

2153

No. EAC/MTG/92

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

Date: 22nd November, 1984.

The minutes of the Ninety-Second Meeting of
the Executive Committee of the Bombay Metropolitan
Region Development Authority, held on the 9th
November, 1984 are enclosed.

S. V. ASGAONKAR
22/11/84

(S.V. ASGAONKAR)
SECRETARY
EXECUTIVE COMMITTEE.

To:

- The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya. -Chairman
- The Metropolitan Commissioner, BMRDA. -Member
- The Secretary to the Govt. of Maharashtra, Urban Development Department, Mantralaya. -Member
- The Secretary to the Govt. of Maharashtra, Housing and Special Assistance Department, Mantralaya. -Member
- The Municipal Commissioner, Bombay Municipal Corporation. -Member
- The Managing Director, CIDCO, Bombay -Member
- Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, Bombay-400 004. -Member
- Shri Shrish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, Bombay- 400 023. -Member
- Dr. P.G. Patankar, Director, Central Institute of Road Transport (Training and Research) Poona-Nasik Road, Pune-411 026. -Member

INVITEES

- The Financial Adviser, BMRDA.
- The Chief, T&C Division, BMRDA
- The Chief, T&CP Division, BMRDA
- The Chief, Planning Division, BMRDA.
- The Chief Engineer, Engineering Division, BMRDA.
- The Senior Planner, T&CP Division, BMRDA.
- The Legal Adviser, B.M.R.D.A.

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455

NINETY-SECOND MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 9th November, 1984 (Friday).

TIME : 11.00 A.M.

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

MEMBERS PRESENT :

Shri R.D. Pradhan, - Chairman
Chief Secretary to the Govt.
of Maharashtra, General
Administration Department.

Shri L.C. Gupta - Member
Metropolitan Commissioner
&
Managing Director, CIDCO.

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

Shri Lalit Doshi, - Member
Secretary to the Government
of Maharashtra, Housing and
Special Assistance Department.

Shri D.M. Sukthankar, - Member
Municipal Commissioner,
Bombay Municipal Corporation.

INVITEES :

The Financial Adviser, B.M.R.D.A.

The Chief, T&C Division, B.M.R.D.A.

The Chief, T&CP Division, B.M.R.D.A.

The Chief, Planning Division, B.M.R.D.A.

The Chief Engineer, Engineering Division, B.M.R.D.A.

The Legal Adviser, B.M.R.D.A.

The Senior Planner, T&CP Division, B.M.R.D.A.

Shri J.R. Sansare, Secretary, Executive Committee, B.M.R.D.A.

Item No.1 : Confirmation of the minutes
of the last (91st) Meeting.

The minutes were confirmed by the Committee.

Item No.2 : Action taken on the minutes of the
last (91st) Meeting - together
with progressive action on the past
decisions (part 'a' only).

After discussion, the action taken report was
noted by the Committee.

2 :

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) 459/1/10/84
- (2) 460/3/10/84
- (3) 461/9/10/84

(1) Application No.459/1/10/84 (Chief Engineer,
Bombay Port Trust)

The Committee considered the application and noted that the proposal was for addition to the existing building at Survey No.1, Muzawar-pakhadi Road, Mazagaon in 'E' Municipal Ward, thereby increasing the present floor area from 12,421.60 square metres to 15,318.60 square metres (addition of 2,897.00 sq.mtrs.) and F.S.I. 0.663. The additional area was required for Administrative Offices of Controller of Stores and Training Institute for the Docks staff. It was recapitulated that Committee had already sanctioned the proposal for addition to the extent of 2,400 square metres only. With a view to providing fire escape staircase from ground to the top floor and enabling the Bombay Port Trust Authorities to construct two floors over the existing building, the present application was for the floor area of 2,897 square metres. The marginal increase in the area asked for by the applicant did not have any additional implications from the traffic and transportation point of view. Presuming that Municipal Corporation of Greater Bombay will ensure appropriate provision for off-street parking, the Committee decided to grant the permission applied for.

(2) Application No.460/3/10/84 (M/s. Jayawant Co-Op.
Housing Society Ltd.(Proposed).

