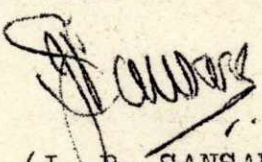


No. EXC/MTG/91.

4245
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan, 5th Floor,
Bandra(East), Bombay-400 051.

Date : 30th October, 1984.

The minutes of the Ninety-First Meeting of the
Executive Committee of the Bombay Metropolitan Region
Development Authority, held on the 22nd October, 1984,
are closed.


(J. R. SANSARE)
SECRETARY,
EXECUTIVE COMMITTEE.

To:

The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya.	- Chairman
The Metropolitan Commissioner, BMRDA.	- 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, CIDCO, Bombay.	- Member
Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 1, Mathew Road, Bombay-400 004.	- Member
Shri Shrish B. Patel, SPA Consultants Pvt. Ltd., 1, Nagindas Master Road, Bombay-400 023.	- Member
Dr. P. G. Patankar, Director, Central Institute of Road Transport, (Training and Research), Poona-Nasik Road, <u>Pune-411 026.</u>	- Member

INVITEES :

The Financial Adviser, 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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NINETY-FIRST MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 22nd October, 1984 (Monday).

TIME : 11.00 A.M.

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

MEMBERS PRESENT :

- Shri R.D. Pradhan, - Chairman.
Chief Secretary to the Govt.
of Maharashtra, General
Administration Department.
- Shri A.N. Batabyal, - Member
Metropolitan Commissioner.
- Shri N.R. Ranganathan, - Member
Secretary to the Government
of Maharashtra, Urban
Development Department.
- Shri Lalit Doshi, - Member
Secretary to the Government
of Maharashtra, Housing and
Special Assistance Department.
- Shri D.M. Sukthankar, - Member
Municipal Commissioner,
Bombay Municipal Corporation.
- Shri L.C. Gupta, - Member
Managing Director, CIDCO.
- Dr. P.G. Patankar. - Member.

INVITEES :

- The Financial Adviser, B.M.R.D.A.
- The Chief, T&C Division, B.M.R.D.A.
- The Chief, T&CP Division, B.M.R.D.A.
- The Chief, Planning Division, B.M.R.D.A.
- The Chief Engineer, Engineering Division, B.M.R.D.A.
- The Director (Engineering Services & Projects),
Municipal Corporation of Greater Bombay.
- The Legal Adviser, B.M.R.D.A.
- Shri J.R. Sansare, Secretary, Executive Committee, BMRDA.

Item No. 1 : Confirmation of the minutes
of the last (90th) Meeting.

The minutes were confirmed by the Committee.

Item No. 2 : Action.....

Item No. 2 : Action taken on the minutes of the last (90th) Meeting - together with progressive action on the past decisions (Parts 'a' and 'b').

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

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

The application bearing registration No.458/25/9/84 (The Managing Director, Hotel Leela Venture Ltd.) was placed on the Table.

The Committee considered the application and noted that the proposal was for construction of a Five Star Residential Hotel on Survey Nos. 1404, 1405, of village Marol, Sir Mathuradas Visanji Marg, in 'K-East' Municipal Ward. As per sanctioned Development Plan, the land under reference fell in 'R' Zone. The said land was included in Commercial Zone in Revised Development Plan published by the Bombay Municipal Corporation. The applicant had stated that location of the hotel near the International Airport at Sahar was ideally situated for Five Star Hotel which would cater mainly to the foreign tourists and passengers transitting through the International Airport, Bombay. The Tourism Department of the Government of India had treated this Hotel as priority hotel. It was also noted that Government of Maharashtra in Urban Development Department under their letters, No.FSI 1183/3220/CR-571/83/UD-4, dated 16th November, 1983 and 17th November, 1983, have sanctioned additional F.S.I. of 50% on the net area of the plots. The Architect of the applicant had informed that Civil Aviation Department and shown willingness to grant clearance to height upto 144 feet above mean sea level and had Produced letter to that effect. The proposed height of the building (Top 132 feet above mean sea level) was, therefore, permissible. It was further noted that the proposed Five Star Hotel would generate large volume of traffic which would enter and leave by the access roads proposed from Sahar International Airport Approach Road and the Andheri-Kurla Road. Since the

traffic.....

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traffic on Andheri-Kurla Road was already very congested as also the Sahar International Airport Road would carry a heavy vehicular traffic with growth in International air traffic in future, it was thought that traffic entering and leaving the proposed Five Star Hotel might impede the traffic flow on these two important roads. The Committee, therefore, agreed to prescribe the following measures suggested in the Office Note :-

- "(1) No right turn for the traffic entering and leaving the proposed hotel on Andheri-Kurla Road and Sahar International Airport approach road shall be allowed i.e. the hotel traffic shall be allowed only left turns from the above roads, and;
- (2) As a corollary to the above condition, no breaks in the medians of both above important roads shall be allowed so that the right turn of the traffic is prevented."

