


311

No. EXC/MTG/30

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
18th floor, New Administrative
Building, Madame Cama Road,
Opp. Mantralaya, Bombay-400 032.

Date:- October 9, 1978.

The minutes of the thirtieth meeting of the
Executive Committee of the Bombay Metropolitan Region
Development Authority held on the 2nd October, 1978,
are enclosed.


(S.D. Sule)
Secretary,
Executive Committee.

To :

- Chief Secretary to the Govt. of Maharashtra, General
Administration Department, Mantralaya, Bombay-32 - Chairman
- Metropolitan Commissioner and Vice-Chairman,
Executive Committee, B.M.R.D.A., Bombay-32
- Chairman, Transport & Communications Board, BMRDA - Member
- Chairman, Housing, Urban Renewal & Ecology Board,
B.M.R.D.A., - Member
- Chairman, Water Resources Management Board, BMRDA - Member
- Municipal Commissioner, Bombay Municipal Corporation,
Bombay - 400 001 - Member.
- Secretary to the Govt. of Maharashtra, Urban Development &
Public Health Department, Mantralaya, Bombay-32, - Member
- Managing Director, CIDCO, Bombay-400 021 - Member

Invitees:-

- The Financial Adviser, BMRDA
- The Member-Secretary, Housing, Urban Renewal & Ecology
Board, B.M.R.D.A., Bombay-400 032.
- The Member-Secretary, Transport & Communications Board,
B.M.R.D.A., Bombay-400 032.
- The Member-Secretary, Water Resources Management Board, BMRDA.
- The Legal Adviser, B.M.R.D.A
- The Consultants.

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(313)

MINUTES OF THE THIRTIETH MEETING OF THE
EXECUTIVE COMMITTEE, BMRDA

Date : 2nd October, 1978.

Time : 3.30 P.M.

Place : Special Committee Room,
5th Floor, Mantralaya.

MEMBERS PRESENT :

- Shri L.S. Lulla, Chief Secretary to the Government of Maharashtra - Chairman.
- Shri M.S. Palnitkar, Metropolitan Commissioner - Vice-Chairman.
- Shri N.G.K. Murthi, Chairman, WRM Board - Member.
- Shri B.N. Adarkar, Chairman, T. & C. Board - Member.
- Shri C.M. Correa, Chairman, HURE Board - Member.
- Shri G.H. Lalwani, Special Secretary to the Govt. of Maharashtra, UD & PHD. - Member.
- Shri B.K. Chougule, Municipal Commissioner - Member.
- Shri B.S. Dhavle, Managing Director, CIDCO - Member.
- Shri S.D. Sule, Secretary, Executive Committee, BMRDA.

INVITEES :

- The Financial Adviser, BMRDA.
- The Dy. Metropolitan Commissioner, BMRDA.
- The Member-Secretary, WRM Board, BMRDA.
- The Member-Secretary, T. & C. Board, BMRDA.
- The Member-Secretary, HURE Board, BMRDA.
- Shri J.N. Patwardhan, Dy. Municipal Commissioner (Engineering).
- Shri K.N. Patel, Legal Adviser, BMRDA.

The Metropolitan Commissioner and the Vice-Chairman of the Committee presided until the Chief Secretary and the Chairman of the Committee could join the meeting. The Agenda Items, except Item No.4, were discussed and decided during this time. Item No. 4 (Shifting of Govt. and semi-Govt. offices) was taken up for consideration when the Chief Secretary and the Chairman was present.

Secretary....

Secretary to the Government of Maharashtra, Urban Development also joined the meeting after all items except Item No. 4 were discussed and decided.

Item No. 1 : Confirmation of the minutes of the last (Twenty-ninth) meeting held on the 25th August, 1978.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of the last (Twenty-ninth) meeting held on the 25th August, 1978.

Noted.

The Member-Secretary, Transport & Communications Board reported to the Committee with reference to Resolution No. 106, dated the 21st July, 1978, that the Tata Economic Consultancy Services, who were entrusted with the work of preparation of an Economic Feasibility Report on the proposed Thane Creek Ulhas River Inland Waterway Project, have submitted the report. The report has been examined and found to be satisfactory. It has been forwarded to the Home Department (Transport) of the Government of Maharashtra, for further necessary action and onward transmission to the Government of India.

Item No. 3 : Applications under Section 13 of the BMRDA Act, 1974.