The Committee considered the application and noted that the proposal was for reconstruction of building at C.S.No.1/404, Dadarkar Compound, Tardeo Road, in 'D' Municipal Ward. Existing structures which were used for residential as well as industrial purposes were having 7,471.60 square metres floor area and F.S.I. 1.33. It was proposed to

259

have a floor area of 12,638.00 square metres on the said plot with F.S.I. of 1.66. The applicant had stated that the proposed additional area would be necessary to generate funds for reconstruction since existing residential tenants were to be given self-contained flats of approximately 250 sq.ft. (built-up) and some of the tenants having bigger area were to be given bigger flats free of cost. It was also proposed to allot industrial tenants equal area in the reconstructed building. It was noted that in the Development Plan, the property under reference was reserved for public housing, Dhobighat and service industries. It was however, reported that Bombay Municipal Corporation had also sanctioned building proposals for reconstruction on the plot with F.S.I. 1.33 and pursuant thereto construction was reported to have been commenced. It was further noted that information on the points such as (1) details of existing development on site; (2) approved sub-division layout and I.O.D. from Bombay Municipal Corporation; and (3) area statements with F.S.I. 1.33 and 1.66, etc. were not submitted along with the application. Eventhough, the applicants were called upon by the office to discuss the application for these details, the applicant did not turn up in time. As already noted the plot under reference was under reservation for Public Housing, Dhobighat, and Service Industries. As per explanation added by BMRDA Notification, No.MC/RDM-1082/2118(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.

(3) Application No.461/9/10/84 (M/s.Mazagon Dock Ltd.):

Consideration of this application was post-poned to the next meeting of the Committee.

Accordingly, the Committee passed the following Resolution :

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RESOLUTION NO.288 :

"RESOLVED THAT in exercise of the powers conferred on it by clause (iv) of the sub-section (3) 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 the Bombay Port Trust (Application bearing Registration No.450/1/10/84) for addition of floor area of 2,897.00 square metres to the existing building at Survey No.1, Muzawar-pakhadi Road, Mazagaon in 'E' Municipal Ward for Administrative offices of BPT's Controller of Stores and Training Institute for the Docks staff, for the reasons recorded in these minutes.

"RESOLVED FURTHER THAT the application from M/s. Jayawant Co-Operative Housing Society Ltd. (Proposed), bearing Registration No.460/3/10/84, 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 THAT consideration of the Application from M/s. Mazagaon Dock Ltd. (bearing registration No.461/9/10/84) be postponed to the next Meeting of the Committee."

Item No.4 : Status Report on the shifting of wholesale markets.

The Committee considered the Item and took market-wise review.

(1) Wholesale Textile Markets :

The present position was noted.

(2) Iron & Steel Market :

The Managing Director, CIDCO, explained the various steps taken by the CIDCO for development of the Market and indicated that the Market can be shifted some time from October, 1985. He also indicated that the Government has been approached in the matter for taking suitable action under the Bombay Metropolitan Region Specified Commodities Markets (Regulation of Location) Act, 1983. It was decided that the BMRDA will have no objection to the time

schedule. It was further decided that a beginning should be made with a letter from the State Government addressed to the three representative Associations indicating generally Government's intention to shift the present Wholesale Iron and Steel Market to Kalamboli, New Bombay by October, 1985 and requesting the traders to take further action for planning to shift accordingly, Secretary Urban Development agreed to write to the Associations of Steel Merchants and Mathadi Board, accordingly.

(3) Agricultural Produce Market Phase-II

The present position of Agricultural Produce Market Phase-II was noted. However, the Managing Director, CIDCO mentioned that their application for loan was pending with NABARD whereupon the Chairman, Executive Committee desired the Secretary, Urban Development should take up the matter with the Chairman of NABARD.

(4) Wholesale Fruits & Vegetable Market:

The Managing Director, CIDCO informed that the Administrator of Bombay Agricultural Produce Market Committee had written to him that Chief Minister had indicated that a subsidiary market should be developed at Kanjur Marg; and that it would not therefore, be possible for the Bombay APMC to develop the principal market at Turbhe for the present. The Committee was of the view that it is necessary and desirable to develop the principal market at Turbhe immediately and it

should be ensured that the development of subsidiary market in Bombay did not come in the way of development of the main market in New Bombay.

Item No.5 : Quarterly Accounts of the BMRDA for the quarter ending 30th September, 1984.

Quarterly Accounts were noted by the Committee.

Referring to the decision taken in the last (91st) Meeting of the Committee regarding the appointment of a Consultant for architectural and structural design of buildings in Wholesale Textile Market in Block 'G' of Bandra-Kurla Complex, Secretary, Urban Development Department stated that since both S/Shri C.M. Correa and Shirish B. Patel were out of India, it was not possible for the sub-Committee to consult them. The Metropolitan Commissioner suggested that instead bids should be invited from the short listed Architects whereupon the Chairman directed that the bids should not be restricted only to the short listed Architects but should be invited from all the qualified Architects to which the Committee agreed.

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