

No.EXC/MTG/140.

241
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Plot Nos.C-14 & C-15,
Bandra-Kurla Complex,
Bandra(East), Bombay-400 051.

Date : 3rd July, 1992.

The minutes of the Hundred and Fortieth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 22nd June, 1992 are enclosed.

S. V. ASGAONKAR 3/7/82
(S. V. ASGAONKAR)
SECRETARY
EXECUTIVE COMMITTEE.

To:

- | | |
|---|------------|
| The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. | - Chairman |
| Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, <u>Bombay-400 004.</u> | - Member |
| Shri Shirish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, <u>Bombay-400 023.</u> | - Member |
| The Secretary (I) to the Government of Maharashtra, Urban Development Department, Mantralaya. | - Member |
| The Secretary to the Government of Maharashtra, Housing & Special Assistance Department, Mantralaya. | - Member |
| The Municipal Commissioner, Bombay Municipal Corporation. | - Member |
| The Managing Director, C.I.D.C.O., Bombay. | - Member |
| The Metropolitan Commissioner, B.M.R.D.A. | - Member |

INVITEES :

- The Secretary (II) to Government of Maharashtra,
Urban Development Department, Mantralaya.
- The Legal Adviser, B.M.R.D.A.

Copy to :-

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

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MINUTES OF THE 140TH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 22nd June, 1992 (Monday)

TIME : 3.00 P.M.

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

MEMBERS PRESENT :

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| Shri S. Ramamoorthi, Chief Secretary to Government. | - Chairman |
| Shri Charles M. Correa. | - Member |
| Shri Shirish B. Patel. | - Member |
| Dr. P.G. Patankar. | - Member |
| Shri Navin Kumar, Secretary to Government, Housing & Special Assistance Department. | - Member |
| Shri S.G. Kale, Municipal Commissioner, Bombay Municipal Corporation. | - Member |
| Shri P. Subrahmanyam, Metropolitan Commissioner. | - Member |

INVITEES :

- Shri A.G. Borkar,
Chief, T&C Division, BMRDA.
- Shri V.K. Phatak,
Chief, Planning Division, BMRDA.
- Shri K.B. Diwadkar,
Chief, T&CP Division, BMRDA.
- Shri V.D. Borkar,
Chief Engineer, Engineering Division, BMRDA.
- Shri K.R. Shanbhogue,
Chief Accounts Officer, F&A Division, BMRDA.
- Shri S.W. Sawant,
Lands Officer, Land Cell, BMRDA.

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

ITEM NO. 1 : Confirmation of the minutes of the
(i) 138th meeting of the Committee
held on 28.4.1992 and (ii) 139th
meeting of the Committee held on
29.4.1992.

The minutes of both the meetings were confirmed.

ITEM NO. 2 :

ITEM NO. 2 : Action taken on the minutes of the 138th & 139th meetings of the Committee held on 28th April, 1992 and 29th April, 1992 respectively.

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

ITEM NO. 3 : Short listing of agencies for the construction of bridges across Mithi Creek.

During the course of discussion on this Item, it was agreed that one more name of contractor, viz. M/s. Michigan Construction, Engineers & Contractors, be added to the short-list of contractors (Annexure-III to the Item Note) after making enquiry about their satisfactory performance with the Bombay Municipal Corporation. Subject to the above, the Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.535 :

"RESOLVED THAT in exercise of the powers conferred by clauses (ii) and (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974, read with sub-section (5) thereof, the Executive Committee hereby approves ~~the short list of~~ Contractors given in Annexure 'A' for calling tenders for the construction of bridge across Mithi Creek on Bandra-Kurla Link Road recommended by the Committee appointed by the Metropolitan Commissioner, subject to addition of one more name of M/s. Michigan Construction, Engineers & Contractors to the list, if their performance with the Municipal Corporation of Greater Bombay was found to be satisfactory."

ITEM NO. 4 : Construction of balance portion of 25.00 Mtr. wide D.P. Road from the 'GN' Block to the Government Colony, Bandra and construction of a foot bridge between Bharat Nagar and Government Colony, Bandra.

After discussion the Committee approved the proposals contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.536 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) of the BMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee, hereby (i) accords sanction to the block estimate amounting

to

to Rs.3,57,00,000/- for construction of the balance portion of the 25.00 Mtr. wide D.P. Road between GN-Block and the Government Colony at Bandra and (ii) authorises the Metropolitan Commissioner to accord sanction to the detailed estimates.

