

No. EXC/MTG/144.

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

Date : 2nd November, 1992.

The minutes of the Hundred and Forty-Fourth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 17th October, 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

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

INVITEE :

The Secretary (II) to Government of Maharashtra, Urban Development Department, Mantralaya.

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SPECIAL INVITEES :

Prof. Lalit K. Deshpande,
Department of Economics,
University of Bombay,
Vidyanagari, Vidyanagari Road,
Santacruz, Bombay-400 098.

Shri D.M. Sukthankar,
'PRIYA', Worli Sea Face,
Bombay-400 018.

Shri P.M. Apte,
302 E, 'Gurudarshan',
Plot-7, Cross Road No.2,
Swami Samarth Nagar,
Andheri (W), Bombay-400 058.

Prof. Soli Arceivala,
Managing Director,
Associated Industrial Consultants
(I) Pvt. Ltd.,
Raheja Centre, 13th Floor,
Nariman Point, Bombay-400 021.

Shri V.G. Rajadhyaksha,
Chairman, Maharashtra Petrochemicals
Corporation Ltd. (Member, State
Planning Board),
Mafatlal Centre, 7th Floor,
Nariman Point, Bombay-400 021.

Shri R.K. Garg,
4, Vikramjyoti Co-operative
Housing Society,
V.N. Purav Marg, Deonar,
Bombay-400 088.

Dr. Rakesh Mohan,
Adviser,
Ministry of Industries,
Govt. of India,
Udyog Bhavan,
New Delhi-110 011.

Shri A.W. Bhadkamkar,
Secretary to the Govt. of
Maharashtra, Planning
Department, Mantralaya,
Bombay-400 032.

The Secretary to Government
of Maharashtra,
Environment Department,
Mantralaya, Bombay-400 032.

Shri L.N. Doshi,
Secretary to the Govt. of
Maharashtra, Industries
Department, Mantralaya,
Bombay-400 032.

Shri Vinay Bansal,
Development Commissioner
(Industries),
New Administrative Building,
Nariman Point, Bombay-400 021.

Shri P.M.A. Hakeem,
Managing Director,
State Industrial & Investment
Corporation of Maharashtra Ltd.,
(SICOM), Nirmal Building,
Nariman Point, Bombay-400 021.

Shri P.D. Karandikar,
Chief Executive Officer,
Maharashtra Industrial Development
Corporation, Mahakali Caves Road,
Marol, Andheri (East),
Bombay-400 093.

The Chief Executive Officer &
Maharashtra Housing & Area Development
Authority, Bandra (East),
Bombay-400 051.

Copy to :-

The Legal Adviser, B.M.R.D.A.

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

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MINUTES OF THE 144TH MEETING OF THE EXECUTIVE COMMITTEE, BMRD

DATE : 17TH OCTOBER, 1992 (SATURDAY)
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

Shri D.T. Joseph, - Member
Secretary(I) to Government,
Urban Development Department.

Shri NaVin Kumar, - Member
Secretary to Government,
Housing & Special
Assistance Department.

Shri S.G. Kale, - Member
Municipal Commissioner,
Municipal Corporation of
Greater Bombay.

Shri R.C. Sinha, - Member
Managing Director,
CIDCO.

Shri P. Subrahmanyam, - Member
Metropolitan Commissioner

INVITEES :

Shri G.B. Pingulkar, - Member
Secretary (II) to Government,
Urban Development Department.

Shri K.N. Patel,
Legal Adviser, BMRDA.

Shri V.K. Phatak,
Chief, Planning Division, BMRDA.

Shri K.B. Diwadkar,
Chief, Town & Country Planning Division, BMRDA.

Shri V.D. Borkar,
Chief Engineer, Engineering Division, BMRDA.

Shri G.K. Deshpande,
Chief, Transport & Communications Division, BMRDA.

Shri K.R. Shanbhogue,
Chief Accounts Officer,
Finance & Accounts Division, BMRDA.

SPECIAL INVITEES :

Prof.Lalit K. Deshpande

Shri D.M. Sukthankar

Shri P.M. Apte

Shri V.G. Rajadhyaksha

Shri L.N. Doshi,
Secretary to the Government of Maharashtra
Industries Department

Shri Vinay Bansal
Development Commissioner (Industries)

Shri F.M.A. Hakeem
Managing Director
SICOM

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

The following papers relating to Revision of Regional Plan for Bombay Metropolitan Region were circulated to the Members for consideration :-

- i) Industrial Growth Policy for BMR.
- ii) Employment Scene in BMR.
- iii) Shelter Needs and Strategies for BMR.
- iv) Major Issues for consideration.

Shri V.K. Phatak, Chief, Planning Division presented, through a slide show, the summary of various working papers and highlighted various issues for the consideration of the Committee. After preliminary remarks by the Chairman, the Committee decided to take up working paper on Industrial Growth and Location Policy for discussion. The draft of the revised Industrial Location Policy separately proposed by the Industries Department (I.D.) was also then placed before the Committee.

2. Introducing the I.D.'s draft Policy, Shri Lalit Doshi, Secretary, Industries Department said that the policy was in agreement with the views expressed in the BMRDA's working paper. Referring to his discussions with Dr. Rakesh Mohan, Adviser, Ministry of Industries, Government of India, Shri Doshi said that the policy advocated by the BMRDA was not in conflict with the Government of India's Policy.

