

No. EXC/MTG/148.

506
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Plot Nos. C-14 & C-15,
Bandra-Kurla Complex,
Bandra (East), Bombay-400 051.

Date : 29th January, 1993.

The minutes of the Hundred and Forty-Eighth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 21st December, 1992 are enclosed.

S. V. ASGAONKAR
20/1/93
(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, <u>Bombay-400 004.</u> | - Member |
| Shri Shirish B. Patel,
SPA Consultants Pvt. Ltd.,
41, Nagindas Master Road,
<u>Bombay-400 023.</u> | - Member |
| Shri R.Y. Tambe,
A/600, Shivam Apartments,
R.P.T.S. Road, Surendranagar,
<u>Nagpur-440 015.</u> | - 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. | - Member |
| The Metropolitan Commissioner,
B.M.R.D.A. | - Member |

INVITEE :

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

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 148TH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 21st December, 1992 (Monday)

TIME : 3.00 P.M.

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

MEMBERS PRESENT :

Shri S. Ramamoorthi, Chief Secretary to Government.	- Chairman
Shri Charles M. Correa.	- Member
Shri Shirish B. Patel.	- Member
Shri D.T. Joseph, Secretary (I) to Government, Urban Development Department.	- Member
Shri P. Subrahmanyam, Metropolitan Commissioner.	- Member

INVITEES :

Shri G.B. Pingulkar,
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, T&CP Division, BMRDA.

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

Shri G.K. Deshpande,
Chief, T&C Division, BMRDA.

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

Shri M.G. Vartak,
Deputy Chief Engineer (D.P.),
Municipal Corporation of Greater Bombay.

Shri S.W. Sawant,
Lands Officer, Lands Cell, BMRDA.

Shri M.R. Tidke,
Personnel Officer, BMRDA.

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

- ITEM NO. 1 : Confirmation of the minutes of the
- i) 145th Meeting of the Committee held on 22.10.1992;
 - ii) 146th Meeting of the Committee held on 03.11.1992 and
 - iii) 147th Meeting of the Committee held on 10.11.1992.

The minutes of the 145th, 146th and 147th Meetings of the Committee, held on 22nd October, 1992, 3rd November, 1992 and the 10th November, 1992, respectively, were confirmed.

- ITEM NO. 2 : Action taken on the minutes of
- i) the 144th Meeting of the Committee held on 17.10.1992;
 - ii) the 145th Meeting of the Committee held on 22.10.1992;
 - iii) the 146th Meeting of the Committee held on 03.11.1992 and
 - iv) the 147th Meeting of the Committee held on 10.11.1992.

2.1. While considering the action taken report on the study of "alternative fuels for Public Transport in Greater Bombay to reduce automobile pollution" (Item No.1 of the minutes of the 145th meeting of the Committee held on 22nd October, 1992), Shri C.M. Correa emphasised that the Scooters and Auto-Rikshas are major sources of pollution and noise. The study of alternative fuels must, therefore, specifically look at the possibility of using electricity as the energy for two and three wheelers. It was agreed that at the time of negotiations with the selected Consultants for the study, this aspect may also be included in the scope of the work.

2.2. The action taken report was then noted by the Committee.

- ITEM NO. 3 : Construction of a bridge across Mithi River on the Bandra-Kurla Link Road in Bandra-Kurla Complex - Approval to the tender for the Mithi Bridge.

While introducing this Item, various possible reasons for the first lowest tender offer being above the block estimated cost by 58.94% were explained. Shri Shirish Patel ~~thereupon~~ mentioned that though the various reasons identified for excess are justifiable, the estimates should have been more realistic and as far as possible should have taken into consideration such aspects of specialised constructions. The Committee then approved the proposal

contained in the Item Note and passed the following Resolution

RESOLUTION NO.563 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974, the Executive Committee hereby accords its general approval to the lumpsum offer of M/s. Michigan Engineers Pvt. Ltd. amounting to Rs.5,75,00,000/- for the construction of a bridge across Mithi River, on Bandra-Kurla Link Road, being accepted, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised (i) to negotiate the lumpsum bid quoted by M/s. Michigan Engineers Pvt. Ltd. to lower down the cost, if found feasible and (ii) to entrust the work to M/s. Michigan Engineer Pvt. Ltd., as proposed in the Item Note."

ITEM NO. 4 : Development of International Finance and Business Centre (IFBC) in Bandra-Kurla Complex.

