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Date : 31ST MARCH, 1983.

The minutes of the Seventy Seventh Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 24th March, 1983, are enclosed.

*S.V. Asgaonkar*  
31/3/83  
( S.V. ASGAONKAR )  
SECRETARY,  
EXECUTIVE COMMITTEE.

To:

- The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya, Bombay-400 032. - Chairman.
- The Metropolitan Commissioner, B.M.R.D.A. - Vice-Chairman.
- The Chairman, T&C Board, BMRDA. - Member.
- The Chairman, WRM Board, BMRDA. - Member.
- The Chairman, HURE Board, BMRDA. - Member.
- The Municipal Commissioner, B.M.C. Bombay. - Member.
- The Managing Director, C.I.D.C.O., Bombay. - Member.
- The Secretary to the Govt. of Maharashtra, Urban Development Department, Mantralaya, Bombay. - Member.

INVITEES.

- The Financial Adviser, B.M.R.D.A.
- The Dy. Metropolitan Commissioner, BMRDA.
- The Member-Secretary, T&C Board, BMRDA.
- The Member-Secretary, WRM Board, BMRDA.
- The Member-Secretary, HURE Board, BMRDA.
- The Chief Engineer, EXECUTION Wing, BMRDA.
- The Legal Adviser, B.M.R.D.A.
- The Senior Urban Planner, B.M.R.D.A.
- The Sr. Planning Officer & Dy. Secretary, HURE Board, B.M.R.D.A.
- The Chief Accounts Officer, B.M.R.D.A.

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SEVENTY-SEVENTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 24th March, 1983(Thursday)

TIME : 10.00 A.M.

PLACE: Special Committer Room,  
Mantralaya (5th Floor).

MEMBERS PRESENT :

Shri R.D. Pradhan, Chief Secretary to the Government of Maharashtra.	-	Chairman.
Shri A.N.Batabyal, Metropolitan Commissioner, B.M.R.D.A.	-	Vice-Chairman.
Shri C.M.Correa, Chairman, HURE Board, B.M.R.D.A.	-	Member.
Shri L.C. Gupta, Secretary to the Govt. of Maharashtra, Urban Development Department, and Managing Director, CIDCO, Bombay.	-	Member.

INVITEES :

The Financial Adviser, B.M.R.D.A.  
The Member-Secretary, T&C Board, BMRDA.  
The Member-Secretary, HURE Board, BMRDA.  
The Chief Engineer, Execution Wing, BMRDA.  
The Director(Engineering Services and Projects),  
Municipal Corporation of Greater Bombay.  
The Legal Adviser, B.M.R.D.A.  
The Senior Planning Officer and Dy.Secretary,  
HURE Board, B.M.R.D.A.  
Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

Item No. 1 : Confirmation of the minutes of -

- (a) the 76th Meeting held on the 13th January, 1983.
- (b) the Special Meeting held on the 2nd March, 1983.

The minutes of both the Meetings were confirmed.

Item No. 2 : Action taken on the minutes of the 76th Meeting and the Special Meeting together with progressive action on the past decisions (part 'a' only).

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

Item No.3 : .....

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

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

(1) 410/25/01/83

(2) 411/07/02/83

(1) Application No.410/25/01/83 (M/s. Balmer Lawrie & Co. Ltd. Container Division.) :

The Committee considered the application and noted that the proposal was for addition to the existing building at Survey No.172, Jackeria Bunder Road in 'F' Municipal Ward thereby increasing the existing floor area from 5941.80 square metres to 6079.74 square metres. The intended addition was for providing cabins to some of the executives of the company who are presently accommodated in the common hall and also for providing a conference room for holding official meetings. The property falls in I-1 Zone and its small portion is earmarked for IE. Even with the intended addition the F.S.I. would have been 0.54 which is much below the restricted F.S.I. of 1.33. The proposal, however, amounted to creation of additional office space. If the desired permission were granted, the overall development of the Bombay Metropolitan Region is likely to be affected adversely. The application was, therefore rejected.

(2) Application No.411/07/02/83 (M/s. Balmer Lawrie & Co.Ltd. Grease Division).

