

No. EXC/MTG/134.

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Plot Nos.C-14 & C-15,
Bandra-Kurla Complex, 'E' Block,
Bandra(East), Bombay-400 051.

Date : 27th December, 1991.

The minutes of the Hundred and Thirty-Fourth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 18th December, 1991, are enclosed.

S. V. Asgaonkar 27/12/91
(S. V. ASGAONKAR)
SECRETARY
EXECUTIVE COMMITTEE.

To:

- The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. - Chairman
- Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, Bombay-400 004. - Member
- Shri Shirish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, Bombay-400 023. - Member
- Dr. P.G. Patankar, Consulting Adviser, Tata Consultancy Services, 'Nirmal', 9th Floor, Nariman Point, Bombay-400 021. - Member
- The Secretary (I) to the Government of Maharashtra, Urban Development Department, Mantralaya. - Member
- The Secretary to the Government of Maharashtra, Housing & Special Assistance Department, Mantralaya. - Member
- The Municipal Commissioner, Bombay Municipal Corporation. - Member
- The Managing Director, C.I.D.C.O., Bombay. - Member
- The Metropolitan Commissioner, B.M.R.D.A. - Member

INVITEES :

- The Secretary (II) to Government of Maharashtra, Urban Development Department, Mantralaya.
- The Legal Adviser, B.M.R.D.A.

Copy to :

The Officers of the B.M.R.D.A.

ITEM NO.1 :

MINUTES OF THE 134TH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 18th December, 1991 (Wednesday).

TIME : 10.30 A.M.

PLACE : Chief Secretary's Committee Room,
5th Floor, Mantralaya.

MEMBERS PRESENT :

- Shri K.B. Srinivasan, - Chairman
Chief Secretary to Government.
- Shri Charles M. Correa. - Member
- Shri Shirish B. Patel. - Member
- Shri D.T. Joseph, - Member
Secretary (I) to Government,
Urban Development Department.
- Shri B.K. Agarwal, - Member
Secretary to Government,
Housing & Special Assistance
Department.
- Shri S.G. Kale, - Member
Municipal Commissioner,
Bombay Municipal Corporation.
- Shri P. Subrahmanyam, - Member
Metropolitan Commissioner.

INVITEES :

- Shri K.N. Patel,
Legal Adviser, BMRDA.
- Shri A.G. Borkar,
Chief, T&C Division, BMRDA.
- Shri S.T. Vaishampayan,
Chief Engineer, Engineering Division, BMRDA.
- Shri V.K. Phatak,
Chief, Planning Division, BMRDA.
- Shri K.B. Diwadkar,
Chief, T&CP Division, BMRDA.
- Shri K.R. Shanbhogue,
Chief Accounts Officer, F&A Division, BMRDA.
- Shri S.W. Sawant,
Lands Officer, Land Cell, BMRDA.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

ITEM NO. 1 : Confirmation of the minutes of the
last (133rd) meeting of the Committee.

After discussion, it was decided to add the following
at the end of Resolution No.504 (after replacing the full

stop

stop (.) by semicolon (;) :-

"and the Planning Authority be requested to take appropriate action while regularising the said construction."

The minutes as modified were then confirmed.

ITEM NO. 2 : Action taken on the minutes of the last (133rd) meeting of the Committee.

At the suggestion of Secretary (I), Urban Development Department it was agreed that B.M.R.D.A. would write to Maharashtra Water Supply & Sewerage Board (MWSSB) to submit formally a proposal for assessing the feasibility of Usgaon & Shiravali water supply schemes for augmentation of Vasai Virar Water Supply by expanding the scope of the study already assigned to Consultants, if required.

The action taken report was then noted by the Committee.

ITEM NO. 3 : BUDP Revolving Fund - Financial Assistance to Panvel Municipal Council.

After discussion, the Committee approved the proposal contained in the Item Note with the suggestion that while finalising proposals of Panvel Municipal Council (PMC) for future loan assistance, the financial viability of the Council be again examined by taking into consideration the latest available figures of income and expenditure. The suggestion was agreed and the following Resolution was passed :-

RESOLUTION NO.508 :

"RESOLVED THAT in exercise of the powers under Section 21(a) of BMRDA Act, 1974, delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a loan of Rs.52.20 lakhs to the Panvel Municipal Council (PMC) from the BUDP Revolving Fund as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to Panvel Municipal Council by executing a suitable Agreement in terms of this Resolution."