"RESOLVED FURTHER THAT the Executive Committee hereby (i) accords sanction to the block estimate amounting to Rs.24.00 lakhs for construction of a new foot bridge and approaches connecting Bharat Nagar and Government Colony at Bandra and (ii) authorises the Metropolitan Commissioner to entrust the work to the Municipal Corporation of Greater Bombay as a deposit contribution work.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be also authorised to entrust the consultancy job of the designing of the new bridge across Vakola Nalla on the 25.00 Mtr. wide D.P. Road to the Superintending Engineer, Designs Circle, Public Works Department (P.W.D.), Bombay on terms and conditions to be finalised by the Metropolitan Commissioner with P.W.D. The Metropolitan Commissioner be also authorised to appoint any other suitable private consulting agency for assignment in case the State P.W.D. is not in a position to take up this consultancy. The terms and conditions of such consultancy shall be finalised by the Metropolitan Commissioner.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be also authorised to entrust the construction of foot over bridge across Vakola Nalla on 25.00 Mtr. wide D.P. Road to Municipal Corporation of Greater Bombay and in case the BMC does not have in-house facility for designing, then the consultancy for the foot bridge also may be decided by the Municipal Commissioner on similar lines as authorisation given to Metropolitan Commissioner for the main bridge.

"RESOLVED FURTHER THAT the short list of contractors approved vide Item No.3 (vide Committee's Resolution No.535, dated this day) be operated for entrusting the work of this new bridge also."

ITEM NO. 5 : Development of Worli-Bandra Link Road -
Composition of the Steering Committee.

The Metropolitan Commissioner informed the Meeting that (at the meeting held on 27th March, 1992, the Executive Committee had approved the need for a Steering Committee to oversee the various operations involved in the design, construction and management of Worli-Bandra link to be constructed through Infrastructure Leasing and Financial Services (IL&FS) as a toll road. He said that this high level Committee will be under the Chairmanship of the Chief Secretary and will have the same members as the Executive Committee but will also have additional members who would be experts. In the last meeting it was decided to consider induction of additional members later. The Metropolitan Commissioner said that through this item now brought before the Executive Committee it is proposed to consider two outside experts Shri N.V. Merani and Shri P.C. Bhasin for being appointed on this Steering Committee. Also, Managing Director, IL&FS and Secretary (Roads), Public Works Department, should be considered for being nominated as members of the Steering Committee. After some discussion the proposal was approved by the Executive Committee and the following Resolution was passed :-

RESOLUTION NO.537 :

"RESOLVED THAT the Executive Committee hereby nominates the following persons as additional members of the Steering Committee appointed under the Committee's Resolution No.526, dated 27th March, 1992 :-

- (1) The Managing Director, Infrastructure Leasing and Financial Services.
- (2) The Secretary (Roads), Public Works Department, Government of Maharashtra.
- (3) Shri N.V. Merani, Retired Principal Secretary, Public Works Department, Government of Maharashtra.
- (4) Shri P.C. Bhasin, Retired Additional Director General (Bridges), Ministry of Surface Transport, Government of India."

ITEM NO. 6 : BUDP : Revolving Fund
Grant-in-aid to CIDCO for preparation
of detailed feasibility report on "Water
and Flood Management in New Bombay."

The Committee approved the proposal contained in the

Item Note and accordingly passed the following Resolution :-

RESOLUTION NO.538 :

"RESOLVED THAT in exercise of powers under Section 21A of the BMRDA Act, 1974, delegated to the Executive Committee by the Authority vide Resolution No.422, dated the 31st March, 1990 the Executive Committee hereby sanctions an amount of Rs.95 lakhs as grant-in-aid to CIDCO from BUDP Revolving Fund, as proposed and authorises the Metropolitan Commissioner to disburse the amount in suitable instalments."

ITEM NO. 7 : BUDP - Policy for Budgetary Support 1992-93.

The present status of BUDP with respect to credit utilisation, efforts made to identify and include additional projects to improve credit utilisation and the present status of the budgetary support were explained. The problem of budgetary support during 1992-93 was high-lighted. It was emphasised that against the realisable expenditure target of Rs.70 crores, the present budget provision of Rs.31.71 crores is grossly inadequate. The Chairman, Executive Committee, directed that the matter may be discussed with the Finance Department and concerted efforts may be made to get the budget provision increased. It was also pointed out that the fact that by not providing adequately for BUDP the State Government is likely to lose on account of additional Central assistance, should also be brought to Finance Department's notice.

However, till the budget provision is enhanced, the strategy for rationing the budgetary support as proposed in para.5 of the Agenda Note was approved.

ITEM NO. 8 : Bombay Urban Infrastructure Project.

The sectors proposed to be covered in the project, the overall size of investment proposed along with the policy issues related to fiscal and legal reforms, finance and operations plans and organisation structure were presented.

Shri Shirish Patel emphasised the need to prioritise the projects by developing some criteria. The following were suggested in this regard :-

(a) population that may be benefitted;

(b) implications

- (b) implications and cost involved if these investments are not undertaken;
- (c) status of technical preparedness; and
- (d) the financial and technical ability of implementing agencies.

