


No.EXC/MTG/82(ADJ)

331
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY
Griha Nirman Bhavan
5th Floor
Bandra (East)
Bombay-400 051.

Date : October 21, 1983.

The minutes of the Adjourned Eighty-second Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 28th September, 1983, are enclosed.


(J.R. SANSARE)
Secretary
EXECUTIVE COMMITTEE

To :

The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya.	- Chairman
The Metropolitan Commissioner, B.M.R.D.A.	- Member
The Secretary to the Govt. of Maharashtra, Urban Development Department, Mantralaya.	- Member
The Secretary to the Govt. of Maharashtra, Housing and Special Assistance Department, Mantralaya.	- Member
The Municipal Commissioner, Bombay Municipal Corporation.	- Member
The Managing Director, C.I.D.C.O., Bombay.	- Member
Shri Charles M. Correa, 9, Mathew Road, Bombay-400 004.	- Member
Shri Shirish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, Bombay-23.	- Member
Dr. P.G. Patankar, Director, Central Institute of Road Transport (Training and Research), Poona-Nasik Road, Pune-411 026.	- Member

INVITEES :

The Financial Adviser, BMRDA.
The Dy. Metropolitan Commissioner, BMRDA.
The Chief, T&C Division, BMRDA.
The Chief, T&CP Division, BMRDA.
The Chief, Planning Division, BMRDA.
The Chief Engineer, Engineering Division, BMRDA.
The Senior Planner, T&CP Division, BMRDA.
The Legal Adviser, B.M.R.D.A.

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ADJOURNED EIGHTY-SECOND MEETING OF THE EXECUTIVE COMMITTEE, B.M.R.D.A.

DATE : 28th September, 1983(Wednesday)

TIME : 10.00 A.M.

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

MEMBERS PRESENT :

- Shri R.D. Pradhan, Chief Secretary to the - - Chairman
Government of Maharashtra,
General Administration Department.
- Shri A.N. Batabyal, Metropolitan - Member.
Commissioner, B.M.R.D.A.
- Shri N. Ranganathan, Secretary to the - Member.
Government of Maharashtra,
Urban Development Department.
- Shri S.S. Tinaikar, Secretary to the - Member.
Government of Maharashtra,
Housing and Special Assistance
Department, Mantralaya.
- Shri D.M. Sukthankar, Municipal - Member.
Commissioner, Bombay Municipal
Corporation, Bombay.
- Shri L.C. Gupta, Managing Director, - Member.
C.I.D.C.O., Bombay.
- Shri Charles M. Correa, - Member.
Correa Consultant, 9, Mathew Road,
Bombay-400 004.

INVITEE :

The Chief, Town & Country Planning
Division, B.M.R.D.A.

Shri J.R. Sansare, Secretary, Executive Committee, BMRDA.

Item No.6 : Selection of an Agency for
Architectural and Urban Design
Consultancy contract for the
proposed Wholesale Textile Markets
in Block 'G' of Bandra-Kurla Complex.

At the outset, the Metropolitan Commissioner
briefly explained the background of inviting offers
from panel of Architects for selection of an Agency
for Architectural and urban design Consultancy
contract for the Wholesale Textile Markets in Block
'G'. He also stated that the Committee appointed
for advising BMRDA on selection of the Architect

for design.....

for design of the District Centre at Oshiware was requested to examine the Schemes submitted by the Architects for the proposed Wholesale Textile Market in Bandra Kurla Complex. The report of the Committee was also read out. Shri Correa pointed out that the view of the Committee was that the basic problem which required understanding in terms of fulfilling the needs of material handling and also human movement and synthesis of design was not properly dealt with and none of the designs fully satisfied the trucks, cars, handcarts and pedestrians needs in an effective manner at the desired levels. The climatic needs and climatic problems of Bombay with a view to fulfilling the essential ventilation requirement in the planning and design needed to be considered further. Shri Correa added that the Committee, however, felt that M/s. CONSOL, M/s. Sthapatya Kendra and M/s. Suryakant Pawar had attempted to produce design with some level of competence but it observed that users programme needs further inter-action and clarification. The Metropolitan Commissioner pointed out that the design brief furnished to the Architects could not be precisely prepared on account of certain inherent difficulties but the same was prepared on the same basis as the one approved by the Committee appointed by the Executive Committee for Truck-Terminal Project at Wadala.

After discussion, it was decided that a joint meeting of the users, concerned BMRDA Officers and 3 architectural firms short listed by the Committee be arranged so as to find out the requirements of the users. Shri Charles Correa was also requested to be present at the joint meeting to guide the deliberations.

After this is done, the firms should be asked to **prepare** a conceptual layout plan for the entire Block 'G' within a period not exceeding one month, which

will indicate....

will indicate the development of the market complex in phases as per the land reclamation programme - such as Phase I, Phase II, Phase III. The conceptual layout plan will also indicate circulation movement at various levels (including godown and shop level) showing separately and distinctly :-

- a) Truck movement and idle parking,
- b) Cars movement and parking,
- c) Taxies movement and parking,
- d) Hand-carts movement and parking,
- e) Shop occupants and visitors' movement.

In addition to this, the Architects should also show the diagrammatic plans at shop level and godown level of the market buildings showing main features of men and material movement and cross sections of the market building showing clearly the various levels, their inter linkages and fulfilment of essential ventilation requirements considering climatic problems of Bombay. The Architects should be further informed to accommodate specific number of units in the entire 'G' Block and Phase I with a proviso that the FSI shall not exceed 2.00 in respect of markets and para commercial plots provided in the layout.

The Group consisting of 3 expert members of the Executive Committee, Metropolitan Commissioner, Municipal Commissioner for Greater Bombay and Secretary, Urban Development Department, was authorised to select one of the firms to finally prepare the layout plan in detail (scope as per Annexure I) for which the firm should be awarded not more than Rs.1.5 lakhs lumpsum. The other two firms will not be given any fees.

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



ANNEXURE - I

ANNEXURE- I

The scope of the work to be done by the selected firm for finally preparing the layout plan -

After the approval of the conceptual plan, the Consultant shall prepare the final plans including dimensioned drawings (excluding detailed building drawings) which will include :-

- i) Final layout plan (scale 1:1000) showing roads, amenities, common activity areas, market buildings, godowns, buildings of commission agents, residential areas, etc. (statement of detail landuse analysis should accompany the final layout).
- ii) Diagramatic plan (scale 1:1000) indicating placement and levels of infrastructure i.e. water supply line, sewerage and drainage lines, surface drainage, power supply, telephone connections, etc.
- iii) A plan (scale 1:1000) showing movements of trucks, cars, taxies, hand-carts and pedestrians. This plan should also show widths of various roads and cross sections, parking areas of different vehicles, taxi stands etc.
- iv) For Phase I and subsequent phases, the Consultant shall also specify the architectural controls including control drawings (scale 1:500) (showing form, heights, built-up space, etc.) for buildings of markets, commission agents and other typical buildings to be constructed.
- v) Rough cost estimates, (with quantities) of all infrastructure items including cost of public areas and facilities.

(NOTE : Consulting Engineer will have to be engaged by the Architects for preparing utility and other drawings and marketing cost estimates. The charges of Consulting Engineer will not be paid separately.)

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