

NO.EXC/MTG/168

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

Date : 17th June, 1996

The minutes of the Hundred and Sixty Eighth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on 28th May, 1996 are enclosed.

S. V. Asgaonkar 17/6/96
(S.V. ASGAONKAR)
SECRETARY,
EXECUTIVE COMMITTEE

To :

- The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. - Chairman
- Shri D.M. Sukthankar
'Priya', Worli Sea-Face,
Worli, Mumbai-400 018 - Member
- Shri R.Y. Tambe
A/600, Shivam Apartments,
R.P.T.S. Road, Surendranagar,
NAGPUR - 440 015 - Member
- Shri Deepak Parekh
Chairman, H.D.F.C. Ltd.
Ramon House, Churchgate,
Mumbai - 400 020 - Member
- The Additional Chief Secretary (TP) to the Government of Maharashtra, Urban Development Department, Mantralaya. - Member
- The Principal Secretary to the Government of Maharashtra, Housing & Special Assistance Department, Mantralaya. - Member
- The Municipal Commissioner
Municipal Corporation of
Greater Bombay. - Member
- The Managing Director
C.I.D.C.O. - Member
- The Metropolitan Commissioner
B.M.R.D.A. - Member

'P.T.O.'

INVITEES :

The Principal Secretary (ULB) to Government of Maharashtra, Urban Development Department, Mantralaya.

The Secretary to Government of Maharashtra, Industries Department, Mantralaya.

The Secretary to Government of Maharashtra, Environment Department, Mantralaya.

SPECIAL INVITEES :

The Secretary (Textiles) to the Government of Maharashtra, Co-operation and Textiles Department.

The Secretary (Marketing) to the Government of Maharashtra, Co-operation & Textiles Department.

Copy to :-

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

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

MINUTES OF THE 168th MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 28th May, 1996 (Tuesday)

TIME : 3.00 P.M.

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

MEMBERS PRESENT :

- Shri Dinesh Afzulpurkar - Chairman
Chief Secretary to Government
- Shri D.M.Sukthankar - Member
- Shri Deepak Parekh - Member
- Shri R.C.Sinha - Member
Additional Chief Secretary (TP)
to Government,
Urban Development Department.
- Shri J.D.Jadhav - Member
Municipal Commissioner,
Municipal Corporation of
Greater Bombay.
- Shri D.Mehta - Member
Metropolitan Commissioner

INVITEES :

- Shri Vinay Bansal
Secretary to Government,
Industries Department.
- Shri J.K.Banthia
Secretary (Textiles) to the Government,
Cooperation and Textiles Department.
- Shri K.N.Patel
Legal Adviser, BMRDA.
- Shri S.P.Pendharkar,
Chief, Town & Country Planning Division
BMRDA.
- Shri M.B.Salvi
Marketing Manager, BMRDA.
- Shri S.V.Asgaonkar, Secretary, Executive Committee.

ITEM NO.1 : Confirmation of the minutes of the last (167th) Meeting of the Executive Committee.

The minutes were confirmed.

ITEM NO.2 : Appointment of Shri G.S.Pantbalekundri as Officer on Special Duty.

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

RESOLUTION NO.669 :

"RESOLVED THAT in exercise of the powers conferred on it under Section 7(i) and (iii) of the BMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords its sanction to the appointment of Shri G.S.Pantbalekundri as Officer on Special Duty for a period of 2 years, on contract basis on a consolidated remuneration of Rs.12,000/- per month and on other terms and conditions as spelt out in the annexure to the Item Note, as proposed."

ITEM NO.3 : Allotment of land for relocating Wholesale Textile Markets from South Mumbai.

3.1 After the Metropolitan Commissioner had apprised the Executive Committee about the past decisions, 2 demand drives, High Court stay etc. regarding relocation of Wholesale Textile Markets from South Mumbai, there was detailed discussion on various issues connected with the relocation. The main points of discussion were as under :-

- (1) After the Metropolitan Authority had taken a decision in principle in March, 1978 to shift the Wholesale Textile Markets from their location in South Mumbai to 'G' Block of Bandra Kurla Complex and two demand

drives by BMRDA to enroll demand from wholesale traders, in 1985 and 1986, the position of Wholesale Textile Trade in Mumbai has considerably changed. Besides the textile godowns are now located at different places and the trade is carried on in South Mumbai mainly on the basis of samples of textiles.

- (ii) After the formation of BMRDA, decisions were taken to shift entire wholesale trade of various commodities from South Mumbai. Even though Wholesale Onion and Potato Market, Wholesale Iron & Steel Market, Wholesale Grocery Market, etc. have been shifted, the decongestion was not experienced as originally thought of. On the contrary, places vacated by the abovementioned traders were found occupied by some other traders, as the premises vacated by original traders were on tenancy basis.
- (iii) The Wholesale Textile Trade is conducted in Four Markets in 'C' Ward of BMC and adjoining buildings. It was also found that the residential user in such adjoining buildings has unauthorisedly changed to wholesale textile trade. It was noted that out 7893 wholesale traders who responded to the fresh survey as regards space currently occupied by them for the use as office, shop and godown, about 2100 were in four markets and the remaining over 5000 were scattered in nearby buildings.

The land occupied by the four Markets is reserved for users such as secondary school, Housing for Dishoused, Playground, Hawker Zone in the revised Development Plan prepared by BMC. However, there are no such reservations on the adjoining residential buildings which accommodate more than double wholesale textile traders as compared to such traders in the

four markets. As such spaces in these buildings vacated by Textile Traders were likely to be occupied by some other traders, defeating the main purpose of relocation of Wholesale Textile Trade.

It was also noted that the reservations made in the Revised Development Plan were not possible to be developed by giving TDR and as such a substantial amount of compensation would be required to be paid by BMC if the lands under reservation were to be acquired. The BMC expressed its inability to make available the required funds as it had low priority for this development.

3.2 In view of the foregoing constraints, the Executive Committee after further discussion, decided as under :-

- (1) The possibilities and feasibility of relocating entire wholesale trade in the existing areas by taking up an Urban Renewal Scheme instead of shifting the same to Bandra-Kurla Complex be fully explored. A survey be carried out by BMRDA, if necessary by engaging consultants, as regards developing a part of the area such as area bounded by Shaikh Memon Street - Kalbadevi Road - Shamaldas Gandhi Marg and Dhirubhai Parikh Marg, for preparing an Urban Renewal Scheme. It should be ensured that a conceptual plan would be ready within two months. The detailed plan could be prepared subsequently in 6 months' time.
- (2) Till final decision in respect of (1) above is taken, the issue of relocation of Wholesale Textile Trade from South Mumbai be deferred. However the land earmarked for relocation in Bandra-Kurla Complex be retained and shall not be disposed of for any other purpose until the matter is decided.

...5/-

(3) In the meantime the refund may be given to traders who ask for such refund of the money deposited by them in pursuance of earlier demand drives.

3.3 The Executive Committee authorised the Metropolitan Commissioner to convey the above decisions as recommendations of the Executive Committee to the Authority.

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