

Date : 18th March, 1992.

The minutes of the Hundred and Thirty-Sixth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 20th February, 1992, are enclosed.

S. V. Asgaonkar
(S. V. ASGAONKAR) 18/3/92
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.

MINUTES OF THE 136TH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : - 20th February, 1992 (Thursday)

TIME : 10.30 A.M.

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

MEMBERS PRESENT :

- Shri S. Ramamoorthi, - Chairman
Chief Secretary to Government.
- Shri Shirish B. Patel. - Member
- Dr. P.G. Patankar. - 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, BMRDA.

INVITEES :

- Shri A.G. Borkar, (6)
Chief, T&C Division, BMRDA.
- Shri K.N. Patel, (7)
Legal Adviser, BMRDA.
- Shri V.K. Phatak,
Chief, Planning Division, BMRDA.
- Shri V.D. Borkar, (8)
Chief Engineer, Engineering Division, BMRDA.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

ITEM NO. 1 : Confirmation of the minutes of the last
(135th) meeting of the Committee.

The minutes were confirmed.

ITEM NO. 2 : Action taken on the minutes of the last
(135th) meeting of the Committee.

The action taken report was noted by the Committee.

ITEM NO. 3 :

ITEM NO. 3 : Metropolitan Environmental Improvement Programme : Approval to the TOR of studies relating to -

- 1) Integrated Urban Environmental Management of Chembur and Thane-Belapur Industrial Area.
- 2) Solid Waste Management and Disposal in Greater Bombay.

3.1. In connection with this item following were present as the members of the MEIP Policy Committee in addition to the members of the Executive Committee, BMRDA :-

- (1) Shri U.K. Mukhopadhyay, Secretary (Env.).
- (2) The Municipal Commissioner, Thane Municipal Corporation, Thane.
- (3) The Municipal Commissioner, Kalyan Municipal Corporation, Kalyan.
- (4) Mr. K.V. Venkatesh, Corporate Manager, Health, Safety & Environment, NOCIL, Thane, Representing Indian Chemicals Manufacturers Association.
- (5) Dr. P.M. Modak, Associate Professor, Indian Institute of Tech., Bombay, Representing Academic Institution.
- (6) Mr. T.R. Saranathan, Secretary, SOCLEAN, Bombay, Representing NGO's.
- (7) Shri G.N. Warade, National Programme Co-ordinator, MEIP, Scientist-I, Environment Department.

3.2. Secretary (Env.) and Chairman of MEIP Technical Committee explained the background of MEI Programme in Bombay. He informed Chief Secretary about the approval already given to the studies on Environment Management Strategy and Action Plan in Bombay Metropolitan Region (BMR) and Toxic and Hazardous Waste Management in BMR by the MEIP Policy Committee. He further added that as per a conscious decision taken by State and Central Governments and the World Bank the Environment Department is acting as a nodal agency for administration and management of this programme in Bombay. Hence he suggested that all the necessary action in connection with the MEIP studies should be taken care of by the Environment Department. BMRDA has a limited role

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and that is related to financing of these studies through BUDP. Incidentally, the BUDP Fund is being managed by the Housing and Special Assistance Department. The Metropolitan Commissioner, BMRDA agreed to the suggestion. Shri Mukhopadhyay then presented the draft Terms of Reference Request For Proposal and short list of consultants prepared by Technical Committee for (i) Integrated Urban Environmental Management of Chembur and Thane-Belapur Industrial Area; and (ii) Solid Waste Management and Disposal in Greater Bombay. The policy decision taken in the earlier meeting related to (1) maximum use of domestic expertise by foreign consultants for carrying out MEIP studies with a view to transferring the expertise to the local consultants; and (2) seeking World Bank advice for short listing of six Foreign Consultants will also be considered in the Thane-Belapur study.

3.3. Shri T.R. Saranathan, Secretary, SOCLEAN, and representative NGO's on Policy Committee requested the MEIP Policy Committee to have discussion with the NGO's on the Terms of Reference of the various studies of MEIP before they are referred to MEIP Policy Committee. As the terms of reference for the four studies have already been finalised by the Policy Committee, Secretary (Env.) informed that after each stage of every study, we have proposed a workshop to discuss the output of the study. We are proposing to invite the NGO's to these workshops to consider their suggestions. However, for the remaining studies on Alternative Fuels for Public Transport and Urban Environment Management through Community and Non-Government Organisations the TORs will be discussed with the NGO's before referred to Policy Committee for approval.