ITEM NO. 4 :

ITEM NO. 4 : Mahim Nature Park - question of management and running etc.

4.1 There was considerable discussion on the available 3 options, viz. equipping the Education Centre Building and maintenance and running of Mahim Nature Park along with the Education Centre by a Society to be formed either by the Municipal Corporation of Greater Bombay (after the property was leased to them by the Government) or by the BMRDA, or by Government itself. The relevant provisions of the Bombay Metropolitan Region Development Authority Act (BMRDA Act) and of the Bombay Municipal Corporation Act, 1988 (BMC Act) were considered. During discussion a suggestion was made by one of the members about incorporating a non-profit making company under Company's Act, 1956. However, finally at the end of discussion it was decided to request the State Government in Urban Development Department to form a society under the Society's Registration Act, 1860 directly under Urban Development Department, Government of Maharashtra. It was also decided to suggest the State Government to issue an administrative Order for appointing an interim Government Council and to take other associated action necessary, pending formation of a regular society. It was further decided to suggest the composition of the Governing Council of the Society, as suggested in para.4 of the Item Note with the addition of 2 more Members, viz. the Secretary, Environment Department, Government of Maharashtra and the Secretary, Education Department, Government of Maharashtra.

4.2. Pending taking over of the Mahim Nature Park by the Government/the Society as the case may be, the Committee decided that BMRDA should continue with the construction and maintenance of the garden and Education Centre as per the present arrangement.

4.3. The Committee also authorised the Metropolitan Commissioner to approach the State Government with the foregoing suggestions and inform the Authority of the action proposed to be taken at its ensuring meeting.

ITEM NO. 5 : Construction of Amenity Building at Truck Terminal, Wadala.

The Committee approved the proposal contained in the

Item Note and passed the following Resolution :-

RESOLUTION NO.509 :

"RESOLVED THAT the Executive Committee approves the proposal of construction of Amenity Building for housing the offices of Post & Telegraph, Police, Fire Brigade, Telephone Exchange including essential staff quarters of all the utilities at an estimated cost of Rs.3.2 crores and recommends the same for further approval of the Authority.

"RESOLVED FURTHER THAT the Executive Committee approves that office space and essential staff quarters in the Amenity Building be allotted to various public utilities as per the norms and practice followed by Government of India as indicated in the item note and recommends the same for further approval of the Authority.

"RESOLVED FURTHER THAT the Executive Committee also approves the proposal in principle of appointing an Architect/Consultant for preparing estimate, design, notice inviting tenders, casual supervision, municipal liaison, etc. and authorises the Metropolitan Commissioner to appoint such an Architect or Consultant and to incur necessary expenditure not exceeding Rs.5.00 lakhs on that account.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be also authorised to finalise the details and provisions to be made in the building as also plans of the building after negotiations with the concerned public utilities, as proposed in the item note."

ITEM NO. 6 : Payment of Deposit to BEST for laying
11 K.V. Electric Cable for Truck
Terminal Project.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.510 :

"RESOLVED THAT the Executive Committee hereby accords approval to the work of laying 11 K.V. Electric Cable for providing Electric Supply to Stage I, Phase I area of Truck Terminal site, amounting to Rs.60 lakhs being executed as deposit work through the BEST Undertaking, as proposed.

"RESOLVED

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to pay the amount to the BEST as and when required."

ITEM NO. 7 : Revised Estimate of Bandra-Kurla Link Road with proposal of construction of bridge across Mithi Creek.

After discussion, the Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.511 :

"RESOLVED THAT the Executive Committee accords sanction to the revised block estimate amounting to Rs.1,505.70 lakhs for Bandra-Kurla Link Road (Task No.7.4) and also authorises the Metropolitan Commissioner to take up the construction of Mithi Bridge in stages and its approaches, as proposed."

ITEM NO. 8 : Providing water supply to the 'E', 'G' and 'GN' Blocks of Bandra-Kurla Complex (BKC).

8.1. During the course of discussion on this Item, Shri Shirish Patel wanted to know the timing of construction and a technical report on the design of pipe line and the reasons as to why 2 parallel pipe lines of 600 mm. dia. were proposed. It was agreed to collect the required information and make it available in the subsequent meeting of the Committee.

8.2 The Committee then approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.512 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) of the BMRDA Act, 1974 and all other powers enabling it in this behalf the Exexutive Committee hereby accords its sanction to the Block Estimate amounting to Rs.1,53,96,600/- for providing and laying water supply mains for the supply of water to 'E', 'G' & 'GN' Blocks of Bandra-Kurla Complex.