The applications bearing the following registration numbers were placed on the Table :-

- | | |
|-----------------|------------------|
| (1) 147/11/8/78 | (2) 148/16/8/78 |
| (3) 149/16/8/78 | (4) 150/28/8/78 |
| (5) 151/29/8/78 | (6) 152/31/8/78. |

(1) Application No. 147/11/8/78 (New India Oil Mills).

The Committee considered the application and noted that the proposal was to expand the capacity of the storage of oil manufactured by the company by replacement of the existing tanks. Although the floor area would increase only by 59.50 sq.m., the storage capacity would be increased from 95,040 litres to 1,99,339 litres. The Committee considered the plea of the applicant that the expansion of the storage capacity

was necessary,.....

was necessary, as the buyers of solvent extraction oils were very few and that the oil produced by the company had to be stored in different tanks over long period. The Committee felt that having regard to the licenced manufacturing capacity of the Oil Mills and the necessity to restrict the storage capacity ^{to the minimum,} the proposal to expand the capacity ~~city~~ from 95,040 litres to 1,99,339 litres was not justified. The Committee after taking into account these factors decided that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(2) Application No.148/16/8/78 (The Chartered Bank).

The Committee considered the application and noted that the proposal envisaged addition of floor area of 124 sq.m. to the existing building of the Head Office of the Bank in 'A' Ward. The Committee noted that the existing building had already consumed F.S.I. of 2.80, which was in excess of the F.S.I. permissible under the Development Control Rules, viz, 2.45. The proposed increase in the F.S.I. even by 0.05 would not be legally feasible as there was no provision in the D.C. Rules, which would allow the F.S.I. in excess of the one prescribed under the said Rules for the user in question. The Committee also considered that an increase in the office area for storage of record would not be desirable in the area, where there was already extreme concentration of economic activity. The proposed development was thus not desirable nor legally feasible. The Committee, therefore, decided to reject the application.

(3) Application No.149/16/8/78 (The Chartered Bank).

The Committee considered the application and noted that the proposal was to provide a basement area by excavation for storage of office record. The Committee noted the plea of the Bank that this would not add to the F.S.I. and that the basement would not be utilised for any purpose other than storage of record. The Committee took into account the views of the Bombay Municipal Corporation that the building being very old, the proposal to provide a basement by excavation was objectionable

and that....

and that the light and ventilation in the proposed basement would not be adequate. The Committee also felt that any addition to the office area even for storage of office record would not be desirable in an area where there was already extreme congestion of economic activity. The Committee, therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(4) Application No.150/28/8/78 (M/s. Milan Enterprises).

The Committee considered the application and noted that the proposal presented by the applicant was to add 1356.51 sq.m. to the existing floor area of 768.46 sq.m., for the following purposes :-

1. Residential - 896.40 sq.m.
2. Shops - 206.20 sq.m.
3. Municipal Dispensary - 253.91 sq.m.

The proposal envisaged increase in the F.S.I. from 0.60 to 1.66. The Committee considered the plea of the applicant that the proposed development should be permitted on the ground that -

- (a) the plans for the development with F.S.I. of 1.66 had been approved by the BMC in November, 1974 on their commitment to hand over 2800 sq.ft. of built up area to the Corporation for dispensary; and
- (b) the difference of built-up area from 1.33 to 1.66 was necessary to provide accommodation for dispensary and existing tenants.

The Committee noted that the amended plans with F.S.I. of 1.33 had been approved by the BMC on the 27th June, 1978, and that the amended plans envisaged demolition of a portion of one of the existing buildings affecting two shop-cum-residence tenants and constructing a building of Ground + 5 upper floor attached to the ground floor of the existing building. The amended plans provided for shops on the ground floor, municipal dispensary on the first floor and a total of eight residential tenements. There was, thus, no justification for a further increase in the floor area beyond 1.33 F.S.I. The Committee

felt that....

felt that if the desired permission for construction of floor area upto 1.66 F.S.I. were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The Committee, therefore, decided that the permission for the development upto 1.66 F.S.I. be refused, though there may be no objection to the development upto 1.33 F.S.I., subject to the reservation of the plot for municipal dispensary in the sanctioned Development Plan being relaxed to the extent necessary for construction of residential tenements and shops in addition to the dispensary, in accordance with the provisions of the law.

(5) Application No.151/29/8/78 (Cotton Technological Research Laboratory).