4.1. The Metropolitan Commissioner explained the need and concept at IFBC and highlighted the opportunity of developing such a centre in Bandra-Kurla Complex.

4.2. Reacting to the proposal, the Chairman doubted whether a truly International Financial Centre similar to New York, Tokyo or London would be feasible in Bombay in the foreseeable future. He felt that what was perhaps feasible was a National Financial Centre which would facilitate bilateral trade and financial transactions with other countries. He suggested that before we commit ourselves to the development of such a Centre, the idea should be explored thoroughly with the help of experts in the field. Supporting his views, Shri Charles Correa observed that good life-style and good living conditions in the City are essential for development of such an International Centre in Bombay. He said that if incentives, such as those available in the export processing zone could be offered to those establishing their offices in the International Finance & Business Centre and provision for good housing, transport, etc. is made, such a Centre would be successful. A package on these lines could perhaps be offered somewhere in New Bombay.

4.3. Shri Shirish Patel suggested that if a development of second business centre was being considered for Bombay, it would be desirable to consider alongwith Bandra-Kurla Complex, a location in New Bombay for such a Centre. Shri D.T. Joseph, Secretary, Urban Development, did not favour a suggestion in the Agenda note to use for the proposed International Finance & Business Centre the land earmarked for textile market in Bandra-Kurla Complex. He said that this would amount to giving up the proposal to relocate the textile market and would seriously compromise the policy of decongesting South Bombay.

4.4. After some more discussion, the Committee approved in principle the concept of developing an International Finance and Business Centre. The Committee, however, suggested that in addition to Bandra-Kurla Complex, New Bombay should also be considered as a possible location for such a Centre. The Committee also approved further course of action as stated in sub-paras 'a', 'b' and 'c' of para.8 of the agenda note, and authorised the Metropolitan Commissioner to take further necessary action in the matter.

ITEM NO. 5 : Bombay Trans Harbour Link Project
(BTHL Project).

During the course of discussion on this Item, the following suggestions were made :-

- (i) The scope of the feasibility studies for both the alternative routes (Southern & Northern) should be exactly the same.
- (ii) It is necessary to consider the safety of the operations of the Bombay and Jawaharlal Nehru Ports etc. and to carry out risk analysis for both the sites.
- (iii) The study should cover proposals for efficient dispersal of traffic on both the sides of the two alternative sites to connect the existing/proposed arterial roads including the proposed Eastern and Western freeways.
- (iv) The comparative evaluation should also deal with the implementation problems for the two sites in details.

- (v) The Consultants should be asked to give breakup of cost quoted for the study for the components of Northern link, Southern link and the comparative evaluation.

The Committee then passed the following Resolution :-

RESOLUTION NO.564 :

"RESOLVED THAT the draft Terms of Reference (TOR) for the consultancy assignment for preparing engineering feasibility report studies including financial/economic viability as a BOT (Build, Operate and Transfer) Project and other allied aspects like environmental, legal and organisational matters etc. for the two alternative link alignments of Bombay Trans Harbour Link Project, as per Annexure to the Item Note be approved subject to incorporation of various suggestions made during the course of discussion on the Item.

"RESOLVED FURTHER THAT the TOR as approved by the Executive Committee be submitted to the Authority for its consideration with reference to Authority's Resolution No.521 adopted at its 65th meeting held on 11.8.1992.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby also authorised to take further action for short-listing of the Consultants for carrying out the study as proposed in the Item Note."

ITEM NO. 6 : Application from M/s. Glaxo India Ltd., for clearance under Industrial Location Policy.

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

RESOLUTION NO.565 :

"RESOLVED THAT M/s. Glaxo India Ltd.'s proposal to construct additional floor area of 927 sq.mtr. in five different buildings at its plant located at Pokharan Road, Thane, for implementing Good Manufacturing Practices and improved safety standards, is hereby approved."

ITEM NO. 7 : Development of Oshiware District Centre at Oshiware - Approval to the Block Estimate for infrastructural works.

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

RESOLUTION NO.566 :

"RESOLVED THAT the Executive Committee hereby accords administrative approval to the block estimates for the infrastructural works on the East side of S.V. Road for Oshiware District Centre at Oshiware, amounting to Rs.481.00 lakhs as detailed in Annexure-II to the Item Note, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take all further actions to develop the infrastructural works in Oshiware District Centre and incur the expenditure as and when required."

ITEM NO. 8 : Construction of Amenity Building at Truck Terminal, Wadala - Short listing of Contractors.

After some discussion, consideration of the Item was deferred.

