

No. EXC/MTG/34.

407
351

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

Date : 13th February, 1979.

The minutes of the thirty-fourth meeting of the Executive Committee of the BMRDA, held on the 8th February, 1979, are enclosed.

S. D. Sule
(S. D. SULE)
Secretary,
EXECUTIVE COMMITTEE.

To

The Chief Secretary to the Govt. of Maharashtra, General Administration Deptt., Mantralaya.	- Chairman.
The Metropolitan Commissioner, BMRDA	- Vice-Chairman.
The Chairman, T. & C. Board, BMRDA	- Member.
The Chairman, W. R. M. Board, BMRDA	- Member.
The Chairman, H.U.R.E. Board, BMRDA	- Member.
The Municipal Commissioner, B.M.C.	- Member.
The Secretary to the Govt. of Maharashtra, UD & PHD, Mantralaya, Bombay.	- Member.
The Managing Director, C.I.D.C.O.	- Member.

Invitees :

~~The Dy. Mun. Commissioner, (11/55), B.M.C.~~
The Financial Adviser, B.M.R.D.A.
The Dy. Metropolitan Commissioner, B.M.R.D.A.
The Member-Secretary, T. & C. Board, B.M.R.D.A.
The Member-Secretary, W. R. M. Board, B.M.R.D.A.
The Member-Secretary, H.U.R.E. Board, B.M.R.D.A.
The Legal Adviser, B.M.R.D.A.
The Consultants.

4/13279.

409
353

MINUTES OF THE THIRTY-FOURTH MEETING
OF THE EXECUTIVE COMMITTEE, B.M.R.D.A.

Date : 8th February, 1979.

Time : 10.00 A.M.

Place : Special Com mittee Room,
5th Floor, Mantralaya.

Member present :

Shri L.S. Lulla, Chief Secretary - Chairman.
to the Govt. of Maharashtra.

Shri M.S. Palnitkar, Metropolitan - Vice-Chairman.
Commissioner, BMRDA.

Shri B.N. Adarkar, Chairman, T.&C Board- Member

Shri C.M. Correa, Chairman, HURE Board- Member

Shri K.G. Paranjpe, Secretary - Member
Urban Development and Public
Health Department, Mantralaya.

Shri B.S. Dhavle, Managing Director, - Member
C.I.D.C.O.

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

Invitees :

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

The Dy. Metropolitan Commissioner, B.M.R.D.A.

The Member-Secretary, H.U.R.E. Board.

The Member-Secretary, T. & C. Board.

Shri J.N. Patwardhan, Deputy Municipal
Commissioner (Engineering).

The Legal Adviser.

Item No. 1 : Confirmation of the Minutes
of the last (33rd) Meeting.

The Minutes were confirmed.

Item No. 2 : Action taken on the Minutes
of the last (33rd) Meeting.

Noted.

The Member-Secretary, T. & C. Board and the Metropolitan
Commissioner informed the Committee of the discussions with the
World Bank Mission, in respect of the Bombay Urban Transport
Project.

Item No. 3 : Applications under Section 13
of the B.M.R.D.A. Act, 1974.

The applications bearing the following registration numbers
were.....

were placed on the Table :-

- | | |
|------------------|------------------|
| (1) 170/14/12/78 | (2) 171/14/12/78 |
| (3) 172/15/12/78 | (4) 173/21/12/78 |
| (5) 175/27/12/78 | (6) 176/30/12/78 |

(1) Application No.170/14/12/78 (The Textile Committee).

The Committee considered the application and noted that the proposal was for construction of a new multi-storeyed office-cum-laboratory building having a floor area of 5718.86 sq.mtrs. with 1.33 F.S.I. The present offices of the Textile Committee are at present located in three different premises at Wadi Bunder, Worli and Prabhadevi having a total floor area of 2566.425 sq.mtrs. The Committee also noted that the total number of employees at present is 319 and that additional 160 workers will be employed in the new building. The proposed development would also result in net addition to the office space in the Bombay Island.

The Committee considered the plea of the applicant that the proposed location is appropriate for the functioning of the staff of the Textile Committee, which has to inspect consignments of Textile materials for export at the premises of the Textile Mills in the area. The Committee did not consider it to be a sufficient justification for the proposed development, which would result in addition to the office area and creation of new jobs in a residential area in the City, particularly in view of the fact that the offices could be located conveniently in a suitable plot of land in the Bandra-Kurla area of the BMRDA.

Taking into account all these factors, the Committee 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.

