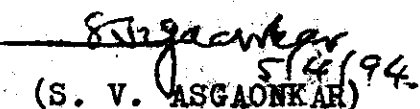


No. EXC/MTG/155(Adj.)

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

Date : 5th April, 1994.

The minutes of the Adjourned Hundred and Fifty-Fifth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 21st February, 1994 are enclosed.


(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
- Shri R.Y. Tambe, A/600, Shivam Apartments, R.P.T.S. Road, Surendranagar, NAGPUR-440 015. - Member
- The Secretary (TPWSS) 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

P.T.O.

INVITEES :

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

The Secretary to Government of Maharashtra,
Industries Department, Mantralaya.

The Secretary to Government of Maharashtra,
Environment Department, Mantralaya.

Copy to :-

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

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

ukd:

MINUTES OF THE ADJOURNED 155TH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 21st February, 1994 (Monday)
TIME : 3.30 P.M.
PLACE : Chief Secretary's Committee
Room, 5th Floor, Mantralaya.

MEMBERS PRESENT :

Shri N. Raghunathan, Chairman
Chief Secretary to Government.
Shri Charles M. Correa - Member
Shri Shirish B. Patel - Member
Shri D.T. Joseph, Member
Secretary (TWS) to the Government,
Urban Development Department.
Shri Ajit Warty, - Member
Secretary to Government,
Housing & Special Assistance
Department.
Shri R.C. Sinha, - Member
Managing Director,
C.I.D.C.O.
Shri D. Mehta, - Member
Metropolitan Commissioner.

INVITEES :

Shri Venkat Chary,
Principal Secretary (ULB) to Government,
Urban Development Department.
Shri U.K. Mukhopadhyaya,
Secretary to Government,
Environment Department.
Shri K.S. Baroi,
Additional Municipal Commissioner,
Municipal Corporation of Greater Bombay.
Shri V.K. Phatak,
Chief, Planning Division and
Transport & Communications Division, BMRDA.
Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

ITEM NO.6 : Rent Control in Bombay - Paper
submitted by Shri Charles M.
Correa, Member, Executive Committee.

6.1 The Sub-committee of the Executive Committee appointed to examine and report on the question of enlarging and improving the role of BMRDA had in its preliminary report suggested a few points for consideration of the Committee.

Some of the points were about urban renewal and giving inducement for construction of new houses. The Committee also considered these points alongwith this Item.

6.2 L.C. Bill No.VI of 1993 aim of which is to unify, consolidate and amend the law relating to the control of rent and repairs of certain-premises and of eviction and for encouraging the construction of new houses by assuring a fair return on the investment by land-lords etc., on which suggestions/objections were invited from public, was also placed before the meeting.

6.3 At the outset, the Secretary, Housing Department summarised the salient features of the L.C. Bill under-reference after which all the relevant issues were discussed in-detail. It was pointed out that in the bill there is no mechanism by which the tenants and landlords can come to some-reasonable terms in a reasonable time to enable reconstruction of houses for the purpose of urban renewal. It was thought necessary that either the landlord should get the possession of the tenement by paying certain share of market value to the tenant or the tenant should pay certain share of market value to the landlord and thus become the owner of a particular-tenement. Some members felt that this may not be attractive enough for existing tenants to opt for ownership. Reacting to this Shri Correa emphasised the need to force the tenant to choose one of the options as it is essential to accelerate the process of-renewal. Recognising the problems of poorer tenants, he recommended that the-scheme may be initially introduced for commercial occupancies and luxury flats.

6.4 The provision that the standard rent would not apply to the newly constructed buildings till 40 years, was thought to give scope later on to reduce the limit to a shorter period thereby vitiating the main purpose. It was, therefore, stressed that the limit of 40 years should be eliminated from the bill.

6.5 At the end of the discussion, the Committee requested Shri Charles Correa and Shri Shirish Patel to give some formulation for incorporating appropriate provisions for urban renewal in the bill under reference.

ITEM NO.14 : Disposal of land in 'G' Block of the Bandra-Kurla Complex - Determination of lease premium by inviting sealed tenders.

After discussion the Committee agreed with the proposal to invite tenders by public advertisement for disposal of land in 'G' Block of Bandra-Kurla Complex. to establish the current market rate. The Committee however, suggested that instead of one, two commercial plots shall be put to tender. The Committee accordingly authorised the Metropolitan Commissioner to invite tenders by public advertisement for disposal of two plots for the restricted categories of tenderers, viz. Merchant Bankers, Mutual Funds, Leasing & Financial Services, Foreign Institutional Investment Firms, Operational Branches of Commercial Banks, New Foreign Banks and Public Sector Financial Institutions.

The consideration of Item Nos. 7, 9 to 13 and 15 to 19 on the Agenda was deferred for want of time.

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

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