It was explained that as one of the objectives of the project is to improve the institutional capacities of smaller municipal governments in Bombay Metropolitan Region, the current status of technical preparedness and financial capacities should not be over-emphasised in prioritising.

It was agreed that the components related to public health and social facilities involving major expenditure on general hospital may be deleted as this may involve a major review of health services and perhaps the emphasis may have to be on smaller municipal dispensaries with a referral system. Similarly the components included under roads and bridges for New Bombay could be deleted as these could be financed through short term borrowing and cost recovery through sale of land. It was also indicated that the natural gas distribution in New Bombay need not be included in this project as this could be financed by the concerned agency on a self-financing basis.

It was then decided that a project outline recast in the light of the above discussion could be discussed with the Secretaries of the concerned departments, viz. Urban Development, Energy & Environment, Planning and Finance for obtaining general concurrence of Government.

ITEM NO. 9 : Amendment to the recruitment qualifications for the post of Land Surveyor.

The Committee approved the proposal contained in the Item Note and accordingly passed the following Resolution :-

RESOLUTION NO.539 :

"RESOLVED THAT the Executive Committee hereby accords its approval to the revised recruitment qualifications for the post of Land Surveyor in BMRDA mentioned in the Annexure to the Item Note, as proposed."

ITEM NO.10 :

ITEM NO.10 : Scheme for Management and Maintenance of Mahim Nature Park - Nomination of some of the Members of the Board of Governors of the Maharashtra Nature Park Society (MNPS) and approval to the Draft Agreement to be entered into by the BMRDA with the MNPS.

After discussion, the Committee approved the proposal regarding nomination of Members of the governing body of Maharashtra Nature Park Society, Bombay as stated in para.3.2 of the Item Note subject to the modification to have Dr.(Smt.) Sharadini Dahanukar as a Member instead of Shri Jay Samant, Director, Bombay Natural History Society and accordingly the following were nominated on the Board of Governors of the Society :-

- 1. Smt. Bakul Patel - Co-President
- 2. Dr.(Smt.) Sharadini Dahanukar - Member
- 3. Prof. P.V. Bole - Member
- 4. Dr. A.G. Untawale - Member

The Committee also approved the Draft Agreement enclosed as Annexure-II to the Item Note and recommended the same for Authority's further approval.

ITEM NO.11 : Application under Section 13 of the BMRDA Act, 1974 from the Regional Transport Office, Bombay Central, Bombay. Reconstruction of office building at S.No.3/383, Old Bodyguard Lines in 'D' Municipal Ward.

The Committee noted that the application was for reconstruction of building at S.No.3/383, Hissa Nos.3389, 3400 & 3401 at Old Bodyguard Lines in 'D' Municipal Ward. It was intended to have total floor area of 25,021.10 sq.mtrs. with F.S.I. 1.33 as against existing floor area of 6397 with F.S.I. 0.18. It was further noted that out of the proposed construction, one building with 4000 sq.mtrs. floor area was intended for the Regional Transport Office Bombay Central. Another building with 1800 sq.mtrs. area was intended for the Transport Commissioner's Office, which was to be shifted as per Court Order, from Mittal Chamber being the requisitioned premises and rest of the floor area of 19221.10 sq.mtrs. was intended to be used as residential. Taking into consideration the spot zoning of the land under

reference.....

reference, viz. "existing Regional Transport Office", the Committee granted permission for reconstruction of Regional Transport Office, with floor area of 4000 sq.mtrs. The Committee did not grant permission for the Transport Commissioner's Office as it was not a local sub-office. Even though, the question of allowing residential development on the plot under reference was not covered by the Authority's Notification, the Committee felt that the Bombay Municipal Corporation while permitting the residential development should permit only such residential development as has nexus with the office development. The Committee accordingly granted permission for reconstruction of one office building for Regional Transport Office, Bombay Central with floor area of 4000 Sq.Mtrs. and passed the following Resolution :-

RESOLUTION NO.540 :

"RESOLVED THAT (i) in exercise of the powers conferred on it by clause (iv) of sub-section (3) of Section 7 of the BMRDA Act, 1974 read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to the Regional Transport Office, Bombay Central, Bombay for construction of one office building with floor area of 4000 Sq.Mtrs. for being used as the Regional Transport Office, Bombay Central and (ii) rejects the application so far as it relates to construction of another office building proposed to be used as the Transport Commissioner's Office as the same is not permissible under the Development Control Regulations in force."

ITEM NO.12 : Application under Section 13 of the BMRDA Act, 1974 from the Fishery Survey of India, Bombay-400 001.
Construction of building at Colaba Division, Bombay.

