

No. EXC/MTG/137.

929

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

Date :- 8th April, 1992.

The minutes of the Hundred and Thirty-Seventh Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 27th March, 1992, are enclosed.

*S. V. Asgaonkar*  
( 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.

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MINUTES OF THE 137TH MEETING OF THE EXECUTIVE COMMITTEE  
B.M.R.D.A.

DATE : 27th March, 1992 (Friday)

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 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 R.C. Sinha, - Member  
Managing Director, CIDCO.
- Shri P. Subrahmanyam, - Member  
Metropolitan Commissioner, BMRDA.

INVITEES :

- Shri K.N. Patel,  
Legal Adviser, BMRDA.
- Shri V.K. Phatak,  
Chief, Planning Division, BMRDA.
- Shri K.B. Diwadkar,  
Chief, T&CP Division, BMRDA.
- Shri V.D. Borkar,  
Chief Engineer, Engineering Division, BMRDA.
- Shri N. Dhar,  
Chief, T&C Division, BMRDA.
- Shri K.R. Shanbhogue,  
Chief Accounts Officer, BMRDA.

Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

ITEM NO. 1 : Confirmation of the minutes of the  
last (136th) meeting of the Committee.

After discussion, the minutes were confirmed.

ITEM NO. 2 : Action taken on the minutes of the  
last (136th) meeting of the Committee.

The action taken report was noted by the Committee.

ITEM NO. 3 : ....

ITEM NO. 3 : Worli-Bandra link - Formation of Experts' Committee for financial feasibility study.

Opening the discussion the Metropolitan Commissioner, BMRDA informed that very recently with the approval of the Cabinet a Memorandum of Understanding (MOU) has been signed between BMRDA and IL&FS for development of Worli-Bandra Link as a tollway. Though the IL&FS has done the pre-feasibility study of the project through World Bank - approved consultants the BMRDA now proposes to formally study in detail the financial feasibility of the project through consultants. For this purpose an Experts' Committee will be appointed to draft Terms of Reference (TOR), select the consultants and monitor consultants work.

2. The Chief Secretary was of the view that apart from the problems of fishermen, the project of such magnitude and nature requires detailed preinvestigations like soil and terrain study as also environmental impacts study. The Metropolitan Commissioner, BMRDA clarified that the all engineering aspects of the link have already been studied by the Public Works Department in the past. Apart from financial feasibility, the consultancy assignment will include study of environmental impacts of the link as per clause No.3.2.9 of the TOR. The Municipal Commissioner, BMC enquired about the role of the Experts' Committee and that of the Technical Committee which is being formulated under a separate item. It was clarified that the Experts' Committee is only for the financial feasibility study and will cease to exist once the report of the consultants was approved. With this clarification, the Executive Committee approved the proposal contained in Item Note and passed the following Resolution :-

RESOLUTION NO.523 :

"RESOLVED THAT the Executive Committee hereby accords its post-facto approval to the Terms of Reference (TORs), Letter of Invitation (LOI) and the short list of consultants enclosed along with the Item Note.

"RESOLVED FURTHER THAT the Metropolitan Commissioner, BMRDA be authorised to take all necessary steps for successful completion of the feasibility study."

ITEM NO. 4 : .....

ITEM NO. 4 : Disposal of the School Plot in 'E' Block of the Bandra-Kurla Complex.

After discussion, the Committee recommended the proposal contained in para.6 of the Item Note for Authority's sanction subject to the conditions mentioned therein.

ITEM NO. 5 : Furnishing new BMRDA Building in 'E' Block of Bandra-Kurla Complex.

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

RESOLUTION NO.524 :

"RESOLVED THAT the Executive Committee hereby (i) approves the proposal for furnishing the Bombay Metropolitan Region Development Authority Building at Bandra at the estimated cost of Rs.59.17 lakhs (Block Estimate) and (ii) authorises the Metropolitan Commissioner to sanction plans & estimates thereof.

"RESOLVED FURTHER THAT the Executive Committee also agrees to the Architect fee of 7% (Seven Per cent.) of the actual cost being paid to Shri Hafeez Contractor for consultation and authorises the Metropolitan Commissioner, to get the work executed on the above lines and also to decide further detailed terms and conditions of the agreement to be signed with Shri Hafeez Contractor."

ITEM NO. 6 : Proposed residential development by Government Servants Co-operative Housing Society on Plot No.3, 'A' Block, Bandra-Kurla Complex - Consumption of additional FSI.

