

No. EXC/MTG/78.

BOMBAY METROPOLITAN REGION  
DEVELOPMENT AUTHORITY,  
Griha Nirman Bhavan,  
5th Floor, Bandra (East),  
B O M B A Y - 4 0 0 0 5 1 .

Date : April 22, 1983.

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

*S. V. Asgaonkar* 21/4/83  
( 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, 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 & Dy. Secretary, HURE Board, B.M.R.D.A.
- The Chief Accounts Officer, B.M.R.D.A.

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SEVENTY-EIGHTH MEETING OF THE EXECUTIVE COMMITTEE.

B.M.R.D.A.

DATE : 13th April, 1983(Wednesday).

TIME : 10.30 A.M.

PLACE : Special Committee Room,  
Mantralaya(5th Floor).

MEMBERS PRESENT :

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| Shri R.D. Pradhan, Chief Secretary to<br>the Govt. of Maharashtra.  | - Chairman      |
| Shri A.V. Gokak, Metropolitan<br>Commissioner, B.M.R.D.A.   | - Vice-Chairman |
| Shri N.G.K. Murti, Chairman, WRM Board,<br>B.M.R.D.A.   | - Member.       |
| Shri L.C.Gupta, Secretary to the<br>Government of Maharashtra,<br>Urban Development Department,<br>and<br>Managing Director, CIDCO, Bombay. | - 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 Chief Engineer, Execution Wing, BMRDA.
- The Director (Engineering Services and 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.

Shri K.K. Uppal, Chairman, Bombay Port Trust and  
Shri A.V.D'souza, Chief Engineer, Bombay Port Trust were  
present as special invitees during the discussion of two  
applications from the B.P.T. under Section 13 of the  
B.M.R.D.A. Act, 1974.

Item No.1 : Confirmation of the minutes of  
the last (77th) Meeting of the  
Executive Committee.

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The minutes were confirmed.

Item No.2 : .....

Item No.2 : Action taken on the minutes of the last (77th) Meeting of the Executive Committee - together with progressive action on the past decisions (parts 'a' and 'b').

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The action taken report together with progressive action on the past decisions 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) 412/18/02/83
- (2) 413/09/03/83
- (3) 414/22/03/83

(1) Application No.412/18/02/83(Bombay Port Trust):

The Committee considered the application and noted that in response to its suggestion, this consolidated proposal for construction of warehouses, offices, etc. was submitted by Bombay Port Trust together with more detailed justification and that thereafter the Chief Engineer, Bombay Port Trust has discussed the various proposals in the said application with the Member-Secretaries of the HURE Board and the T&C Board. There were in all 11 development proposals as follows:-

	<u>Floor Area</u>
(1) Construction of a building near Yantra Bhavan, Indira Dock, (Multi-storeyed building for BPT administrative offices).	5.606.00 s.mt.
(2) Construction of a building near Red Gate (existing garages, sanitary office, Assistant Executive Engineer, Dock Manager's office, Railway Manager's staff, CISF).	3,420.00 s.mt.
(3) Construction of a combined building near Rim Bascule Bridge, Indira Dock (under the scheme of aggregation).	565.05 s.mt.

(4) Reconstruction.....

Floor Area

(4)	Reconstruction of Dock Master's Office at Indira Dock - (garage, canteen, Dock Master's Office, Project Wing of Chief Engineers' Department etc.)	2,465.73 s.mt.
(5)	Construction of a building for Tug stores at Tug Berth, Indira Dock.	1,512.186 s.mt.
(6)	Building at 9,10,11 at Victoria Dock (Aggregation of small structures).	183.00 s.mt.
(7)	Reconstruction of the existing Red Gate (Store, D.M.'s and customs chowky).	173.00 s.mt.
(8)	Construction of a service building at Ballard Pier. Terminal container.	1,571.80 s.mt.
(9)	Reconstruction of Transit Shed No.6 at Indira Dock (G+1).	18,000.00 s.mt.
(10)	Reconstruction of Transit Shed No.19 at Indira Dock (G+1).	5,842.40 s.mt.
(11)	4 sheds at Manganese Ore Depot at Sewri for stuffing and unstuffing of cargo, service/ amenities block for staff.	11,336.60 s.mt.

The first 8 proposals propose to create total floor area of 15,496.766 square metres. The total floor area of various existing old structures directly or indirectly proposed to be demolished works out to 5,575.00 square metres. The Bombay Port Trust had stated that their office and storage requirement etc. as per norms adopted by Government of Maharashtra works out to 16,272.00 square metres and there was thus a short-fall of about 777.00 square metres area. It was clarified by Bombay Port Trust that except for the Central Industrial Security Force (CISF) which is to be inducted as a new security force, there is no induction of new staff and the proposals are largely to cater for the over-flow of the staff which is otherwise occupying corridors, etc. leaving barely any room for circulation. An area of about 1,500 square metres is required for CISF activities. The Committee also noted that remaining 3 proposals (9, 10 and 11) comprise of reconstruction of 2 sheds in Indira Dock and construction of 4 sheds at Manganese Ore Depot at Sewri for stuffing and unstuffing of cargo, etc. The Committee further

noted that .....

noted that the proposal at Sr.No.11 was already cleared by the Executive Committee at its meeting held on the 13th November, 1980, subject to the condition that Bombay Port Trust shall construct an exclusive link road from Mallet Road Level Crossing to Manganese Ore Depot to the satisfaction of the Transport and Communications Board of the B.M.R.D.A. The permission thus granted, however, lapsed due to elapse of 2 years.