The Committee considered the application and noted that twice in the past, i.e. at its 114th meeting held on 16.03.1988 and 123rd meeting held on 10.04.1990, the Executive Committee had granted permission for construction of a building with floor area of 5050 Sq.Mtrs. with F.S.I. 1.01 on S.No.1/600, C.S.No.14 of Colaba Division, in 'A' Municipal Ward for being used as Facility Centre, Reference Collection, Lecture Hall, Computer Centre, Laboratory, Museum, Auditorium, etc. The application under reference was for revalidation of the said

.....permission

permission for a further period of 2 years as the applicant could not start construction on the plot. It was also noted that the Ministry of Environment & Forests, Government of India had no objection to the proposal subject to certain safe-guards suggested by them and that the State Government had also communicated clearance to the proposal as regards restriction on construction within 500 mtrs. from the sea. Taking all the above facts into consideration, the Committee decided to grant the permission applied for and passed the following Resolution :-

RESOLUTION NO.541 :

"RESOLVED THAT in exercise of the powers conferred on it by clause (iv) of sub-section (3) of Section 7 of the BMRDA Act, 1974 read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to the Fishery Survey of India for construction of a building with floor area of 5050 Sq.Mtrs. with F.S.I. 1.01 on S.No.1/600, C.S.No.14 of Colaba Division, in 'A' Municipal Ward for being used as Facility Centre, Reference Collection, Lecture Hall, Computer Centre, Laboratory, Museum, Auditorium, etc."

ITEM NO.13 : Application under Section 13 of the BMRDA Act, 1974 from the Bombay Port Trust, Bombay-400 038.
Reconstruction of Transit Shed (Shed No.14) at C.S.No.1187, Indira Dock in 'A' Municipal Ward.

The Committee considered the application and noted that the application was for reconstruction of one Transit Shed (Shed No.14) with floor area of 9131.05 Sq.Mtrs. in lieu of 2 sheds (Shed Nos. 2 & 3) demolished which had total floor area of 22,180.00 Sq.Mtrs. The Committee noted that the Transit Sheds were necessary for the activity of the Bombay Port Trust and such sheds will have to be differentiated from the regular warehouses. Moreover, the Municipal Commissioner informed the meeting that such proposals from the Bombay Port Trust could be considered by the Bombay Municipal Corporation as "operational construction" which are excluded from the purview of Development Control Regulations except those relating to F.S.I. and fire precautions. In view of the foregoing, the Committee decided

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to grant the permission for reconstruction of Shed No.14 with a floor area of 9131.05 Sq.Mtrs. and accordingly passed the following Resolution :-

RESOLUTION NO.542 :

"RESOLVED THAT in exercise of the powers conferred on it by clause (iv) of sub-section (3) of Section 7 of the BMRDA Act, 1974 read with sub-section (3) 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 for reconstruction of one Transit Shed (Shed No.14) with floor area of 9131.05 Sq.Mtrs. at C.S.No.1187, Indira Dock in 'A' Municipal Ward."

The following Item was then taken up as Table Item with the permission of the Chair :-

TABLE ITEM : Application under Section 13 of the BMRDA Act, 1974 from the Commissioner of Police, Greater Bombay, Worli, Bombay-400 025. Addition to the existing Traffic Control Branch building on Plot No.87-87A and 87B, Worli Hill, in 'G' South Municipal Ward with additional floor area of 1419.20 sq.m. and total F.S.I. of 1.26.

The Committee considered the application and noted that in its 113th meeting held on 3rd December, 1988 and 127th meeting held on 26th October, 1990, the Committee had granted permission for erection of 2 additional floors over the existing ground + 3 storeyed Traffic Police Head Quarters Building on Plot No.87-87A and 87B, Worli Hill Road No.4, in G-South Municipal Ward. It was also noted that the proposed construction would increase the floor area by 1419.20 Sq.Mtrs. (existing area - 2511.48 sq.mtrs. and the proposed area - 3930.68 sq.mtrs.) within the available F.S.I. of 1.33. It was further noted that inspite of permission granted, twice the applicant could not start construction for want of funds. However, in case the permission was revalidated for a further period of 2 years, Government had agreed to make a budget provision, which would enable the work being started during the financial year 1993-94. The Committee agreed to permit the additional construction of 1419.20 Sq.Mtrs. as requested

in

in the application and passed the following Resolution :-

RESOLUTION NO.543 :

"RESOLVED THAT in exercise of the powers conferred on it by clause (iv) of sub-section (3) of Section 7 of the BMRDA Act, 1974 read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to the Commissioner of Police, Greater Bombay for construction of 2 (two) additional floors with floor area of 1419.20 Sq.Mtrs. within the F.S.I. of 1.33 over the existing ground + 3 storeyed Traffic Police Head Quarters Building on Plot No.87, 87-A and 87-B, Worli Hill Road No.4, in G-South Municipal Ward."

The Meeting then terminated with a vote of thanks to the Chair.