"RESOLVED FURTHER THAT in exercise of the powers under Section 7(3)(iii) of the Act and all other powers enabling it in this behalf, the Executive Committee hereby

also.....

also authorises the Metropolitan Commissioner to take further necessary action and get the work completed as a deposit contribution work from the Municipal Corporation of Greater Bombay and execute such length of road, etc. directly as may be deemed necessary."

ITEM NO. 9 : Construction of Worli-Bandra Link.

9.1. While introducing the Item the Metropolitan Commissioner informed the Committee that extreme congestion is experienced on the Western Corridor between Worli & Mahim and especially on Mahim Causeway which is presently the only link between the Island City and the Western Suburbs. He also stated that there are serious difficulties in utilising Senapati Bapat Marg extension of which requires removal of large number of hutments to the west of Bandra Railway Station and constructing a sub-way below the Western Express Highway which carries very heavy traffic. To overcome the congestion, constructing the Worli Bandra Link as a Toll road was considered. The Infrastructure Leasing & Financial Services (ILFS), which is a financial corporation in the public sector (promoted by U.T.I. and Central Bank of India) showed interest in constructing this link as a Toll road. The Metropolitan Commissioner requested the Committee to accord approval in principle to the proposal of construction of development of ^{Worli} Bandra-Kurla link as a toll-way project by ILFS with their own finance and with rights for collection of toll after preparing Detailed Project Report of the project.

9.2. Shri Charles Correa stated that since traffic has increased considerably, BMRDA might consider taking up the entire Western Freeway for construction. It was pointed out that due to resource constraints, taking up entire project at this stage was not possible. Shri Charles Correa then suggested that during the peak hours the Worli-Bandra link shall be kept open exclusively for buses. It was agreed to consider this suggestion, if it was not going to affect toll collection.

9.3. Shri Shirish Patel stated that Worli-Bandra link has low priority. He suggested to try low cost solutions such as traffic management measures and synchronising the traffic signals. He also suggested taking up necessary

study.....

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to pay the amount to the BEST as and when required."

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"RESOLVED FURTHER THAT in exercise of the powers under Section 7(3)(iii) of the Act and all other powers enabling it in this behalf, the Executive Committee hereby

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9.2. Shri Charles Correa stated that since traffic has increased considerably, BMRDA might consider taking up the entire Western Freeway for construction. It was pointed out that due to resource constraints, taking up entire project at this stage was not possible. Shri Charles Correa then suggested that during the peak hours the Worli-Bandra link shall be kept open exclusively for buses. It was agreed to consider this suggestion, if it was not going to affect toll collection.

9.3. Shri Shirish Patel stated that Worli-Bandra link has low priority. He suggested to try low cost solutions such as traffic management measures and synchronising the traffic signals. He also suggested taking up necessary

study.....

study for that purpose. It was pointed out that comprehensive transport study was already agreed to be taken and the preliminaries thereof are under active consideration. Shri Correa stated that the study would take a longer time and the proposed construction of Worli Bandra link should not be made dependent on the outcome of those studies.

9.4. The Municipal Commissioner invited the attention to the point raised by the Legal Adviser, BMRDA (Annexure-6 to the Item Note), particularly as to whether the final Development Plan provides for such Freeways or roads. He suggested that while finalising the Development Plan of 'G' South and 'G' North Wards, the said point be taken into consideration by the Government. The Secretary, U.D., said that the proposal is already included in the Draft Development Plan.

9.5. The Secretary (I), U.D. suggested to consult Public Works Department which had initiated the project under reference. He also drew attention to a similar proposal for privatisation of the construction of Airoli bridge which met with several difficulties. He, therefore, suggested to obtain CIDCO's report on the proposal. He also emphasised the need to carefully study the profitability of the project. According to him if the ILFS gave up the project midway, Government would otherwise be in difficulty. He also raised a point whether the project should be entrusted to ILFS without inviting tenders. Metropolitan Commissioner replied that traffic management measures were being considered separately and a comprehensive study for traffic and transportation plan for Bombay Metropolitan Region was also to be taken up. He assured that points raised by the Legal Adviser would be taken care of while drafting memorandum of understanding with ILFS.

9.6. The Chairman, observed that ILFS was not a private company but a Public Sector Company. He suggested that BMRDA's proposal could be accepted since the profitability of the project would be established after the ILFS prepared a detailed project report for its financial viability and the study was not at Government's cost. Continuing the Chairman observed that if the study did not indicate financial viability of the project further action would

necessarily.....

necessarily be suspended.