The Committee considered the application and noted that the proposal was for construction of 4 new tanks for storage of grease in replacement of 5 old tanks at Jackeria Bunder Road, (Municipal No. of building 149) in 'E' Municipal Ward. The existing storage capacity of 365 kilolitres was proposed to be increased to 535 kilolitres (increase by 170 kilolitres i.e. about 50%). The 5 storage tanks under reference were proposed to be replaced as they have become old and rusty. The plot is situated in I-1 Zone (general industrial) Zone as per the proposals of 'F' Ward Development Plan of Bombay and is abutting on Jackeria Bunder Road. As per the remarks of the Bombay Municipal Corporation, the proposed storage tanks might fall in the sanctioned Regular Line of the 100'-00 Development Plan Road called as Sewri Road.

During the.....

During the course of discussion on this application, it was stated that as per Report on Warehousing Facilities and Transport Linkages prepared by the Tata Economic Consultancy Services, the storage of petroleum products in the Island City was found to be generally inadequate, However, the particular need of the applicant was not known. The Committee, therefore, again decided to reject the application for want of details, due to the statutory limit of disposing of such applications within 60 days of its receipt. It was, however, desired that BMRDA should have a dialogue with the applicant so as to find out whether they have an overall plan for a longer period, say next 5 years or so and whether in case additional storage is allowed, the same would in any way go contrary to the principles on which the Notification, under Section 13 of the BMRDA Act has been promulgated.

Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO.236 :

RESOLVED THAT in exercise of the powers conferred on it by clause (v) of the sub-section (2) of Section 7 of the Bombay Metropolitan Region Development Authority 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 refuses permission, on behalf of the Authority, under sub-section (3) of Section 13 of the said Act to M/s. Balmer Lawrie & Co.Ltd.(Application bearing Registration No.410/25/01/83) for addition to the existing building at Survey No.172, Jackeria Bunder Road, in 'F' Municipal Ward, for the reasons recorded in these minutes.

Resolved further that the application (bearing Registration No.411/07/02/83) of M/s. Balmer Lawrie & Co. Ltd. received in terms of Section 13(2) of the BMRDA Act, 1974, for construction of 4 new tanks for storage of grease in replacement of 5 old tanks at Jackeria Bunder Road, in 'E' Municipal Ward is hereby rejected for want of details.

Item No.4 : Approval of tender for reclamation in the area of 12.70 Ha. of land from C.S.No.8 included in proposed Truck Terminal at Wadala.

While introducing the Item, the Metropolitan Commissioner stated that as decided at the Special Meeting of the....

of the Committee held on the 2nd March, 1983, fresh bids in sealed covers were called for from 10 valid tenderers. The last date for receiving bids was 14th March, 1983. Only four tenderers submitted their bids, and only the lowest tenderer, M/s. Bharat Constructions modified their bid from 34% above estimate to 33% above estimate.

After consideration, the Committee passed the following Resolution :-

RESOLUTION NO.237:

RESOLVED THAT the Executive Committee in exercise of the powers under Section 7(2)(vi) of the BMRDA Act, 1974 and all other powers enabling it in this behalf recommends to the Standing Committee that lowest tender ( $\frac{2}{12}$ ) of M/s. Bharat Constructions at the reduced rate quoted by them at Rs.1,37,20,769.00 (Rupees One crore thirty seven lakhs twenty thousand seven hundred and sixty nine only) i.e. 33% above estimated cost put to tender for the work of reclamation in the area of 12.70 hectares of land from C.S.No.8 included in proposed Truck Terminal at Wadala be approved and the Metropolitan Commissioner be authorised to make necessary arrangements to enter into a contract with M/s. Bharat Constructions on behalf of the BMRDA.

Item No. 5 : Construction of BMRDA Building on Plot No.C-14,C-15 in 'E' Block of Bandra-Kurla Complex - Appointment of Agency for supervision for superstructure.

The Chairman, Executive Committee stated that in the light of the consensus on the subject, he discussed the matter with Shri C.M.Correa, Chairman, HURE Board. Now that Shri Correa's views are known to him, he will take a decision in the matter at an early date.

