

No. EXC/MTG/93.

461

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

Date : December 17, 1984.

The minutes of the Ninety-Third Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 4th December, 1984 are enclosed.

S. V. Asgaonkar
(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 Shirish 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, <u>Pune-411 026.</u> | - 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, B.M.R.D.A.
The Legal Adviser, B.M.R.D.A.

LP:841213:

NINETY-THIRD MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 4th December, 1984 (Tuesday)

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

Shri Charles M. Correa. - Member

Shri Shirish B. Patel. - Member

Dr. P.G. Patankar. - Member

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 Engineer, Engineering Division, BMRDA.

The Director (Engineering Services & Projects),
Municipal Corporation of Greater Bombay.

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

The Senior Planner, T&CP Division, BMRDA.

Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRD.

Item No.1 : Confirmation of the minutes of
the last (92nd) Meeting.

The minutes were confirmed by the
Committee.

Item No.2 : Action taken on the minutes of the last (92nd) Meeting - together with progressive action on the past decisions (Part 'a' only).

During the course of discussion on this Item, a reference was made to the item regarding Appointment of a Consultant for architectural and structural designs of buildings in Wholesale Textile Market in Block 'G' of Bandra-Kurla Complex. It was decided that after the offers were received during the stipulated period, the procedure regarding dealing with these offers be finalised in consultation with Shri C.M. Correa, Member of the Committee, and Shri Shirish Patel, Member of the Committee. Referring to Mankhurd-Belapur Railway, the members were apprised of the latest developments in the matter.

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 :

- (1) 461/09/10/84
- (2) 462/30/10/84

(1) Application No.461/09/10/84 (M/s. Mazagon Dock Ltd.) :

The Committee considered the application and noted that ^{the} proposal was for construction of two 7 storeyed buildings, one additional floor on the existing building and two mobile fabrication sheds, having built-up area of 13,978.59 square metres, (which included 8,841.00 square metres area for office and store) with F.S.I. of 0.43 at S.Nos. 1/249, 1A/249, 1B/249, 2/249 to 4/249, 1/250, 250, 251, 252, 879, 880 of Mazagon Division, in 'E' Municipal Ward. As per the existing Development Plan, the land was included in I2 Zone and F.S.I. permissible was 2.00. In the

draft Revised Development Plan, the land was included in I-3 Zone with F.S.I. 0.5. Out of 33 structures on land, 17 structures with total built-up area of about 7,912.66 square metres were already demolished to use the same for Open Fabrication Yard for the company. These structures had 726sq.mtrs. area for store and none for the office use. Company also proposed to demolish few more structures. The Committee found that the proposed provision of 8,841.00 sq.mtrs. for office and store is on a higher side, particularly in the context that they have been allotted some land at Nhava Island. It was also observed that Mazagon Dock ~~Company~~ was sending piecemeal proposals which did not make clear the overall development proposals of the Company. It was, therefore, decided that the applicant be asked to submit master plan of their overall requirement for about five years to enable the Executive Committee to consider the development permission. Since the application under consideration was maturing for decision on 7th December 1984, it was decided to reject the same on the grounds mentioned above. The application was, accordingly, rejected.

(2) Application No.462/30/10/84 (Bombay Port Trust) :

The Committee considered the application and noted that the proposal was in the nature of addition to the existing building so as to increase its floor area of 584.67 sq.mtrs. to 1,120.67 sq.mtrs. (addition of 536.00 sq.mtrs.) for being used as Booking Call Stand for Labour, at C.S.No.1187, Jammagar, in 'A' Municipal Ward. As per the Development Plan, the land under reference was situated in I2 Zone and as per draft Revised Development Plan, it was in Industrial zone. The applicant had stated that only Time-keepers and concerned staff would be sitting in the proposed structure for a limited period i.e. for about 2 hours of the starting of each shift and the Call Stand would be mainly used by labour who would be called for recruitment. Eventhough, maximum attendance of labour in a shift was about 2,500,

the existing shed accommodated about 1000 labourers. Besides accommodating all the labourers, the proposed structure would also provide sanitary blocks for the use of labourers and staff. Since the proposed additions were for the purpose of improving the facility for the existing labour, the Committee decided to grant the permission as applied for.

Accordingly, the Committee passed the following Resolution :

RESOLUTION NO.289 :

"Resolved that (I) 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.462/30/10/84) for addition of floor area of 536.00 sq.mtrs. to the existing shed at S.No.1187, Jammagar, in 'A' Municipal Ward for being used as Booking Call Stand for Labour; and (II) the Committee hereby refuses permission, on behalf of the Authority, under sub-section (3) of Section 13 of the said Act to M/s. Mazagon Dock Ltd. (Application bearing Registration No.461/9/10/84) for the reasons recorded in these minutes."

Item No.4 : Tender for Development of Internal approach road in Phase-I of Truck Terminal at Wadala.

The Committee considered the Item and passed the following Resolution :

RESOLUTION NO.290 :

"Resolved that the Executive Committee having considered the agenda note, hereby approves the proposal of accepting the lowest tender (17/10) of M/s. Prakash Construction & Engineering Company at the rate quoted by the firm (Forty two point seventy percent below, (-) 42.70%) as per B-1

Tender Agreement to be executed between this firm and B.M.R.D.A. The Executive Committee hereby authorises the Metropolitan Commissioner to accept the lowest tender involving saving of Rs.61,06,631/- over the amount put to tender of Rs.1,43,01,245/-. Thus the amount of accepted tender will be Rs.81,94,614/- (Rupees Eighty-one lakhs Ninety-four Thousand Six Hundred Fourteen only)."

Item No.5 : Deposit Assistance for improvement of Roads network for enabling year round MSRTC services in part of Thane District.

During the course of discussion on this Item, it was observed that the proposed improvement of roads was confined to only minor improvements and strengthening, and no commitment was indicated on the part of Thane Zilla Parishad for providing black top(B.T.) and maintenance of these roads. The Committee was of the view that even though BMRDA could provide some deposit assistance, the Thane Zilla Parishad should agree to bear atleast 50% expenditure on improvement of these roads including Cross Drainage and Black Top. The Committee, therefore, decided that the proposal be reconsidered and brought before the Committee after obtaining Thane Zilla Parishad's commitment to share accordingly in the matter.

Item No.6 : Truck Terminal at Wadala - A Status Report.

After discussion on this Item, it was decided that the Government may be requested to finalise the rate of lands allotted to BMRDA for various projects. The Chairman, Executive Committee desired that the list of lands where BMRDA require rates to be decided by Govt. should be submitted to him, so that the Revenue Department could be moved for immediate decision in these cases.

The Status Report was noted by the Committee.

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