


No. EIC/MTG/20.

(187)

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

Date : 5th January, 1978.

The minutes of the twentieth meeting of the  
Executive Committee of the B.M.R.D.A. held on the 30th  
December, 1977, are enclosed.

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

To:

- Shri S.V. Bhawe, Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya, Bombay-400 032. - Chairman.
- Shri B.N. Adarkar, Chairman, Transport & Communications Board, B.M.R.D.A. - Member.
- Shri C.M. Correa, Chairman, Housing, Urban Renewal and Ecology Board, B.M.R.D.A. - Member.
- Shri N.G.K. Murti, Chairman, Water Resources Management Board, B.M.R.D.A. - Member.
- Shri E.G. Deshmukh, Municipal Commissioner, Municipal Corporation of Greater Bombay - Member.
- Shri B.S. Dhavle, Metropolitan Commissioner and Vice-Chairman, Executive Committee, B.M.R.D.A.
- Shri G.H. Lalwani, Secretary to the Government of Maharashtra, Urban Development & Public Health Department, Mantralaya, Bombay - 400 032 - Member.
- Shri B.S. Dhavle, Managing Director, CIDCO, Bombay - Member.

INVITEES :

- The Financial Adviser, B.M.R.D.A.
- The Deputy Metropolitan Commissioner, B.M.R.D.A.
- The Member-Secretary, Housing, Urban Renewal & Ecology Board, B.M.R.D.A.
- The Member-Secretary, Transport & Communications Board, B.M.R.D.A.
- The Member-Secretary, Water Resources Management Board, B.M.R.D.A.
- The Legal Adviser to the B.M.R.D.A.
- The Consultants.

MINUTES OF THE TWENTIETH MEETING OF THE  
EXECUTIVE COMMITTEE OF B.M.R.D.A.

Date : 30th December, 1977.  
Place : Special Committee Room,  
5th Floor, Mantralaya.

Members Present :

- Shri S.V. Bhawe, Chief Secretary to the Govt. of Maharashtra - Chairman.  
Shri B.S. Dhavle, Metropolitan Commissioner, BMRDA, and Managing Director, CIDCO - Vice-Chairman.  
Shri N.G.V. Murti, Chairman, W.R.M. Board, BMRDA - Member.  
Shri G.H. Lalwani, Secretary to the Govt. of Maharashtra, U.D. & P.H.D. - Member.  
Shri S.D. Sule, Secretary, Executive Committee, BMRDA.

Invitees :

- The Financial Adviser, BMRDA  
The Deputy Metropolitan Commissioner, BMRDA.  
The Member-Secretary, HURE Board.  
The Member-Secretary, T. & C. Board.  
The Member-Secretary, W.R.M. Board.  
The Legal Adviser, BMRDA.  
The City Engineer, B.M.C.  
The Dy. City Engineer, B.M.C.

Item No. 1 : Confirmation of the minutes of the last  
(Nineteenth) meeting.

The minutes of the Nineteenth meeting of the Executive Committee held on 2.12.1977 were confirmed.

Item No. 2 : Action taken on the minutes of last  
(Nineteenth) meeting.

Action taken on the minutes of the Nineteenth meeting of the Executive Committee, held on the 2nd December, 1977, was noted.

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) 54/7/11/77 | (5) 58/9/11/77  |
| (2) 55/7/11/77 | (6) 59/9/11/77  |
| (3) 56/8/11/77 | (7) 60/14/11/77 |
| (4) 57/8/11/77 | (8) 61/14/11/77 |

Contd.....(9)...

- |                  |                  |
|------------------|------------------|
| (9) 63/16/11/77  | (13) 67/30/11/77 |
| (10) 64/21/11/77 | (14) 68/2/12/77  |
| (11) 65/23/11/77 | (15) 69/2/12/77  |
| (12) 66/24/11/77 | (16) 71/6/12/77. |

2. The Committee considered each application and decided as follows :-

Application No.54/7/11/77 (Shri Narendra Mulji)

The Committee noted that the applicant had sought permission for the addition of 1860.79 sq.m. to the existing building for use as godown and warehouse. The applicant had proposed this user as he could not obtain the N.O.C. from the Directorate of Industries for using it as Industry. The Committee considered that the use of the additional area as a warehouse would further aggravate congestion in this area of the City. The Committee felt, that if the desired permission were granted, the overall development of the Metropolitan Region was likely to be affected adversely. The application was, therefore, rejected.

Application No.55/7/11/77 (General Manager, Western Railway).

