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EIGHTY FIRST MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 30th July, 1983 (Saturday)

TIME : 11.00 A.M.

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

MEMBERS PRESENT :

Shri A.N. Batabyal, Metropolitan Commissioner, B.M.R.D.A. - Member

Shri N.R. Ranganathan, Secretary to the Govt. of Maharashtra, Urban Development Department. - Member

Shri S.S. Tinaikar, Secretary to the Govt. of Maharashtra, Housing Department. - Member

Shri L.C. Gupta, Managing Director, C.I.D.C.O., Bombay. - Member

INVITEES :

The Financial Adviser, B.M.R.D.A.
Shri R.Y. Tambe, B.M.R.D.A.
The Chief Accounts Officer, B.M.R.D.A.
The Chief Engineer, Execution Wing, B.M.R.D.A.
The Director (Engineering Services and Projects), Municipal Corporation of Greater Bombay.
The Senior Urban Planner, B.M.R.D.A.
The Senior Planning Officer, B.M.R.D.A.
Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.
Shri Jasbir Sawhney, Architect (Consultant) and Shri M.C. Tondon, Chief Consultant, M/s. STUP Consultants Ltd. were present as Special Invitees during the discussion on Item No.5 on the Agenda.

As the Chairman was not present, it was decided that Shri S.S. Tinaikar do take the Chair. Accordingly, Shri Tinaikar took the Chair.

Item No.1 : Confirmation of the minutes of the last (80th) Meeting of the Executive Committee.

The minutes were confirmed.

Item No.2: Action....

Item No.2 : Action taken on the minutes of the last (80th) Meeting of the Executive Committee - together with progressive action on the past decisions (parts 'a' and 'b').

Referring to the action taken report on the problem to control change of unauthorised uses in Bombay (vide Sr.No.1, Part 'a' of Annexure), the Secretary, Urban Development Department informed the Committee that the High Level Working Group constituted by the Executive Committee at its 56th Meeting held on 17th January, 1981 (vide Item No.7) had suggested certain measures for preventing unauthorised change of uses and Government has already suitably amended the provisions of Maharashtra Regional and Town Planning Act, 1966 to give effect to these measures. At the suggestion of Secretary, Urban Development Department, the Committee agreed to treat this item as closed.

The 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 :-

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| (1) 418/06/06/83 | (3) 421/28/06/83 |
| (2) 419/15/06/83 | (4) 422/28/06/83 |

(1) Application No. 418/06/06/83 (Bombay Port Trust):

The Committee considered the application and noted that the proposal was for construction of 5 sheds with floor area of 22,125.00 square metres and administrative blocks with floor area of 360.64 square metres in Bombay Port Trust's reclaimed land known as 'Timber Pond' at Sewree Bunder Road in 'F-South' Municipal Ward. The plot under reference which was originally in the Special Industrial Zone (I2) was subsequently changed to Residential Zone at the request of the Bombay Port Trust. Thereafter having found that the said land is not suitable for residential use, Bombay Port Trust again approached the State Govt. for changing the zone thereof from Residential to the "B.P.T. Warehouses." Government in Urban Development Department by their letter, No.TPB-4381/2222/UD-5, dated the 2nd February, 1983 has, accordingly, issued directive under Section 37 of the Maharashtra Regional and Town Planning Act 1966 to the

Bombay Municipal.....

Bombay Municipal Corporation for change of zone of the land as Bombay Port Trust's warehouses. It was noted that further procedure as contemplated under the said Section 37 is yet to be followed, pending which the B.P.T. has presented the application under reference for grant of permission. The proposed sheds are to be used for stuffing and destuffing containers for export/import through the Bombay Port Trust's container berth at the Bombay Port. The Committee decided to grant permission applied for on the following conditions, some of which reported to have been already implemented :-

- (1) That in the light of the present day volumes of traffic moving along the Fosbery Road and the additional traffic that will proceed along the Fosbery Road due to the movement of containers to the Timber Pond Depot, the Bombay Port Trust will have to widen the said road from the present two lane width to preferably 4 lane width. Further, the Bombay Port Trust should make every effort to widen the link road to at least 40' without adversely affecting the Vith Corridor project and if this is found after due efforts to be not feasible, the Bombay Port Trust should arrange for taking over areas at reasonable intervals all along the road.
- (2) That the Bombay Port Trust should permit laying of 1500 mm diameter pipeline by the Bombay Municipal Corporation under the carriage-way of the Fosbery Road.
- (3) That no direct access on the adjoining road which is to form part of Toll Way would be permitted for the container depot traffic.

