

No. EXC/MTG/111.

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

A.D.R.M.D. The Regional Development Authority  
Date : July 29, 1987.

The minutes of the Hundred & Eleventh Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 14th July, 1987 are enclosed.

*S.V. Asgaonkar*  
( S.V. ASGAONKAR )  
SECRETARY,  
EXECUTIVE COMMITTEE.

To :

- The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. - Chairman
- The Metropolitan Commissioner, B.M.R.D.A. - Member
- The Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya. - Member
- The Secretary to the Government of Maharashtra, Housing and Special Assistance Department, Mantralaya. - Member
- The Municipal Commissioner, Bombay Municipal Corporation. - Member
- The Managing Director, C.I.D.C.O., 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

P.T.O.

INVITEE :

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

Copy to :

The Officers of the B.M.R.D.A.

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

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INVITEE :

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

Copy to :

The Officers of the B.M.R.D.A.

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

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

Copy to :

The Officers of the B.M.R.D.A.

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

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111TH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 14th July, 1987 (Tuesday).

TIME : 12.00 Noon.

PLACE : Chief Secretary's Committee  
Room, 5th Floor, Mantralaya.

MEMBERS PRESENT :

- |  |            |
|--|------------|
| Shri K.G. Paranjpe,<br>Chief Secretary to the<br>Government of Maharashtra.  | - Chairman |
| Shri S.R. Kakodkar,<br>Metropolitan Commissioner.  | - Member   |
| Shri D.K. Jain,<br>Secretary to the Government<br>of Maharashtra,<br>Urban Development Department.                     | - Member   |
| Shri D.K. Afzulpurkar,<br>Secretary to the Government<br>of Maharashtra, Housing and<br>Special Assistance Department. | - Member   |
| Shri Venkat Chary,<br>Municipal Commissioner,<br>Bombay Municipal Corporation.   | - Member   |

INVITEE :

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

Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

Item No.1(a) : Confirmation of the minutes of  
the last (110th) Meeting of  
the Executive Committee.

The minutes were confirmed.

Item No.1(b) : Action taken on the minutes of  
the last (110th) Meeting of the  
Executive Committee - together  
with progressive action on the  
past decision (part 'a' only).

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

Item No.2 : .....

Item No. 2: Notification under Section 13 of BMRDA Act - Suggestions made by the Executive Committee that certain types of development permissions may be granted either by the Metropolitan Commissioner, BMRDA or by the Municipal Commissioner, Municipal Corporation of Greater Bombay.

2.1. The Committee considered the Item Note. It was noted that under the existing provisions of the BMRDA Act, 1974, it is not possible for the Executive Committee to delegate any of its powers, including grant of permission or refusal of permission, under Section 13(3) of the Act. The Committee desired that the State Government be requested to expedite BMRDA's proposal to restore the provisions regarding delegation of powers by the Authority and by the Executive Committee to the Metropolitan Commissioner and the officers subordinate to him.

2.2. With a view to implementing the 3 suggestions made by the Committee in its meeting held on 9.3.1987 so that development permissions of a routine nature are not required to be considered by it, the Committee desired that these developments be excluded from the purview of Section 13 Notification when it becomes due for extension in October 1987, and that while amending it, the following provisions should also be incorporated with the approval of the Authority:-

- (1) The Committee desired that all cases of grant of extra FSI by the State Government to five-star or four-star hotels in 'F-North', 'F-South', 'G-North', and 'G-South' Wards of the Island City and cases of extra F.S.I. to such hotels over 50% in the Suburbs and Extended Suburbs be also excluded from the purview of the Notification; and
- (2) The Committee further considered one of the suggestions made in its meeting held on 9.3.1987 relating to inter-change of residence and office places within the same premises in the Island City. With a view to curbing unauthorised change of use from residential to office purposes in the Island City, the Committee desired that inter-change of office and residential users within the Island City with office getting existing or less space, in the Island City of Bombay be also excluded from the purview of Section 13 Notification.