The Committee noted that the proposal envisaged construction of 88 tenements of 192.16 sq.m. each, including servants quarters. The Committee could not accept the plea of the applicant that it was necessary to utilize this particular plot of land to the maximum possible extent in order to accommodate the officers working at Churugate. The Committee found no merit in the justification given by the applicant for addition of 16909.86 sq.m. to the existing floor area of 3995.18 sq.m. for residential purposes, increasing the F.S.I. from 0.65 to 3.40. 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.

Application No. 56/8/11/77 (Divisional Engineer  
Phones- Telephone Exchange in Mankhurd area.)

The Committee considered carefully the proposal

for.....



for the construction of a technical building, having a floor area of 4313.34 sq.m. for installation of 10,000 new telephone lines and a residential building of 361.50 sq.m. floor area for six residential quarters for technical officers, who were required to remain on the premises for maintaining the equipment installed in the exchange building, and decided that the permission, applied for, should be granted subject to Government's approval being obtained as required under the Development Control Rules for Greater Bombay.

The Committee desired that the construction of the telephone exchange building at this location should be taken into account by the Bombay Municipal Corporation while considering the application made by the Bombay Telephone separately to the B.M.C. for changing the existing reservation for telephone exchange in this area.

Application No.57/8/11/77 (Divisional Engineer  
(Phones)-Construction of building in C.T.O.  
Compound on M.G. Road and Churchgate Street.).

The Committee considered carefully the proposal of the Bombay Telephones to construct Telcom II<sup>nd</sup> Phase building resulting in an increase in the floor area <sup>upto</sup> 3.22 F.S.I. The Committee noted that the proposal was to install 20,000 lines for new Telephone Exchange, Telex Exchange, Special Services etc. in the new building which is to come up near the 1st Phase building already constructed. It was also noted that the proposal included utilization of 2923 sq.m. for office accommodation and would involve employment of 320 additional persons working round the clock in shifts. The Committee felt that such heavy concentration of lines, and related office space and residential quarters in one plot was not justified in the context of the exceedingly congested conditions in this particular area of the City, and that it should be possible for the Bombay Telephones to relocate the proposed development at some other suitable site in the area. The F.S.I. permissible in this area according to the Development Control Rules is 2.45. Before the demolition of a part of the old C.T.O. building, the F.S.I. of the plot was 2.248. The Committee,

therefore.....

therefore, decided that the permission should be granted for construction of building only to the extent of utilisation of F.S.I. of 2.45. The Committee considered that, if for technical reasons, it was absolutely unavoidable for the entire development to be located in the same plot, the Bombay Telephones could apply again giving full and clear-cut justification for the proposal.

Application No.58/9/11/77 (Kanji Bharmal, C/O M/s Mahendrakumar Kanji & Co.).

The Committee noted that the proposed use as wholesale business was not permissible as per Development Control Rules. The Committee found no merit in the justification given by the applicant for the change of use of the floor area of 438.25 sq.m. from 'shop' to wholesale (and retail) trade. 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.

Application No.59/9/11/77 (Crompton Greaves).

It was noted that the proposal involved shifting of 210 office workers from other premises of the applicant in Bombay and employment of 60 additional persons within the next 3 years. The applicant will not be vacating any of the office premises from which the office workers in question are proposed to be shifted. This would result in increasing the net office accommodation of the applicant in South Bombay. The Committee thus did not find sufficient merit in the justification given by the applicant for the addition of 5933 sq.m. to the existing floor area of 2242 sq.m. for the expansion of his office located on Dr. Annie Besant Road, Worli. 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.

Application No.60/14/11/77 (Shri M.S. Vazir, Trustee, Arab Mosque.)

The Committee considered the plea of the applicant that the additional floor is to be used

only.....



-: 5 :-

for Prayer Hall. It was noted that the existing building already has residential tenements, shops and stores etc., and that it was not being used exclusively for the purposes of a prayer Hall. The proposed addition to the building would increase the F.S.I. to 1.51, and add to the congestion already existing in the area. The Committee did not find sufficient merit in the justification given by the applicant for the addition of a second floor measuring 250.21 sq.m. to the existing building. 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.

Application No.61/14/11/77 (General Manager  
(Works), Mazgaon Dock Ltd.)

The Committee decided that the permission applied for viz. addition of 327 sq.m. to the existing floor area of 43711 sq.mtrs., raising the F.S.I. from 0.357 to 0.360 for the purpose of accommodating part of the existing offices should be granted.

Application No.63/16/11/77 (Tarabaug Aikayawardhak  
Co-operative Housing Society Ltd.).

The Committee considered the plea of the applicant that the proposed development was for persons belonging to economically weaker section and felt that it should be possible for the applicant to provide suitable accommodation for such persons without raising the F.S.I. beyond 1.33. The Committee did not find sufficient merit in the justification given by the applicant for the reconstruction of the building for residential purpose increasing the F.S.I. from 1.38 to 1.63. 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.