(2) Application No.171/14/12/78(Shri Shantilal M. Modi).

The Committee considered the application and noted that the proposal was to add 447.93 sq.mtrs. floor area for residential user to the existing floor area of 636.30 sq. mtrs. raising the F.S.I. from 0.80 to 1.65. The B.M.C. has already issued the I.O.D. and the Commencement Certificate with F.S.I. 1.33. The Committee considered the plea of the

applicant.....

355 411

applicant that he was entitled to the additional floor area in consideration of the set back area which had been handed over to the B.M.C. in January, 1977 when the F.S.I. was 1.66. The Committee, however, noted that the applicant had consumed F.S.I. of 1.33 over the open portion of set back area handed over to the Corporation and had also taken the advantage of F.S.I. of 0.33 over the area which was handed over to the Corporation with encumbrances. The Committee felt that there was no justification for an additional floor area on the basis of more than 1.33 F.S.I. 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.

(3) Application No.172/15/12 /78 (The Federal Bank Ltd.) :

The Committee considered the application and noted that the proposal was to change the user of 372 sq.mtrs. from market area to branch of the Federal Bank Ltd., and that the location had been approved by the R.B.I. The Committee noted that the bank will serve a residential area and that there was no objection to the proposal with reference to the provisions of the D.C. Rules. The Committee after taking into account these factors decided that the proposed development should be permitted.

(4) Application No.173/21/12/78 (The Deccan Merchants Co-operative Bank Ltd.)

The Committee considered the application and noted that the proposal was to reconstruct a building which has consumed F.S.I. of 1.33 and put up a new building with 1.66 F.S.I., incorporating offices of a bank in addition to old tenants. The Committee further noted that while the existing 26 tenants proposed to be re-housed consisted of 11 residential tenements, 7 shop-cum-residential tenements, 7 shops and 1 gymnasium, the plans submitted by the applicant showed that the proposed development would comprise of shops and consulting rooms on the ground floor, offices and consulting room from 1st to 4th floors, and no residential tenements. The applicant had also failed to furnish the relevant information in the prescribed form relevant to the proposal to locate a bank in the proposed building. The Committee also noted that the applicant had not responded to the request for additional relevant information. Hence, and in view of the

fact.....

fact that there was no justification for consumption of F.S.I. of more than 1.33, the Committee 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.

(5) Application No.175/27/12/78 (Shri Haji Hasan Haji Khalil).

The Committee considered the application and noted that the proposal was for change of user from restaurant to branch of the Corporation Bank Ltd. The Committee noted that the R.B.I. had approved the proposed location of the bank and that the proposed bank user is permissible under the T.P. Scheme Rules and the D.C. Rules. The Committee after taking into account all these factors decided that the proposed development should be permitted.

The Committee noted that it had granted permission to one Dr. G.V. Acharya for change of user for Surgical and Nursing Home to branch of this bank on the ground floor of another building in this area. Dr. Acharya has since informed the BMRDA that he had no objection to the permission being revoked. The Committee, therefore, decided that the permission granted to Dr. Acharya for change of user to branch of bank (vide its Resolution No. 105 dated the 21st July, 1978) be revoked.

(6) Application No.176/30/12/78 (The Bholanath Co-operative Housing Society Ltd.)

The Committee considered the application and noted that the proposal was to change the car parking area of 93.30 sq.mtrs. to post office in the building at Vile Parle. As a result of the proposed development, the F.S.I. of the building would increase from 0.99 to 1.06. The Committee noted that the proposed development would result in exceeding the permissible limits of F.S.I. under the D.C. Rules in the area viz. 1.00 F.S.I. and reduction in the area for car parking required under the D.C. Rules. The Committee after taking into account all these factors felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be effected adversely. The application was, therefore, rejected.

The.....

359
413

The Committee then passed the following Resolution :-

RESOLUTION NO. 122 :

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) refuses 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) 170/14/12/78 | (2) 171/14/12/78 |
| (3) 173/21/12/78 | (4) 176/30/12/78 |

A. N. D

(II) grants permission, on behalf of the Authority under sub-section (3) of Section 13 of the said Act, to -

- (i) the Federal Bank Ltd. (Application No.172/15/12/78) for change of use from market area to branch of a bank in an area of 372 sq.mtrs. at Survey No.3184, Hissa No.C.S.85/1721, Plot No.128 G, Nav Shaukat Apartment, 8, Nowroji Hill Road, Bombay-19, and
- (ii) Shri Haji Hasan Haji Khalil (Application No.175/27/12/78) for change of user from restaurant to branch of bank on ground floor (131 sq.mtrs.) and mezzanine floor (65 sq. mtrs.) of the building on Final Plot No.16, T.P. Scheme II, Mahim, 170-A, Lady Jamshedji Road, Mahim, Bombay-16.