Item No. 6 : Preparation of select panels of Civil and Structural contractors for execution of BMRDA Projects.

During the course of discussion on this item, the Committee suggested that the proposed select panels should be suitable categories say A, B and C, etc. according to the range of estimated costs of the works on the lines of classifications made by P.W.D. Further, the select lists so prepared should be amenable to periodic (quarterly) reviews so that any desirable modifications in the lists by way of additions and/or deletions

can be incorporated....

can be incorporated therein. It was also desired that such tenders should then be of short notice period and that the firms on the select panels should be eligible to tender for these works. The Committee then passed the following Resolution :

RESOLUTION NO.238 :

RESOLVED THAT in exercise of the powers conferred on it by clause Nos.(iii),(iv) and (vii) of sub-section (2) of Section 7 of the BMRDA Act, 1974, and all other powers enabling it in this behalf, the Executive Committee hereby approves the proposal of compilation of select panel of Civil and Structural Contractors for execution of various BMRDA Projects and sub-works of projects of following descriptions, subject to the modifications as suggested above :-

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|---|---|---|
| 1) Select Panel No.I  | : | Piling works and Foundation works.  |
| 2) Select Panel No.II<br>(to be sub divided under suitable categories). | : | Other Civil and Structural works including providing infrastructural facilities for land development works. |

Further resolved that the Metropolitan Commissioner is authorised to invite applications by public advertisement for enrollment of eligible contractors in the select panels on the basis of the agenda item note and that the Metropolitan Commissioner is authorised to scrutinise applications and to recommend a select list of not more than ten eligible contractors for each panel from amongst the applicants for approval of the Executive Committee.

Item No.7 : Suggestion made by the Chairman, BMRDA to associate Vice-Chairman, BMRDA with the Selection Committees for appointment of staff in BMRDA.

The Item was allowed to be withdrawn.

Item No.8 : Architectural and Urban Design Consultancy for Truck Terminal at Wadala.

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

RESOLUTION NO.239 :

RESOLVED THAT the Executive Committee having considered the report of the 'Steering Committee for Architectural and Urban Design Consultancy for Truck Terminal' appointed by it, agrees with the recommendations

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of the Steering Committee to appoint M/s. STUP Consultants Ltd. (together with Mr. Jasbir Sawhney, Architect) as Consultants for the development of integrated architectural and urban design for truck terminal at Wadala at the overall total cost of Rs.1,80,000/-.

Resolved further that the Metropolitan Commissioner is hereby authorised to take further necessary actions to get the consultancy work completed in accordance with the agreed scope of work and terms of reference, as included in the 'Design Brief' (copy annexed to the report of the Steering Committee) and the STUP Consultants proposal as amplified by their clarifications vide P/896/2/JSP:RG/2385 dated March 3, 1983 and P/896/PVN:CGH/519 dated March 14, 1983.

Resolved also that the Metropolitan Commissioner is hereby authorised to execute an agreement of contract on behalf of the Authority with M/s. STUP Consultants in terms of this Resolution.

Item No. 9 : Association of Metropolitan Development Authorities in India - Institutional membership of -

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

RESOLUTION NO.240 :

Resolved that the BMRDA shall become a member of the Association of Metropolitan Development Authorities in India, and that the Metropolitan Commissioner being the Chief Executive, shall be one of its representatives. It is further resolved that the Metropolitan Commissioner is authorised to nominate an Officer to represent the BMRDA as its second representative in the Association, and that the Metropolitan Commissioner is authorised to contribute the necessary membership fees to the Association annually.

Item No. 10 : Schemes for the Water Front Development of Backbay Reclamation Area.

The Committee noted that the scheme under reference was already approved at the Executive Committee Meeting, held on 8th June, 1981. The same was, however, again brought before the Committee in view of the letter, dated the 7th January, 1983, from the Secretary, Urban Development Department wherein it was suggested to consider a scheme of minimum reclamation without.....

reclamation without going in for any construction, shopping, etc., The scheme earlier approved by the Committee was then explained to the Committee and was also noted. However, the Committee did not pass any fresh orders.

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

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