The Committee considered the application and noted that the proposal was to construct a new G+6 storeyed building having total floor area of 3106.41 sq.m. and demolish an old building having floor area of 1749.44 sq.m. The Committee considered the plea of the applicant that the principal user of the proposed development is the Technological Research Laboratory, that the expansion of the research activities of the Laboratory are absolutely essential, that the office use is only incidental to the principal user viz. the activities of the Laboratory and that it would not be practicable to locate one section of the laboratory away from the other departments of the laboratory in the existing premises. The Committee after taking into account these factors decided that the proposed development should be permitted.

(6) Application No.152/31/8/78 (M/s.Crompton Greaves Ltd.).

The Committee considered the application and noted that the proposal was to add one floor over the existing G+1 structure of M/s. Crompton Greaves Ltd. at Worli to accommodate a conference room and two office cabins of the Directors. The floor area of the existing building is 7631.00 sq.m. having F.S.I. of 0.715. The proposal envisages addition of 186.60 sq.m. for the purposes stated above, increasing the F.S.I. to 0.73. The Committee

considered....

considered the plea of the applicant that the additional area was necessary as the conference room at the factory premises would be convenient to hold co-ordination meetings of sales personnel and manufacturing personnel, and that the office cabins were intended for the use of visiting Directors. The Committee felt that the proposed construction would constitute a net addition to the office area in the Bombay city. The Committee, therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The Application was, therefore, rejected.

The Committee then passed the following resolution :-

RESOLUTION No.111 : Resolved that, in exercise of the powers conferred on it by clause (v) of sub-section (2) of Section 7 of the BMRDA Act, 1974, read with sub-section (1) of Section 13 of the said Act, and all other powers enabling it in this behalf, the Committee hereby -

(i) refuse^s permission on behalf of the Authority, under sub-section (3) of Section 13 of the said Act, to persons and authorities, who have presented applications, bearing the following registration numbers, for the reasons recorded in these minutes :-

- | | |
|------------------|-----------------|
| (1) 147/11/8/78 | (2) 148/16/8/78 |
| (3) 149/16/8/78 | (4) 150/28/8/78 |
| (5) 152/31/8/78. | |

(ii) grants permission, on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to the Senior Architect (S.W.Z.), Government of India, C.P.W.D. (Application No.151/29/8/78) for addition of 3106.41 sq.m. to the floor area of 3556.51 sq.m. for the purpose of the Technological Research Laboratory and office and two residential tenements.

Item No. 4 : Shifting Govt. and Semi-Govt. offices :

The Executive Committee considered the Agenda Note

and after....

and after discussing the various measures and policies necessary for achieving the objectives of decongesting Bombay and development of New Bombay decided to pass the following Resolution :-

RESOLUTION NO.112 : Resolved that the Executive Committee recommends to the State Government to set up a Group comprising of the following to pursue the implementation of the broad measures and policies in respect of matters such as :

- (a) opening of outlets in Bandra-Kurla area for decongesting Bombay;
- (b) expediting the development of New Bombay project, including utilisation of office and residential accommodation already constructed;
- (c) pursuing with the railways the need for development of railway lines, including the spur line from Thane to Vashi;
- (d) development of Nhava-Sheva area; and
- (e) shifting of wholesale markets and steel yards.

| | |
|-------------------------------------------------------------|-----------------------------|
| the Chief Secretary | Chairman |
| the Additional Chief Secretary | Member (Alternate Chairman) |
| the Secretary (Urban Development) | Member (Convener) |
| The Metropolitan Commissioner | Member |
| the Managing Director, CIDCO | Member |
| the Secretary, G.A.D. dealing with personnel/accommodation. | Member |

(A representative of the Ministry of Works and Housing, Government of India, be coopted and invited by the Group, as and when necessary).

Item No. 5 : Modification to the Agreement of Consultancy between BMRDA and Tata Economic Consultancy Services.

The Committee considered the Agenda Note and passed the following resolution :-

RESOLUTION NO. 113 : Resolved that the Metropolitan Commissioner be and is hereby authorised to make such modifications of the Schedule of Payment of fees to the Consultants specified in annexure-IV of Consultancy Agreement between the BMRDA and the Tata Economic Consultancy Services, as may be necessary, in

accordance.....

accordance with Clause 2.2.4 of the said Agreement, provided that the total cost of the Consultancy does not exceed Rs.2/- lakhs.

Item No. 6 : Accounts of the BMRDA for the quarter April-June, 1978.

Noted.

Item No. 7 : Reporting cases of exercise of powers delegated by the Executive Committee.

Noted.

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