The long-term implications and development of Nhava-Sheva Port vis-a-vis the growth and development plan of the Bombay Port were discussed briefly. In this connection, the Chairman of the Bombay Port Trust was requested to consider conveyance of containers between Bombay Port and Nhava Sheva Port by water transport so as not to tax the road system. The Chairman, B.P.T., agreed to consider the suggestion.

The Chairman, B.P.T., was also requested to give the statistical data regarding sharing of container traffic between Nhava Sheva Port and Bombay Port as also all relevant information on the container traffic in order to enable the BMRDA to have a clear perspective.

After discussion, the Committee decided to grant permission for all the 11 proposals, permission in respect of proposal at Sr.No.11 (4 sheds at Manganese Ore Depot) being subject to the condition originally prescribed.

(2) Application No.413/09/03/83 (Bombay Port Trust):

The Committee considered the application and noted that the proposal was for construction of a building at C.S.No. 358, Nadkarni Park, Wadala(East), Nadkarni Marg in 'F-North' Municipal Ward with a floor area of 421.55 square metres. The said building was intended to be used for stores, office and rest room for Bombay Port Trust's sanitary staff, which are presently conducted in 4 residential flats. Out of this, an area of 135.00 square metres was required for office. The plot under reference falls in Residential Zone wherein the office user is not permissible as per Development Control Rules for Greater Bombay. The Committee also observed that

the proposed.....

the proposed building was under 110 KV Khopoli-Parel Line 2 and Trombay-Parel Line 1. However, the Tata Hydroelectric Power Supply Co. Ltd. has permitted the proposed construction. 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 No.414/22/03/83 (Shri Bhupatrai Karunashankar).

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The Committee noted that the proposal was for addition to and reconstruction of buildings in the premises known as Mathuradas Mill Compound at C.T.S.No.242, Lower Parel. It was intended to create additional area of 5,932.59 square metres for being used as office, warehouses, rest room, etc. The applicant had stated that presently there is no office or storage space. However, adequate justification as to how the present manufacturing and processing activity is conducted thereat in the absence of the office or warehouse space was not given. Similarly, justification for intended development was also not given. The Committee, therefore, decided to reject the application for want of the information required for the detailed scrutiny of the application.

Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO.241 :

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.....

the Chief Engineer, Bombay Port Trust (Application bearing Registration No.412/18/2/83) for the following developments:

	<u>Floor Area</u>
(1) Construction of a building near Yantra Bhavan, Indira Dock. (multi-storeyed building for BPT administrative offices)	5,606.00 s.mt.
(2) Construction of a building near Red Gate (existing garages, sanitary office, Assistant Executive Engineer, Dock Manager's office, Railway Manager's staff, C.I.S.F.).	3,420.00 s.mt.
(3) Construction of a combined building near Rim Bascule Bridge, Indira Dock (under the scheme of aggregation).	565.05 s.mt.
(4) Reconstruction of Dock Master's Office at Indira Dock - (garage, canteen, Dock master's office, Project Wing of Chief Engineers' Department etc.).	2,465.73 s.mt.
(5) Construction of a building for Tug Stores at Tug Berth, Indira Dock.	1,512.186 s.mt.
(6) Building at 9,10, 11 at Victoria Dock (Aggregation of small structures)	183.00 s.mt.
(7) Reconstruction of the existing Red Gate (Store, D.M.'s and customs chowky).	173.00 s.mt.
(8) Construction of a service building at Ballard Pier. Terminal container.	1,571.80 s.mt.
(9) Reconstruction of Transit Shed No.6 at Indira Dock (G+1).	18,000.00 s.mt.
(10) Reconstruction of Transit Shed No.19 at Indira Dock (G+1).	5,842.40 s.mt.
(11) 4 sheds at Manganese Ore Depot at Sewri for stuffing and unstuffing of cargo, service/amenities block for staff, subject to the condition that Bombay Port Trust shall construct an exclusive link road from Mallet Road Level Crossing to Manganese Ore Depot to the satisfaction of the Transport and Communications Board of the B.M.R.D.A.	11,336.60 s.mt.

Resolved further that the application from the Bombay Port Trust (Application bearing Registration No.413/9/3/83) 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, is hereby rejected.

Resolved further.....

Resolved further that the application from Shri Bhupatrai Karunashankar (Application bearing Registration No.414/22/3/83) also received in terms of Section 13(2) of the BMRDA Act, 1974, is hereby rejected for want of details.

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

Reported cases were noted by the Committee.

Item No.5 : Degradation and Misutilisation of Beaches in Coastal States - Preservation of Beaches.

The Committee was of the view that the Prime Minister's directive is confined only to beaches. The Chairman, Executive Committee desired that the Urban Development Department should take up the issue with the Department of Environment and take necessary action.

Arising out of the discussion, the Chairman, WRM Board stated that the Water Resources Management Board had considered the issue of marine pollution due to accidental spillage of oil, etc. The Chairman, Executive Committee was of the view that this vital issue be given further consideration in Urban Development Department.

Item No.6 : Office Location Policy in Bombay Metropolitan Region - Report of the Operations Research Group, Baroda.

Consideration of the item was deferred.

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

The Periodical Progress Report was noted by the Committee.

Item No.8 : Accounts of the B.M.R.D.A. for the quarter ended 31st December, 1982.

Quarterly Accounts were noted by the Committee.

Item No.9 : Reporting cases of exercise of powers delegated by the Executive Committee.

The Committee noted the cases of exercise of powers reported in the statement.

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