3. Shri Vinay Bansal, Development Commissioner (Industries) explained the policy proposed by the Industries Department. He explained that for the purposes of the new policy, industries are proposed to be classified into polluting, non-polluting and residuary industries instead of classifying them according to the size of investment as in the present policy. The new policy is proposed to have only two zones instead of existing four, where Zone-I and Zone-II of the existing policy are proposed to be included into one single zone and Zone-III and Zone-IV are proposed to be included in the Second Zone. The requirement of obtaining the NOC from the Industries Department will be applicable only for Zone-I and no specific NOC of Industries Department will be required for Zone-II. Within Zone-I, he explained that expansion and setting up of new units of non-polluting industries will be permissible whereas expansion and setting up of polluting units will be totally banned. For the residuary category, new units will be banned but expansion will be permitted. Responding to the Industries Department's proposal, Shri Phatak, Chief, Planning Division, BMRDA, observed that the principle of classifying industries is acceptable but for zonal schemes, it is necessary to identify three zones, i.e. Greater Bombay as Zone-I; areas of Thane Municipal Corporation, Kalyan Municipal Corporation, Navi Mumbai Municipal Corporation and Bhiwandi as Zone-II and rest of the Region as Zone-III. He further observed that as environmental characteristics of industries is the basis of classification, identifying Zone-II is important as it has now become environmentally sensitive. He then proposed that as regards the requirement of obtaining NOC is concerned, it should be done away with for non-polluting industries in all the three Zones. For polluting industries, the NOC should be required in all the three Zones and for residuary industries, it should be required in Greater Bombay and rest of the Region but not in Zone-II.

4. Shri D.M. Sukthankar, former Chief Secretary, Government of Maharashtra welcomed the I.D.'s proposal to eliminate un-necessary controls on the industries,

particularly in the areas outside Greater Bombay. He suggested that the non-polluting industries (Annex-II type) in Greater Bombay should not be required to obtain NOCs. He further suggested that if the controls are to be dismantled in the real sense, the I.D. must ensure that the procedure at the local level (i.e. at Collector's Office) are also modified so that the entrepreneurs can obtain speedy clearances for their proposals. Referring to the proposal in the I.D.'s Draft Policy to confine formality of obtaining NOC only for Units in Greater Bombay, he remarked that certain areas outside Greater Bombay, like Thane, Kalyan, North New Bombay, Bhiwandi were as sensitive as Greater Bombay and it was necessary to place some restrictions on polluting industries on those areas as proposed for industries in Greater Bombay.

5. Shri V.G. Rajadhyaksha felt that apart from environmental consideration, other factors such as transport should be taken into account in framing the new Industrial Location Policy. Shri P.M. Apte wanted to know the criteria used in classifying industries into polluting and non-polluting units. It was clarified that the I.D.'s list of non-polluting industries was based on the Environment Department's list. Shri Shirish Patel suggested that in deciding the type of industries to be permitted in Greater Bombay criteria based on noise, infrastructure impact, employment and traffic generation should be used. Shri Sharad Kale, Municipal Commissioner, Municipal Corporation of Greater Bombay supported the view.

6. Disagreeing with the I.D.'s proposal to have Identical Location Policy for the Island City and Suburbs of Bombay, Shri Sharad Kale suggested that the policy in the Island City should be stricter. He did not favour too much liberalisation in the procedure for obtaining NOCs in Greater Bombay as he felt that it could be misused. He suggested that any liberalisation of the Industrial Location Policy in Island City must take into account energy demands for the future and city's ability to meet them.

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7. Shri D.T. Joseph, Secretary(I), Urban Development Department referred to the proposal to allow new non-polluting industries in the Island City and asked whether the policy of decongestion of Island City followed consistently since the introduction of the Regional Plan was being abandoned. He said that in such a case other policies aimed at restructuring Bombay's growth such as Office Location Policy should also be reconsidered.

8. Assuring that the decongestion policy was not being given a go-bye; the Metropolitan Commissioner, BMRDA said that the proposed Industrial Policy aimed at preventing further obsolescence and decay and restore the city's economic health.

9. Prof. L.K. Deshpande observed that the World was witnessing emergence of new processes, new products and new types of industries based on new technologies. He felt that Maharashtra, particularly Bombay could take initiative in attracting such industries and hence it was necessary to consider formulation of a new Industrial Growth Policy and not merely Industrial Location Policy. He suggested that a proper pricing policy was a potent instrument to weed out outdated industries and bring about structural changes needed in the Bombay's industrial development.

10. Summing up, the Chairman said that while the consensus was in favour of changing the Industrial Location Policy to facilitate structural changes in Bombay's industries and to sustain its economic health, it must be done within the framework of decongestion policy and the environmental imperatives such as reducing air, water and noise pollution, strengthening infrastructure etc. He added that there was also a broad agreement on simplifications of the procedures for obtaining location clearance or NOC and that the draft policy proposed by the BMRDA, subject to changes suggested by the Members, was generally acceptable. He suggested that the policy to be recommended to the Government for its consideration should be finalised in consultation with I.D. The members accepted the suggestion.

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11. The Committee then decided to postpone the discussion on other working papers to another special meeting to be held on 10th November, 1992.

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

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Prof. L.K. Deshpande observed that the world was witnessing emergence of new progress, and that the new types of industries based on new technologies, like that of biotechnology, particularly biotechnology, were attracting such industries and hence it was necessary to consider formulation of a new industrial growth policy and not merely industrial location policy. He suggested that a proper primary policy was a must for the country to lead out outdated industries and bring about structural changes needed in the Bombay's industrial development.

Summing up, the Chairman said that while the country was in favour of changing the industrial location policy to facilitate structural changes in Bombay's industrial sector to sustain its economic health, it must be done within the framework of economic policy and the essential industrial inputs such as reducing cost, water and power pollution, strengthening infrastructure, etc. He added that there was also a need to extend on diversification of the products for exportation. He stated that the subject of the draft policy was being discussed by the members, and he suggested that the policy be recommended to the government for its consideration. He concluded by saying that in consultation with the members, he would suggest the