Item No. 4 : Proposed additional Part 5th and 6th Floors over the existing building at Plot No.9, New Marine Lines.

The Committee considered the Agenda Note, and noted that the B.M.C. had not granted the I.O.D. or the Commencement Certificate in respect of the proposed development, which fell within the purview of the BMRDA Notification, No.MC/RDM/3285/77, dated the 10th June, 1977, issued under Section 13 of the BMRDA Act, 1974. It was decided that the B.M.C. should be

informed.....

informed that the proposed development fell within the purview of the Notification under Section 13 and that its request to approve the proposal could not be accepted. If a formal application is received under Section 13 of the BMRDA Act, it would be considered by the competent authority.

Item No. 5 : Proposed Truck Terminal at Wadala-Anik - obtaining expert advice regarding drainage and hydraulic problems.

The Committee considered the Agenda Note. During the discussion it was noted that a substantial part of the land in question is under salt pans, about which there are some disputes between the Govt. of India and the State Govt. The BMRDA has been entrusted with the preparation of the revised layout of the Wadala-Anik Reclamation area with a view to modifying the Development Plan under Section 12(3) of the BMRDA Act. While it was agreed that the technical feasibility of the proposed truck terminal would require a study of the drainage and hydraulic problems of the area as proposed, the Committee felt that it would be desirable first to finalise the overall layout in which provision should be made for BMRDA projects like truck terminal, tollway, etc. The land could then be acquired, if necessary, on the basis of the modified Development Plan. It was agreed that the proposed study may be done at an appropriate stage when the action on these lines is progressed sufficiently.

Item No. 6 : Consultancy for preparation of a Detailed Project Report and detailed engineering design, layout, plans, and estimates for Vashi Inland Water Transport Jetty.

The Committee considered the Agenda Note, and noted that the Selection and Negotiating Committee set up under its Resolution No.115, dated the 27th October, 1978, had evaluated the offers received from the short list of consultants, approved under the same Resolution, having regard to the quality of approach and understanding of the work, experience and relevance of allotted personnel, time-frame for carrying out the work and the total cost of the proposal, and recommended the offer of the Consulting Engineering Services Ltd. as the most favourable from all aspects, including cost. The Committee, however,

felt.....

359

felt that it would be desirable to ascertain informally from some of the Indian clients of the Consulting Engineering Services Ltd. their opinion about the work done for them. The Committee approved the proposal in principle, subject to the Metropolitan Commissioner satisfying himself about the past performance of the Consulting Engineering Services Ltd. from other clients in India. The Committee then passed the following Resolution :-

RESOLUTION NO. 123 :

Resolved that the Committee approves in principle the proposal to select M/s. Consulting Engineering Services Ltd. (CES) for preparing the engineering design, layout, plans and estimates for the proposed Pilot Project of an Inland Water Transport Cargo Terminal at Vashi, New Bombay, Thane District, on the following terms :-

1. The work will be done by the Consulting Engineering Services Ltd. as per the stipulated terms of reference and as interpreted in their offer.
2. The work will be carried out within the time frame specified in para 4(ii) of the Agenda Note.
3. The cost of the work shall be as follows :-
 - (a) Cost of man-months, general and travelling expenses - Rs. 3,54,000/-
 - (b) Estimated cost of Model Studies - Rs. 15,000 (approx)
 - (c) Estimated cost of Hydrographic Surveys - Rs. 15,000 (approx)
 - (d) Cost of soil investigations -- - Rs. 1.5 lakhs.

(The actuals will depend on the tenders to be invited by the Consulting Engineering Services Ltd. in consultation with the BMRDA)

Resolved further that the Metropolitan Commissioner shall satisfy himself about the quality of the work done by the Consulting Engineering Services Ltd. for some of their

other.....

other clients in India and, if satisfied, execute the contract on behalf of the Authority in terms of this Resolution, subject to such modifications in the Work Programme and the estimated cost of the works viz. Model Studies, Hydrographic Studies and Soil Investigations, as may be necessary.

Item No. 7 : Formulation of Project Profile for Informal Sector.

The consideration of the Agenda Note was deferred to the next meeting.

Vp:14279.