(2) Application No.419/15/06/83(The Bombay Housing and Area Development Board).

The Committee considered the application and noted that the proposal was for change of use of 19 rooms, with floor area of 407.37 square metres on the 5th Floor, of building known as 'Maniyar Building' at C.S.No.778 of Malbar Hill Division at Tardeo Road in 'D' Municipal Ward, from residential to the office of the Deputy Chief Engineer(South) which deals with matters

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pertaining to dilapidated cessed building in A,B,C and D Municipal Wards. The plot under reference falls in Residential Zone with shop line abutting along Tardeo Road which is earmarked for public housing. Rule 8(e) (viii) of the Development Control Rules for Greater Bombay permits local offices of a public authority created by law in India in Residential Zone with shop line, the area permitted being just sufficient to cater to the needs of the surrounding areas. Since the office proposed to be located has nexus with the city area, the Committee decided to grant the permission applied for.

(3) Application No.421/28/06/83 (Hindustan Petroleum Corporation, Bombay)

The Committee considered the application and noted that the proposal was for addition to the existing building at C.S.No.434, at Sewree, Fort Road, in 'F-South' Municipal Ward thereby increasing its floor area from 136.00 square metres to 286.00 square metres, for being used as offices. The plot under reference is in Special Industrial Zone(I2) on which the applicant has its installations and the office user is ancillary to the main industrial activity. The additional area required is only to relieve congestion and for providing better office space for office staff. With the addition, the F.S.I. works out to 0.17 as against the F.S.I. limited by BMRDA to 1.33. In the existing office premises, average area per head works out to 63.7 sq.ft. After the grant of the desired permission this area would come to 102.6 sq.ft. per head which appears to be reasonable. The Committee, therefore, decided to grant the permission applied for.

(4) Application No.422/28/06/83 (M/s. Balmer Lawrie & Co. Ltd., Bombay)

The Committee considered the application and noted that the proposal was for additions to the existing building at S.No.172, at Jackeria Bunder Road in 'F' Municipal Ward thereby increasing the floor area from 5941.80 square metres to 6221.13 square metres (addition 279.33 square metres) for office purpose i.e. to provide cabins to the officers and to segregate the administrative staff of the Grease Division and the Container Division. The entire staff proposed to be provided in the proposal is needed for day to day working of the company and there is no addition to the existing staff. The Committee, therefore, decided to grant the permission applied for.

Accordingly.....

Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO.246 :

"Resolved that in exercise of the powers conferred on it by clause (iv) of the sub-section (2) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974(as amended upto date) 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 :-

- (1) The Chief Engineer, Bombay Port Trust
(Application bearing Registration No.418/6/6/83) for construction of 5 sheds with floor area of 22,125 square metres and administrative block with floor area of 360.64 square metres at Bombay Port Trust's land known as Timber Pond at Sewree Bunder Road in 'F-South' Municipal Ward, subject to the modification of Development Plan so as to change the reservation of plot under reference from Residential to Bombay Port Trust's Warehouses and subject further to the other conditions detailed in the minutes.
- (2) The Vice-Chairman, Bombay Housing and Area Development Board (Application bearing Registration No.419/15/6/83) for change of use of area of 407.37 square metres on the 5th Floor of Maniyar Building-C1 at C.S.No.778 of Malbar Hill Division at Tardeo Road in 'D' Municipal Ward.
- (3) The Hindustan Petroleum Corporation
(Application bearing Registration No.421/28/6/83) for creation of additional office space admeasuring 150.00 square metres at C.S.No.434, Sewree Fort Road in 'F' South Municipal Ward, and
- (4) ^{The} Balmer Lawrie & Company Ltd. (Application bearing Registration No.422/28/6/83) for addition of floor area of 279.33 square metres to the existing building at C.S.No.172, Jackeria Bunder Road in 'F' Municipal Ward,

for the.....

for the reasons recorded in these minutes!