2.3. Item .....

2.3. Item Note regarding permission sought by the Indonesian Consulate to use premises known as 'Sagardeep' at 156, Ridge Road, Malabar Hill, Bombay-400 006 for residential as well as office purposes in lieu of the present premises where their Consulate is situate with mixed user was considered by the Committee at its 106th Meeting held on 21.11.1986. In connection with this issue, the Secretary, Urban Development Department informed the Committee that this matter was further considered by him with the Metropolitan Commissioner and the Legal Adviser, BMRDA. The Legal Adviser, BMRDA has now opined that offices of Consulate being Government offices are permissible in the purely Residential Zone as per the existing provisions of **Rule No.7(xv) of the Development Control Rules for Greater Bombay**. In view of this legal opinion, the Indonesian Consulate would be able to use the premises at Sagardeep for their office also, provided the Executive Committee grants permission under Section 13(3) of the BMRDA Act. It was accordingly decided that Government through the Chief Protocol Officer and Secretary, General Administration Department will ask the Indonesian Consulate to submit a formal application to BMRDA under Section 13(2) of the Act.

Item No. 3: A project proposal for 'Monitoring Urban Sprawl and Land-Use of BMR' by Space Application Centre (ISRO).

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

RESOLUTION NO.370 :

"Resolved that the proposal for Monitoring Urban Sprawl and Land-Use of Bombay Metropolitan Region (BMR) by Space Application Centre (ISRO), Ahmedabad at an estimated cost of Rs.1.35 lakhs be and is hereby approved.

"Resolved further that the Metropolitan Commissioner be and is hereby empowered to incur necessary expenditure on transport for the field party during project period.

"Resolved further that the Metropolitan Commissioner be and is hereby authorised to depute two officers from BMRDA to SAC, (ISRO), Ahmedabad for training in visual and digital analysis techniques."

Item No. 4 : .....

Item No. 4 : Re-employment of Shri S.A. Wagh  
as Head Surveyor in the Lands  
Cell of BMRDA.

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

RESOLUTION NO.371 :

"Resolved that, in exercise of the powers conferred  
under clause (i) of sub-section (3) of Section 7 of the  
BMRDA Act, 1974, the Executive Committee hereby accords its  
sanction to Shri S.A. Wagh being re-employed as Head  
Surveyor in BMRDA, in the grade of Rs.335-680/-, from a  
suitable date, after he voluntarily retires from Government  
service, his pay being fixed as proposed in para.4 of the  
Item Note."

Item No. 5 : Appointment to the post of  
Deputy Planner and Junior  
Transportation Planner.

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

RESOLUTION NO.372 :

"Resolved that in exercise of the powers conferred  
under clause (i) of sub-section (3) of Section 7 of the  
BMRDA Act, 1974, the Executive Committee hereby appoints  
(1) S/Shri P.B. Anand and V.G. Patil as Deputy Planner and  
(2) Shri S. Vijay Kumar as Junior Transportation Planner, in  
the grade of Rs.680-1250/- plus usual allowances, as proposed  
in para.5 of the Item Note."

Item No. 6 : Grant of ad hoc increase in the  
Basic Pay to Class-I Officers.

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

RESOLUTION NO.373 :

"Resolved that it be recommended to the Authority  
that, in exercise of the powers conferred under sub-  
section (2) of Section 11 of the BMRDA Act, 1974, and  
all other powers enabling it in this behalf, the Authority  
do approve the proposal to grant an ad hoc increase of  
20% in Basic Pay, with effect from 1.10.1986, to its

officers.....

officers whose pay scales are analogous with Class-I officers of the State Government, as proposed in the Item Note."

Item No. 7 : Appointments made under powers delegated by the Executive Committee -Sanction to the -

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

RESOLUTION NO.374 :

"Resolved that the Executive Committee hereby accords sanction to the appointments mentioned in Annexure to Item Note made by the Metropolitan Commissioner under powers delegated under Proviso to Guideline No.5 of the Staff Appointment Guidelines during the quarter ended on 30th June, 1987."

Item No. 8 : Status Report on the Kalyan Growth Centre Project.

8.1. The Committee noted the problems and difficulties encountered in acquisition of the land in connection with Kalyan Growth Centre Project. The Committee was apprised about the various alternative schemes/options being formulated by BMRDA in consultation with Urban Development Department and Housing & Special Assistance Department to find a realistic and pragmatic way out of the present impasse created by stiff opposition and total non-cooperation of the land-owners to the concept of bulk acquisition.

The Committee appointed the following Group of officers to discuss the matter in all its aspects and come up with viable options for consideration of the Committee:-

- (1) The Metropolitan Commissioner, BMRDA;
- (2) The Secretary, Urban Development Department;
- (3) The Secretary, Housing and Special Assistance Department;
- (4) The Administrator, Kalyan Municipal Corporation.

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

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