ITEM NO. 9 : Additional post of Chief Engineer created for Worli-Bandra Link Road (WBIR) project - filling the post.

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

RESOLUTION NO.567 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(i) of the BMRDA Act, 1974, the Executive Committee hereby appoints Shri V.D. Borkar, Superintending Engineer, as Chief Engineer in the newly created post, as proposed."

ITEM NO.10 : Purchase of Jeep for BUDP Revolving Fund Project.

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

RESOLUTION NO.568 :

"RESOLVED THAT in exercise of the powers conferred under

Section 7(3)(iii) of the BMRDA Act, 1974, the Executive Committee hereby approves the proposal to purchase one jeep for Engineering Division for BUDP Revolving Fund Project at the cost of Rs.2.50 lakhs approximately.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take necessary action by following usual procedure for purchase of Jeep mentioned in para.1 of this Resolution."

ITEM NO.11 : Quarterly Accounts of the B.M.R.D.A. for quarter ending 30.9.1992.

The quarterly accounts of the B.M.R.D.A. for the quarter ending 30th September, 1992 were approved by the Committee.

ITEM NO.12 : Worli-Bandra Link Project.

Consideration of the Item was deferred.

ITEM NO.13 : Furnishing of B.M.R.D.A. Office Building in the 'E' Block of Bandra-Kurla Complex - Sanction to tenders -

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

RESOLUTION NO.569 :

"RESOLVED THAT in exercise of the powers conferred under Clauses (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974, read with sub-section (5) thereof, and all other powers enabling it in this behalf, the Executive Committee hereby accords approval to the short list of the Agencies from whom the tenders have been called for the work of furnishing of BMRDA Building.

"RESOLVED FURTHER THAT the work of furnishing the office building as mentioned in the Item Note be entrusted to M/s. Mehta & Co., as recommended by the consultants, M/s. Hafeez Contractor at the rates quoted by the tenderers.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further necessary action in awarding the work and getting the same executed."

ITEM NO.14 : Allotment of land to the Confederation of 100% Export Units for construction of the Export House in 'G' Block of the Bandra-Kurla Complex.

There was a discussion on this Item, during the course of which the following points were raised :-

- (1) Whether there are any other Confederations etc. of 100% Export Units?
- (2) Whether the applicant Confederation would utilise the entire built-up space for its own members? If not, whether surplus built-up space will be allotted to outsiders?
- (3) Whether under the BMRDA (Land Disposal) Regulations and/or under lease conditions transfers are allowed without BMRDA's permission?
- (4) If the rate of Rs.15,500/- per FSI sq.mtr. proposed to be charged to the applicant Confederation is accepted, whether BMRDA will be giving any concession?
- (5) Whether the tenders were invited by public advertisement for disposal of land for commercial use in the recent past and whether periodically (say over a period of 2 years or so) tenders are going to be invited to know the real market price of the land in the area?

After further discussion, during the course of which some of the points raised above were explained, it was decided that the above points as also other relevant points be considered in detail and the proposal be again placed before the next meeting of the Committee. Accordingly the consideration of the Item was deferred.

The following 2 Items were then considered as Table Items with the permission of the Chair :-

TABLE ITEM NO.1 : Sanction to grant of loan to Public Works Department for construction of flyovers.

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

RESOLUTION NO.570 :

"RESOLVED THAT in exercise of the powers conferred under Regulation No.7.1 of the BMRDA (Grant of loans from Reserve Fund) Regulations, 1992, the Executive Committee hereby accords sanction (i) ex-post-facto to the loan of Rs.1 crore granted to Public Works Department for Kala

Nagar flyover, and (ii) a further loan of Rs.4 crores to PWD for constructing flyovers at Kala Nagar, Mahim and Amar Mahal, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further suitable action."

TABLE ITEM NO.2 : Residential plots in 'E' Block of Bandra-Kurla Complex offered to Accountant General, Maharashtra State, Bombay - Lapsed offer - Renewal of the lapsed offer.

The Committee considered the Item and in the circumstances mentioned therein permitted the Metropolitan Commissioner to cancel the allotment of plot to the Accountant General, Maharashtra State and allot Plot Nos.R-14 & R-15 in 'GN' Block of Bandra-Kurla Complex to any other Government Department or public sector undertaking as already permitted by the Authority. The Committee also agreed with the suggestion that the Accountant General may be allotted plots in 'GN' Block of Bandra-Kurla Complex whenever funds are provided.

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

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