Application No.64/21/11/77 (M/s Mohamed  
Saifce & Brothers.)

The plea of the applicant that the additional

area.....

area was being constructed for owners' use was not considered to be relevant. The Committee found no merit in the justification given by the applicant for the addition of 75.87 sq.mtrs. to the existing floor area of 603.05, raising the F.S.I. from 1.44 to 1.62. 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.

Application No.65/23/11/77(Shantilal M.Modi).

The plea of the applicant that he was entitled to additional F.S.I. in lieu of the set back of land handed over to the Bombay Municipal Corporation in January, 1977, was not considered to be relevant. It was also noted that though the purported use was for a hospital to be run by Public and Charitable Trust, there was no complete, and effective transfer of the property to the trust. The Committee found it difficult to appreciate how the application was presented on behalf of a Public Charitable Trust when the property intended to be developed did not vest in such Trust. An increase in the F.S.I. in the already congested part of the City was not considered desirable. The Committee thus found no merit in the justification given by the applicant for the addition of 405.21 sq.mtrs. to the existing floor area of 700.59 sq.mtrs., raising the F.S.I. from 1.20 to 1.66. 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.

Application No.66/24/11/77(Shri Ratilal Mistry,  
M/s Maharashtra Industrial Corporation).

The Committee noted that the applicant proposed to develop the plot for locating a warehouse in an Industrial area as he could not obtain permission from the Government for the establishment of an industry. The Committee, felt that the construction of a warehouse would aggravate congestion in the area. The Committee thus found no merit in the justification given by the applicant

for.....



for construction of a warehouse with a floor area of 1782.40 sq.mtrs. 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.

Application No.67/30/11/77(Shri Jyotindra Manharlal Vakil).

The Committee noted that the number of tenements was proposed to be increased from 3 to 11. The plea of the applicant, that the proposal was submitted for approval of the B.M.C. on the 8th April, 1977 and was unavoidably delayed, was not considered to be relevant. The proposed increase in the F.S.I. beyond 1.33 would increase the congestion in the area. The Committee found no merit in the justification given by the applicant for the reconstruction of the building, with a floor area of 1097.3 sq.mtrs., raising the F.S.I. from 1.46 to 1.62. 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.

Application No.68/2/12/77(M/s Mhatre Pen & Plastic Industries Pvt. Ltd.)

The Committee decided, that having regard to the proposal of the Bombay Telephones to utilise the building for the opening of an Area Telephone Office as part of the scheme for decentralisation of the day to day routine work of the Department and the fact that it would involve shifting of office employees from its offices in Colaba and Fountain Telecommunication Building in the Fort area without any net addition to the number of office employees, permission should be granted for the change of use of the main building consisting of ground and three floors with a floor area of 7225 sq.ft., subject to the change of user from Industry to Office being permitted by Govt. in the appropriate Department. The Committee did not, however, agree to the change of use of 74 sq.ft. from factory to office in the said building owned by Mhatre Pen & Plastic Industries Pvt. Ltd.

Applicantion No.69....



Application No.69/2/12/77(M/s Hansraj  
Fragji & Co.)

The plea of the applicant that the additional warehouse facility was required for storing and handling the large quantity of edible and non-edible oils, which was being imported was not considered to be relevant. The additional warehousing facility would increase the congestion in the area. The Committee thus found no merit in the justification given by the applicant for addition of 529.86 sq.mtrs. to the existing floor area of 2182.27 sq.mtrs. for the purpose of construction of a godown shed and oil tanks. 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.

Application No.71/6/12/77(Baliwalla & Homi(P)Ltd.)

It was noted that the proposal envisaged addition of three tenements to the existing 20 tenements in the building. The plea of the applicant that he was entitled to the increased F.S.I. in lieu of the set back of land handed over to the B.M.C. and that he had paid the price for the property on the assumption that he would be entitled to utilise the proposed F.S.I., was not considered to be relevant. The increase in the floor area would add to the congestion in this area. The Committee thus found no merit in the justification given by the applicant for the addition of the 313.82 sq.mtrs., to the existing floor area of 3156.39 sq.mtrs., raising the F.S.I. from 2.21 to 2.42, for residential purpose. 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.76 : Resolved that, in exercise of the powers conferred on it by Clause (v) of sub-section (2) of Section 7 of the B.M.E.D.A. Act, 1974, read with Sub Section (1) of Section 13 of the said Act, and all other powers enabling it in this behalf,

the.....

the Committee hereby -

(i) refuses permission on behalf of the Authority under Sub Section (3) of Section 13 of the said Act, to persons or authorities, who have presented applications, bearing the following registration numbers, for the reasons recorded in this minute.

