

ITEM No.1(ii) :

MINUTES OF THE ADJOURNED 156TH MEETING OF THE
EXECUTIVE COMMITTEE, B.M.R.D.A.

DATE : 21st June, 1994 (Tuesday)

TIME : 7.00 P.M.

MEMBERS PRESENT :

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| Shri N. Raghunathan,
Chief Secretary to Government. | - Chairman |
| Shri Shirish B. Patel. | - Member |
| Shri D.T. Joseph,
Secretary (TPWSS) to Government,
Urban Development Department. | - Member |
| Shri Ajit M. Warty,
Secretary to Government,
Housing & Special Assistance
Department. | - Member |
| Shri S.G. Kale,
Municipal Commissioner,
Municipal Corporation of
Greater Bombay. | - Member |
| Shri B.B. Sharma,
Managing Director,
CIDCO. | - Member |
| Shri D. Mehta,
Metropolitan Commissioner,
B.M.R.D.A. | - Member |

INVITEES :

- Shri Venkat Chary,
Secretary (ULB) to Government,
Urban Development Department.
- Shri A.K. Mago,
Secretary to Government,
Industries, Energy & Labour
Department (Energy & Environment).
- Shri Deepak Parikh,
Chairman,
Housing Development Finance Corporation Ltd. (HDFC).
- Shri Ravi Parthasarathy,
Managing Director,
Infrastructure Leasing and Finance
Services Ltd. (IL&FS).

At the outset, the Committee considered the following :-

Advertisement for plot reserved for Convention
Centre/Hotel in International Finance and
Business Centre in 'G' Block of Bandra-Kurla
Complex.

The Committee discussed in detail all the 3 options for
setting up of Convention Centre-cum-Hotel Complex which were

circulated as Annexures II, II-A, II-B and II-C. Some members were of the view that before selecting one of the options, response from major hotel chains of repute and those with experience of operating convention centres be solicited as it might facilitate evolving a proposal for setting up state-of-art convention centre supported by a hotel with service apartments. The Committee consisting of the Metropolitan Commissioner, BMRDA; Shri Deepak Parikh, Chairman, HDFC; and Shri Ravi Parthasarathy, Managing Director, IL&FS was authorised to prepare broad proposal which could be circulated to the leading hotels etc. in India and abroad as stated above. The above mentioned Committee was also asked to work out realistic and viable terms and conditions for development of the plot under reference after getting response from the parties to whom the broad proposal would be sent and place them before the Executive Committee for approval.

The Committee next considered the following :-

Appointment of Consultants for the work of Planning and Urban Design of International Finance and Business Centre at 'G' Block, Bandra-Kurla Complex.

The Metropolitan Commissioner informed the Committee that in accordance with the decision taken by the Committee at its Meeting held on the 30th May, 1994, offers for the consultancy under reference were invited from 6 leading architects and that out of them M/s. Pheroze Kudianwala Consultants; Shri Hafeez Contractor and Shri Ratan J. Batliboi did not offer and suggested that Shri Balkrishna Doshi would be the best person for such consultancy. The Committee also noted that no response was received from Shri Uttam Jain and that Shri I.M. Kadri had telephonically informed that his firm was not sending any offer. The Committee then noted that the offer of Mr. Kamal Malik was of Rs.60 lakhs as against that of Rs.48 lakhs of Shri Balkrishna Doshi.

2. The Metropolitan Commissioner further informed the Committee that Shri Balkrishna Doshi was agreeable to reduce

his offer to Rs.25 lakhs if the following items were dropped from the consultancy :

- (1) Elaborate model making;
- (2) Detail consultancy in Transportation; and
- (3) Detail consultancy in Environment.

3. In view of the foregoing the modified offer of Shri Balkrishna Doshi was accepted by the Committee subject to the condition that Shri Doshi may be requested to set up an office in Bombay with as many Bombay based consultants, as possible to avoid delays and to facilitate face to face interaction. The Committee then passed the following Resolution :-

RESOLUTION NO.604 :

"RESOLVED THAT in exercise of the powers conferred under Clause (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974 the Committee hereby approves that the consultancy of formulation of Urban Design for 'G' Block of BKC be entrusted to Shri Balkrishna Doshi as per his revised offer of Rs.25/- lakhs (Rupees Twenty five lakhs only) and the Metropolitan Commissioner be authorised to finalise terms of reference for the work and to enter into an agreement with him, as proposed."

ITEM NO. 7 : Design, construction and marketing of Utility Complex building in 'G' Block of Bandra-Kurla Complex - Appointment of Project Consultant.

7.1. The Committee discussed the concept of Utility Complex Building and the pre-feasibility study report prepared by the IL&FS in that respect. Some of the members of the Committee were of the opinion that proper care should be taken to ensure that such a project would not create over crowding and traffic problems.

7.2. After some discussion, the consensus was that in view of the appointment of Shri Balkrishna Doshi as consultant to suggest urban form for 'G' Block, the various amenities, etc. to be provided in the Utility Complex Building be finalised in consultation with Shri Doshi. The Committee also agreed in principle to the appointment of HDFC for taking up the

project on turn-key basis and desired that the detail terms and conditions be obtained from it. The Committee further desired that final proposal incorporating the recommendations of Shri Balkrishna Doshi and the terms and conditions of HDFC be placed before the Executive Committee when ready.

ITEM NO. 8 : Recreation ground area in G-Block of Bandra-Kurla Complex - Offer of Bharat Diamond Bourse to provide public garden and underground car parking thereon.

The Committee considered the offer of Bharat Diamond Bourse and was of the opinion that it was desirable to invite offers from other developers also by issuing public advertisement with the terms and conditions as stated in the Item Note. The advertisement should clearly specify the requirement of the parking lot like air circulation, fire safety measures, toilet facilities etc. as per international standards.

ITEM NO.10 : Further Studies in connection with Worli-Bandra Link Project - Approval to the short-list, letter of invitation and options for implementation.

10.1. The proposal of IL&FS to fix an agency to take up on turn-key basis the engineering studies of Worli-Bandra Link Project as well as the Techno-Economic Feasibility Studies of Western Freeway from Nariman Point to Worli was discussed by the Committee, after hearing the views of Shri Ravi Parthasarathy, Managing Director, IL&FS who was present by invitation.

10.2. The Committee was of the opinion that it would not be practicable to start such studies or advertise the project for construction on turn key basis without prior clearance from the Ministry of Environment, Government of India. The Chief Secretary and Chairman, Executive Committee assured to take up the matter with Ministry of Environment.

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