As the urban problems related to environmental improvement from Chembur & Thane-Belapur Industrial Area are being considered alongwith industrial problems of this areas, the terms of reference of the study are defined as Integrated Urban Environmental Management of Chembur & Thane-Belapur Industrial Area.

After this discussion, the Policy Committee approved the TORs and the Request For Proposal for the studies (1) Integrated Urban Environmental Management of Chembur

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and Thane-Belapur Industrial Area; and (2) Solid Waste Management and Disposal in Greater Bombay. It was then decided that Secretary (ENV.) and Chairman, MEIP Technical Committee be authorised to approach Ministry of Urban Development and Department of Economic Affairs, Government of India and MEIP Central Office, World Bank Washington to seek their approval to the TORs of the studies.

ITEM NO. 4 : Revision of Regional Plan -
Industrial Growth & Location Policy.

4.1. For the discussion on this item Shri A.W. Bhadkamkar, Secretary to Government, Industries, Energy & Labour Department was present as a special invitee.

4.2. The highlights of the paper on Industrial Growth & Location Policy were presented. Commenting on the decline in the industrial employment, the Chairman observed that it was perhaps an indication of the sizeable shift of the manufacturing activity in the organised sector to the unorganised sector. This may have to be kept in mind while formulating a new location policy.

4.3. Shri Shirish Patel felt that the decline could be largely attributed to the disruptive activities of the labour unions which resulted in the sickness and closure of the existing industries and discouraged setting up of new units in Bombay. He also observed that despite restrictive location policy, a large number of NOCs have been granted in Zone I & II as exceptional activities permissible under the present policy. He suggested that if the permissions for modernisation, expansion, etc. were any way going to be granted either under the present policy or under the new policy to be formulated, such modernisation or expansion should be subject to payment of some kind of location charge or impact fees by the concerned industrial unit.

4.4. Shri D.T. Joseph, Secretary, Urban Development, said that though he generally favoured a change in the present policy, the precise nature of this change must be spelt out so that the Committee could react more meaningfully and consider the revised policy.

4.5. Pointing.....

4.5. Pointing out the distortions caused by years of restriction on the expansion of existing units and setting up of new units in Bombay, Shri Bhadkamkar, Secretary, I.E. & L. Department pleaded for adoption of realistic industrial growth and location policy.

4.6. Expressing concern over the stagnancy in the performance of Bombay's industries, Shri Sharad Kale, Municipal Commissioner, Bombay Municipal Corporation, said that the stagnancy or decline in the industrial activities together with the likely decline in the trading activity on account of shifting of wholesale markets from Bombay, would adversely affect the BMC's revenue. He said he would not favour such changes in the industrial policy which would aggravate the situation further.

4.7. After further discussion on the subject, the Executive Committee directed that based on these discussions an operative policy for industrial growth and location should be drafted and placed before the Committee for consideration.

4.8. As regards the specific question of permitting existing medium and large scale units in Zone II to expand upto their MES (Minimum Economic Scale) capacities, the Executive Committee decided that these units should be allowed to expand upto their MES capacities subject to the condition that such expansion would not involve additional employment or use of additional water and that the additional built up area required for such expansion is limited to 25% of the existing built up area subject to the condition that the total built up area is within the overall permissible FSI.

The Metropolitan Commissioner then informed the Committee as under -

"It will be recalled that the Executive Committee has already given approval in principle to the proposal of construction of Worli-Bandra Link as tollway project to be implemented through Infrastructure Leasing and Financial Services. The Authority also has given approval to the proposal and also to the draft memorandum of understanding. The proposal is awaiting Government approval.

Before.....

Before considering the construction of the link, it is essential to establish the financial viability of the toll project through a study. It is proposed to get the study done through consultants. The study will be financed from BMRDA funds or ILFS funds or BMRDA may share the expenses with IL&FS.

For this purpose it is proposed to set-up a Committee of experts -

- (a) to draft terms of reference (TOR) for consultancy,
- (b) to short list the consultants,
- (c) to evaluate and select the consultants and
- (d) to guide and monitor the work of consultants and also to recommend actions on the issues that will arise.

The Committee will comprise -

- (1) Shri N.V. Merani - Chairman
- (2) Chief Engineer - I.L.F.S.
- (3) Chief, T. & C. Division, BMRDA
- (4) Chief, T&C Planner - CIDCO
- (5) Chief Engineer, Special Projects, PWD, Bombay
- (6) Chief Engineer, BMRDA

The TOR of the Consultants will be put up to the Executive Committee in its next meeting."

The Committee noted the contents of the statement. The subject will again be brought to the next meeting of the Executive Committee for its specific approval.

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

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