- (1) 54/7/11/77
- (2) 55/7/11/77
- (3) 58/9/11/77
- (4) 59/9/11/77
- (5) 60/14/11/77
- (6) 63/16/11/77
- (7) 64/21/11/77
- (8) 65/23/11/77
- (9) 66/24/11/77
- (10) 67/30/11/77
- (11) 69/2/12/77
- (12) 71/6/12/77

and (ii) grants permission on behalf of the Authority under Sub-Section (3) of Section 13 of the said Act, to persons or Authorities, who have presented applications bearing the following registration numbers, to undertake the development applied for by them, subject to the limitations and conditions mentioned against them.

Registration number of application.	Limitations/Conditions.
(1)	(2)
1) 56/8/11/77	Construction of 4313.34 sq.m. for technical building and 361.50 sq. mtrs. for residential quarters of staff, the total F.S.I. being not more than 0.82, subject to Government approval being obtained as required under the Development Control Rules for Greater Bombay.
2) 57/8/11/77	Construction of Telephone Exchange Building for installation of Telecommunication equipment,



Registration  
number of  
application!

Limitations/Conditions

office and residential quarters  
of essential staff, to the extent  
of increasing the F.S.I. of the  
plot to not more than 2.45.

3) 61/14/11/77

Addition of 327 sq.mtrs. to the  
existing floor area of 43711 sq.  
mtrs. for the purpose of office  
accommodation raising the F.S.I.  
from 0.357 to not more than  
0.360.

4) 68/2/12/77

Change of use of the main  
building only, having ground  
plus three floors with a floor  
area of 7225 sq.ft. from factory  
to the Area Office of Bombay  
Telephones, subject to the change  
of user from Industry to office  
being permitted by Government  
in the appropriate Department.

Item No. 4 : Backbay Reclamation Scheme.

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

RESOLUTION 77 : Resolved that the State Government  
be requested to consider the revised layout of  
Backbay Reclamation Scheme, along with the  
recommendations of the ad hoc technical Committee  
appointed by the Government in the Urban Development  
Department, under the Chairmanship of Secretary to  
the Government in the Buildings and Communications  
Department, and expedite its decision on the  
proposals made by the Committee.

Item No. 5 : Bombay Urban Transport Project  
(B.U.T.P.) - Periodical Progress Report.

The Committee noted the progress report.

Item No. 6 : Continuance in service of  
Shri H.L. Phadke, Deputy Accountant.

The Committee considered the Agenda Note

and.....



-:11:-

and passed the following resolution :-

RESOLUTION NO.78 : Resolved that, in exercise of the powers vested by clause (ii) of sub-section (2) of Section 7 of the B.M.R.D.A. Act, 1974, and all other powers enabling it in this behalf, the Executive Committee approves the continuance of the term of appointment of Shri H.L. Phadke, Deputy Accountant, for six months from 12.1.1978 on the same terms and conditions as hitherto.

Resolved further that cases of recruitment and continuance of retired personnel are covered by Rule 5(g) of the Appointment of the Staff (Procedure) Rules, 1977, and that the authorities specified in the Statement under the proviso to Rule 7 of the said Rules may take a decision on proposals for the recruitment and continuance of retired personnel under Rule 5(g) ibid.

Item No. 7 : Additions and alteration to the electric fittings in the West Wing of the 19th floor of the New Administrative Building.

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

RESOLUTION NO.79 : Resolved that the Executive Committee, in exercise of powers conferred by Section 7(2) (vi) of B.M.R.D.A. Act, 1974, and all other powers enabling it in this behalf, accords post facto approval, to the work of additions and alterations to the electric fittings in the West Wing of the 19th Floor of New Administrative Building occupied by the Transport & Communications Board, carried out through the Executive Engineer, Bombay Electrical Division, Bombay and estimated to cost Rs.3,853/-.

Item No. 8 : Reporting cases of exercise of powers delegated by the Executive Committee.

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

RESOLUTION NO.80 : Resolved that the case of exercise of powers delegated by the Executive Committee reported in the Agenda Note, is noted.

Item No. 9 : Staff requirements of a Physical Planning Unit in the MURE Board.

The Committee considered the Agenda Note and

passed.....

passed the following Resolution :

RESOLUTION NO.81 : Resolved that in exercise of the powers delegated by Resolution 38, dated 17.11.1976, of the Standing Committee, the Executive Committee sanctions the creation of one post of Senior Planning Officer in the scale of pay of Rs.900-50-1500 (to be revised and brought on par when the pay-scale for Deputy Director of Town Planning is revised by Govt.), and one post of Associate Architect in the scale of pay of Rs.650-45-1100-50-1200, for the Physical Planning Unit of the H.U.R.E. Board.

-0-0-0-0-0-

Vp:4.1.