In the past, the Executive Committee had already recommended to State Government grant of additional F.S.I. to the extent of 50% for the Tourist Hotels in Suburbs. The proposal under consideration was in consonance with the policy recommended by the Executive Committee. The Committee, therefore, granted permission applied for, as sanctioned by State Government, subject to the two conditions mentioned above.

Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO.283 :

"Resolved that in exercise of the powers conferred on it by clause (iv) of the sub-section (3) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974, (as amended upto date) read with sub-section (1) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to M/s. Hotel Leela Venture Ltd. (Application bearing Registration No.458/25/9/84) for construction of a building of Five Star Residential Hotel on Plots bearing C.S. No.1404 and 1405 of Village Marol in 'K (East)' Municipal Ward with F.S.I. not exceeding 1.5,

as sanctioned.....

as sanctioned by the State Government, for the reasons recorded in the minutes, subject to the following conditions :

- (1) No right turn for the traffic entering and leaving the proposed hotel on Andheri-Kurla Road and Sahar International Airport Approach Road shall be allowed i.e. the hotel traffic shall be allowed only left turns from the above roads, and;
- (2) As a corollary to the above condition, no breaks in the medians of both above important roads shall be allowed so that the right turn of the traffic is prevented."

Item No. 4 : Awarding Tender for the work of construction of internal roads in the Wholesale Textile Market Complex in the 'G' Block of the Bandra-Kurla Complex.

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

RESOLUTION NO.284 :

"Resolved that the Executive Committee under the powers vested in it under clause (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974, hereby approves the lowest tender of M/s. S.N. Shah and Company at the percentage rate of 31.33% (Thirty-one point thirty three percent) below the estimated cost of Rs.91,35,000/- put to tender for the work of construction of internal roads in the Wholesale Textile Market Complex in the 'G' Block of the Bandra-Kurla Complex.

"Resolved further that the Metropolitan Commissioner is authorised to accept the lowest tender and finalise contract agreement with the selected agency for execution of the work."

Item No. 5 : Protection of land in 'H' Block of the Bandra-Kurla Complex -
Appointment of Guarding Agency.

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

RESOLUTION NO.285 :

"Resolved that the Executive Committee in exercise of the powers under Section 7(3)(iii) of the

BMRDA.....

BMRDA Act, 1974 (as amended upto-date) and all other powers enabling it in this behalf hereby approves and accords post-facto sanction to the action taken by the Metropolitan Commissioner in entrusting the work of guarding of plot in 'H' Block of the Bandra-Kurla Complex to M/s. K.G. Industrial Security Services Pvt. Ltd., Bombay with effect from 18.9.1984 at the rate of Rs.3,000/- (Rupees Three thousand only) per month for a period of one year or till the disposal of plot, whichever is earlier."

Item No. 6 : Draft Recruitment Rules for the post of Chief of various Divisions in B.M.R.D.A.

Consideration of the Item was postponed to the next meeting of the Committee.

Item No. 7 : Appointment of Staff - Prescribing guidelines for - Framing of Recruitment Rules for the post of Deputy Engineer (Electrical).

After discussion, the Committee passed the following Resolution :

RESOLUTION NO.286 :

"Resolved that the Executive Committee hereby approves the Recruitment Rules for the post of Deputy Engineer (Electrical) as mentioned in Item Note, as proposed.

"Resolved further that the Metropolitan Commissioner be authorised to decide as to whether the post shall be filled in by selection or by deputation."

Item No. 8 : Appointment of a Consultant for Architectural and Structural Design of Buildings in Wholesale Textile Market in Block 'G' of Bandra-Kurla Complex.

After discussion, it was decided that a Sub Committee consisting of - (1) the Municipal Commissioner for Greater Bombay; (2) the Secretary, Urban Development Department; (3) the Managing Director, CIDCO; and (4) the Metropolitan Commissioner should consider the proposal in consultation with Shri Charles M. Correa or

any other

any other eminent architect, and submit their recommendations to the Chairman, Executive Committee who was authorised to take appropriate decision in the matter and report the same to the next meeting of the Executive Committee.

Item No. 9 : Study for shifting of godowns from the Island City.

After discussion, it was decided that further consideration of the Item be postponed to the next meeting of the Committee. The Chairman, Executive Committee desired that at that meeting a note giving status report of shifting of various markets by BMRDA and by CIDCO be submitted for the consideration of the Committee.

Item No.10 : Reporting of Appointments made under the powers delegated by the Executive Committee.

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

RESOLUTION NO.287 :

"Resolved that the Executive Committee has considered the appointments and promotions made by the Metropolitan Commissioner under the powers delegated to him vide proviso to Guideline No.5 of the Staff Appointment Guidelines during the period from 21st June, 1984 to 30th September, 1984 and hereby accord its sanction to the appointments and promotions mentioned in the Annexure to the Item Note, as proposed."

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

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