The Committee considered the application and noted that the proposal was for construction of a Canteen Block and addition to existing building for accommodating **Transport** Section at Indira Dock, in 'A' Municipal ward. It was noted that 27.90 square meters floor area proposed to be constructed for Canteen Block does not attract the provisions of the Notification, issued by the BMRDA under Section 13 of the BMRDA Act, 1974. As regards additional office area of 152.02 square meters, it was stated that the same is required in view of increased activities on the Offshore and the additional staff posted to cater to the need of additional rigs. It was also stated that the O.N.G.C. work-load has increased ten times and as such the existing accommodation is not sufficient. It was, however, noted that the applicant had not given justification as to why office space is needed in the Island City of Bombay only and why the said activity cannot be shifted to New Bombay where O.N.G.C. has already secured land. The Committee, therefore, decided to reject the application for want of details. The Committee, however, desired that the applicant may submit fresh application, if necessary, by giving the required justification.

(2) Application No.406/25/11/82 (Bombay Port Trust):

The Committee considered the application and noted that the proposal was for construction of a godown admeasuring floor area of 378.54 square meters for storage of cement at Survey No.145 (Part), Hay Bunder Road, Sewree, in 'F-South' Municipal Ward. It was stated that at present the cement required for entire B.P.T. is stored at two main places i.e. General Works Southern Division Godown and General Works Northern Division Godown at Block Yard. The godown in the Northern Division has a capacity to store 600 tonnes of cement as against the peak demand of 4,000 tonnes. The Bombay Port Trust has, therefore, sought permission for construction of godown under reference to



increase their storage capacity by 500 tonnes of cement. Since the justification given by the applicant was convincing, the Committee decided to grant the permission applied for, subject to condition that the Bombay Port Trust would not let out the proposed godown.

(3) Application No.407/02/12/82 /Dr. (Mrs.) Simone A.Morris

The Committee considered the application and noted that the proposal was for addition to the existing building thereby increasing the floor area from 412.50 square meters (ground and first floor) to 618.75 square meters (ground, first and second floor) and also change of use of additional area of 206.25 square meters (first floor) from school which is closed down to the branch of a bank at Survey No.21-A/26, Plot No.183, Scheme 60, St. Xaviers Street, in 'F-South' Municipal Ward. As per Development Plan of the area, the plot under reference is designated as existing school and as such the same cannot be used for residential/commercial purposes. Besides, it was also noted that in the past, Executive Committee has given sanction for change of use of ground floor at the said premises and accordingly, a branch of the Bank is already functioning on the ground floor. Further D.C. Rules allow bank area not exceeding 100 square meters which is proposed to be increased to 200 square meters. As per explanation added by the BMRDA's Notification, No.MC/RDM-1080/2118 (A), dated 7th October 1980 to the Original Notification, dated 10th June 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 power and, therefore, not maintainable.

(4) Application No.408/08/12/82 (Shri G.V.Rane):

The Committee considered the application and noted that the proposal was for re-housing of about 100 existing tenants in land known as Lalbaug Industrial Estate, bearing C.S.No. 12/50 (Part) of Parel-Sewri Division at Dr. S.S.Rao Road, which is declared as private slum. The applicant desired to construct 100 tenements of 180.00 square feet each for accommodating the existing tenants/occupants and additional 35 tenements of 500.00 square feet each to be sold out in open



market for generating funds for re-housing the existing occupants. The F.S.I. available as per Development Plan is 1.33 and the applicant had sought permission for F.S.I. 2.01. As per explanation added by the BMRDA's Notification, No. MC/RDM-1080/2118(A), dated 7th October 1980 to the Original Notification, dated 10th June 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 No.409/13/12/82 (The Taylor Memorial Methodist Church.)

The Committee considered the application and noted that the proposal was for additional construction of ground plus five upper floors structures on the plot with built up area of 343.47 square meters per floor together making 1873.36 square meters at C.S.No. 1507, Taylor Memorial/Church, Clare Road, Byculla. One floor of the proposed building is proposed to be used for 'Church Congregation' while all other five floors are to be used for Bank Offices and other financial institutions. As per the provisions of the Development Plan, the property falls in Residential Zone with Shopline along Clare Road. The Development Control Rules in force, do not permit creation of office (including bank office) space in Island City of Bombay. As per explanation added by the BMRDA's Notification, No.MC/RDM-1080/2118 (A), dated 7th October 1980 to the Original Notification, dated 10th June 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 power and, therefore, not maintainable.