The Committee heard the views of the BMRDA Officers and the Municipal Officers on the subject. The Committee also noted that BMRDA as Special Planning Authority for Bandra-Kurla Notified Area grants Commencement Certificate and also approves further amendments. It was also noted that the provisions of General Development Control Regulations for Bandra-Kurla Complex, particularly Regulation No.6 provides that the provisions of the Development Control Regulations for Greater Bombay framed by the Municipal Corporation of Greater Bombay from time

to .....

to time shall apply mutatis-mutandis to the development of land in Bandra-Kurla Complex. After discussion, the Committee agreed to regularise the amendments permitted by MCGB to the development of the residential building under reference by the Government Servants Co-operative Housing Society.

ITEM NO. 7 : Preparation of Traffic Management Plans (TMP) and Station Area Traffic Management Schemes (SATIS).

The Committee approved the proposal contained in the Item Note with the modification that the Director of Town Planning or his representative shall be the additional Member of the proposed Technical Committee. The Committee accordingly passed the following Resolution :-

RESOLUTION NO.525 :

"RESOLVED THAT the Executive Committee hereby accords approval to set up a Technical Committee with functions as given in the Item Note and with the following composition :-

- (i) Additional Commissioner of Police Traffic, Bombay. - Chairman
- (ii) Chief, T&C Planner, CIDCO. - Member
- (iii) Chief, T&C Division, BMRDA. - Member
- (iv) Director of Town Planning or his representative. - Member
- (v) Senior Transportation Planner(2), BMRDA. - Member-Secretary

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further necessary steps in connection with preparation of Traffic Management Plans (TMP) and Station Area Traffic Management Schemes(SATIS)."

ITEM NO. 8 : Revision of Regional Plan - Major issues for consideration.

After discussion, further consideration of the Item was deferred.

ITEM NO. 9 : .....

ITEM NO. 9 : Allotment of land admeasuring about 15,000 Sq.Mtrs. to (i) Infrastructure Leasing & Financial Services Ltd.; (ii) Stock Holding Corporation of India Limited; (iii) National Housing Bank and (iv) National Housing Bank Mutual Fund in 'G' Block of the Bandra-Kurla Complex.

The Committee approved the proposal contained in the Item Note and recommended the same for the Authority's sanction. As regards lease premium, the Committee recommended that the same shall be Rs.14,000/- per FSI Sq. Mtr.

ITEM NO.10 : Construction of Worli-Bandra Link Road - Organisation for implementation.

The Committee approved the proposal contained in the Item Note with the modification that for the time being the Executive Committee shall function as Steering Committee and the question of having additional members be decided later on. The Executive Committee accordingly passed the following Resolution :-

RESOLUTION NO.526 :

"RESOLVED THAT the Executive Committee hereby accords its approval to set up a Steering Committee and a Technical Committee as stated in para.4 of the Item Note subject to the modification that the question of having additional members on the Steering Committee be deferred for the present.

"RESOLVED FURTHER THAT the Executive Committee hereby recommends creation of one post of Chief Engineer, in the usual grade and allowances for the sanction of the Authority, subject to further sanction of the State Government thereto."

ITEM NO.11 : Removal of encroachment on Government land bearing Survey No.341 of Bandra.

The Committee was informed that Shri Mir Faiz Ali Shaheen had again filed a writ petition in the matter in the High Court. The Committee, therefore, desired that an eminent counsel be engaged to appear on behalf of the BMRDA.

ITEM NO.12 :.....

ITEM NO.12 : BUDP Revolving Fund -  
Loan Assistance to Virar Municipal  
Council (VMC).

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

RESOLUTION NO.527 :

"RESOLVED THAT in exercise of the powers delegated under Section 21A of the BMRDA Act, 1974, to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a loan of Rs.10.80 lakhs to the Virar Municipal Council from the BUDP Revolving Fund as proposed.

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

ITEM NO.13 : Bombay Urban Infrastructure Project.

Consideration of the Item was deferred.

ITEM NO.14 : Prescribing Recruitment qualifications  
for the post of Additional Chief,  
Transport & Communications Division.

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

RESOLUTION NO.528 :

"RESOLVED THAT the Executive Committee hereby accords its approval to the Recruitment Qualifications for the post of Additional Chief, Transport & Communications Division as mentioned in the Annexure to the Item Note, as proposed."

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

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