Item No.4 : Payment of Honorarium to the non-
Official Assessors of the Urban
Design Competition.

The Committee considered the Item Note and passed the following Resolution :-

RESOLUTION NO.247 :

"Resolved that the post-facto approval is hereby granted for the payment of honorarium of Rs.5,000 to Shri Correa and Shri Apte, the non-official members of the Panel of Assessors.

Resolved further that the approval is also granted for the payment of travelling expenses to Shri Apte for attending the meeting of the Panel of Assessors."

Item No.5 : Architectural and Urban Design Consultancy
for Truck Terminal at Wadala.

Shri Jasbir Sawhney, Architect (Consultant), M/s. STUP Consultants Ltd. explained with the help of various maps the Conceptual Plan of the Truck Terminal at Wadala. After discussion, the Committee approved the Conceptual Plan suggested by the Consultants, subject to the following :-

- (1) It was suggested that dormitories for about 1000 people (drivers, cleaners, helpers, etc.) should be provided in the final plan.
- (2) It was also suggested that additional truck parking should be provided in the final plan of the Truck Terminal.
- (3) The proposed provision of weigh bridges and petrol pumps should be reconsidered for adequacy.

Item No.6 : Accounts of the BMRDA for the quarter
ended on the 30th June, 1983.

Referring to para. 3 of the Item Note, the Secretary, Urban Development Department stated that Government would not give security for the loan given to Bombay Metropolitan Transport Corporation (B.M.T.C.).

After further discussion, the Vice-Chairman and Managing Director, CIDCO, (who is also the Vice-Chairman of B.M.T.C., which is a subsidiary of CIDCO); the

Secretary.....

Secretary, Urban Development Department and the Metropolitan Commissioner who are also the Directors of B.M.T.C. and CIDCO were requested to use their good offices for payment of the outstanding interest of two instalments amounting to Rs.28.44 lakhs at an early date and to explore the possibility of CIDCO giving a guarantee for the loan under the revised terms as decided by the erstwhile Standing Committee.

The quarterly accounts were then noted by the Committee.

Item No.7 : Purchase of Copying Machine.

The Committee considered the Item Note and passed the following Resolution :-

RESOLUTION NO.248 :

"Resolved that the Metropolitan Commissioner be authorised to place a firm order with J.K.M. Holdings Pvt.Ltd., Bombay for Nashua Dynamatic 1291 copier at the approximate price of Rs.1,48,000/-.

Further resolved that the Metropolitan Commissioner be also authorised to incur the necessary expenditure for ancillary items, if any."

Item No.8 : Termination of Agreement of Consultancy between the Authority and M/s.A.F.Ferguson & Co.

The Committee considered the Item Note and in the circumstances stated therein agreed to the draft letter in Annexure-IV being issued.

Item No.9: Appointment to the posts of the Chief Town and Country Planning Division and the Chief, Transport and Communications Division.

The Committee considered the Item Note and passed the following Resolution :-

RESOLUTION NO.249 :

"Resolved that in exercise of the powers vested in it by Section 7(3)(i) of the BMRDA Act, 1974, as amended by Maharashtra Ordinance No.X of 1983, dated the 20th May, 1983, the Executive Committee hereby appoints -

- (1) Shri K.S. Keswani to the post of Chief Town and Country Planning Division in

the pay-scale.....

the pay-scale of Rs.2000-125/2-2500 with effect from 20th May,1983.

- (2) Shri R.Y. Tambe to hold the additional charge of the post of Chief, Transport and Communications Division, with effect from 20th May,1983, on payment of special pay of 20% of the presumptive pay of the post subject to a maximum of Rs.250/- per month."

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

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