Accordingly, the Committee passed the following Resolution:-

RESOLUTION No.232 :

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 the Chief Engineer, Bombay Port Trust (Application bearing Registration No.406/25/11/82) for construction of a building to be used as a godown for storage of cement, with floor area of 378.54 square meters at Survey No.145 (Part), Hay Bunder Road, Sewree, in 'F-South' Municipal Ward, 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) Dr. (Mrs.) Simone A. Morris (Application bearing Registration No.407/02/12/82);
- (2) Shri G.V.Rane for and on behalf of Tawripada (East) Chawl Committee (Application bearing Registration No.408/08/12/82); and
- (3) Rev. P.V. Issac, Minister, The Taylor Memorial Methodist Church (Application bearing Registration No.409/13/12/82).

Resolved further that the application received from the Executive Engineer (C), Bombay Offshore Project (bearing Registration No.400/18/11/82), also received in terms of Section 13(2) of the BMRDA Act, 1974, is hereby rejected for want of details.

Item No.4 : Appointing Western Railway as the Agency for executing the work of providing strengthening measures to the Railway Bridge No.20 across the Mithi River for channelisation in the Bandra-Kurla Complex.

During the course of discussion on this item it was observed that even though the work is not started, the BMRDA has already deposited Rs.31.75 lakhs with the Railways. The Committee, therefore, suggested that additional amount of Rs.37,86,565/- be deposited with the Railways in suitable instalments. Subject to the above, the Committee passed the following Resolution:

RESOLUTION NO.233 :

Resolved that the Executive Committee in exercise of powers conferred by Resolution No.74 of the Standing Committee and by other powers enabling it in this behalf, hereby approves the proposal to entrust the work of providing



strengthening measures to the Western Railway Bridge No.20 across the Mithi River for channelisation in the Bandra-Kurla Complex at an estimated cost of Rs.69,61,565/- inclusive of agency charges at 12½ to the Western Railway, subject to the agreed terms and conditions of the agreement to be executed between the BMRDA and the Western Railway.

Item No.5 : Purchase of an Ambassador Car for the use of the Chief Engineer, Execution Wing, B.M.R.D.A.

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

RESOLUTION NO.234:

Resolved that in exercise of the powers delegated under the BMRDA (Delegation of Powers) Regulation, 1976, the Executive Committee hereby approves the proposal to purchase one Hindustan Ambassador Car from the authorised dealers/manufacturers at the prevailing rate contract price.

Item No.6 : Purchase of two vehicles for inspection of BMRDA's projects under execution.

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

RESOLUTION NO.235:

Resolved that in exercise of the powers delegated under the BMRDA (Delegation of Powers) Regulation, 1976, the Executive Committee hereby approves the proposal to purchase two inspection vehicles for the Execution Wing from manufacturers/authorised dealers, at the prevailing prices and authorises the Metropolitan Commissioner to decide the type of vehicle.

Item No.7 : Construction of BMRDA's Office Building - Arrangements for supervision of the superstructure work.

Before this item was taken up for consideration, the Member-Secretary, HURE Board informed the meeting that he received a telephone message from Shri Charles Correa, Chairman, EURE Board intimating that he was laid down due to attack of flue, and as such he would not be able to attend the meeting. He had requested that consideration of this item be deferred to the next meeting.



The Committee then discussed the item note in detail. The Members present were of the view that in the circumstances stated in the item note, the work of supervision be entrusted to P.W.D. The consensus in the meeting was that the offers which have been received from the Architects are not encouraging or suitable. The Chairman stated that in the light of the consensus, he will discuss the matter with Shri Charles Correa and if he still had any strong feelings in the matter, the subject would be brought before the next meeting.

Item No.8 : Suggestion made by the Chairman, BMRDA to associate Vice-Chairman, BMRDA with the Selection Committees for appointment of staff in BMRDA.

Consideration of the item was deferred.

Item No.9 : Report regarding progressive action on the past decisions of the Executive Committee. (Parts 'a' and 'b').

After discussion, the Committee noted the progressive action on the past decisions. The Committee also agreed to close down certain items on which action is complete, as suggested in the statements.

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

---