9.7. The Committee then passed the following Resolution :-

RESOLUTION NO.513 :

"RESOLVED THAT the Executive Committee has considered the proposal contained in the item note and accord its approval in principle to the proposal of construction of Worli-Bandra link as a Toll-way project to be developed through Infrastructure Leasing and Financial Services (ILFS) which will raise and provide all the necessary finance and further subject to the terms and conditions to be imposed by BMRDA and/or by the Government."

ITEM NO.10 : Setting up a Transport & Communications Planning and Implementation Committee for Bombay Metropolitan Region.

10.1 The proposal contained in the Item Note viz. to suggest the Government to appoint Transport & Communications Planning & Implementation Committee (TCPIC) in lieu of 2 separate Sub-Committees as suggested in the Item Note was approved. The Committee however, suggested that the proposed Sub-Committee shall be required to submit its proposals, in the first instance to the Executive Committee and that the Executive Committee will submit the same to the State Government with its remarks.

10.2 The Committee then authorised the Metropolitan Commissioner to approach the State Government for formation of the Committee as aforesaid.

ITEM NO.11 : Amendment to the Recruitment Rules of the post of Superintending Engineer.

During the course of discussion on this item, it was emphasised by the Legal Adviser that as per recent judicial decisions, the percentage or ratio of vacancies to be filled by promotion and selection/deputation is required to be laid down. The Committee, therefore, decided that the Revised Recruitment Rules shall provide that the post of the Superintending Engineer will be filled by promotion if suitable candidates with the proposed qualification and experience are available, failing which by deputation and failing the both, by selection in the order of priority.

The

The Committee accordingly passed the following Resolution :-

RESOLUTION NO.514 :

"RESOLVED THAT the Executive Committee hereby accords its approval to the Revised Recruitment Rules for the post of Superintending Engineer as follows :-

Designation	Pay-scale	Proposed Revised Recruitment Rules
Superintending Engineer.	Rs.3700-5000	<p>The appointment shall be made by</p> <p>(a) promotion of a suitable Executive Engineer who has put in at least 7 years as Executive Engineer in BMRDA after acquiring the following qualifications:</p> <p><u>Qualifications</u> : Graduate in Civil Engineering or its equivalent from recognised University/Institution; <u>or</u></p> <p>(b) if candidates by promotion are not available, by deputation from Govt. Departments, or Semi-Government organisations including Public Sector Undertakings, if they possess the qualification and experience prescribed in (a) above; <u>or</u></p> <p>(c) if the candidates by promotion or by deputation are not available, by selection from amongst the candidates who possess the following :-</p> <p><u>Qualifications</u> : Graduate in Civil Engineering or its equivalent from Recognised University/Institution.</p> <p><u>Experience</u> : Total experience of 10 years of which at least 7 years should be in a responsible independent post equivalent to an Executive Engineer in related fields.</p> <p><u>Age</u> : There will be no age limit if the post is filled by promotion or by deputation. In case of appointment by selection, candidate should not be more than 40 years, relaxable for possessing longer experience.'</p>

ITEM NO.12 : BUDP - Revolving Fund -
Loan Assistance to Vasai Municipal
Council (V.M.C.)

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.515 :

"RESOLVED THAT in exercise of the powers under Section 21A of the BMRDA Act, 1974, delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a loan of Rs.9 lakhs to the Vasai Municipal Council from the BUDP - Revolving Fund, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to the Vasai Municipal Council by executing a suitable agreement, in terms of this Resolution."

ITEM NO.13 : Quarterly accounts for quarter
ending 30.09.1991.

The accounts for the quarter ended 30th September, 1991 were approved by the Committee.

ITEM NO.14 : Revision of Regional Plan
Industrial Growth & Location Policy.

14.1 In connection with this Item, Shri A.W. Bhadkamkar, Secretary to Government, Industries, Energy & Labour Department and Shri Vinay Bansal, Development Commissioner (Industries) were present as Special Invitees.

14.2. After some preliminary discussion and viewing slides on the subject, the Chairman directed that the item may be discussed in a special meeting. The Secretary, Industries offered to give Industries Department's comments after discussing the subject with the officials of Industries Department and the concerned officers of the BMRDA. Consideration of the Item was accordingly deferred.

The Meeting then terminated with a vote of thanks to the Chair.

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