00041 5

Notes of Discussion Second Meeting of the Executive Committee, B.M.R.D.A. Date: 13th January, 1976.8. M.8 and ni sauq

Place : Chamber of the Chairman, Executive Committee.

relating to all matters concerning land acquisi Present : Shri D. D. Sathe, Chief Secretary, T.A.M. Bedf va

Shri K. V. Seshedri, Metropolitan Commissioner. Shri L. G. Gupta, Secretary (U.D. P.H.D.) - Member. Shri B. Galbeahmukh, Municipal Commissioner,

Competent Adthority sandone mattor M. Helating to the even of Shriep. G. JalvisoManaging Director, of to noise

Shrift My Correst Chairman, Housing, Urban tradestrictsup and Menewall& Ecology Board; on Membering

Shriig Bolaygaonkara Secretary, Executive Committee. The inability of Shri Yardi and Shri Murthi to attend the meeting was first noted.

The Agenda Notes circulated by the Secretary, Executive Committee, were discussed and the following decisions taken :to submit specific l

of Item Nodd: Acquisition of Land for the B.M.R.D.A.

the lands which ere required to be acquired under the B.M.R.D. A. Act. (The Metropolitan Commissioner elso referred to the inflow lately of requests for land acquisition in the Metropolitan Region referred to him by the Collectors for prior -clearance as per G.R., Revenue and Forests Department, Circular, No.LQN-4176/A-2, dated 20th November, 1975 and the need to cope with this work from now on properly.) Ministell shall be set up in the Housing. Urban Renewal and Ecology Board. For this purpose, a post of the rank preferably of a Deputy -- Collector (or a Tahsildar at least) should be created in the B.M.R.D.A. This Officer would liaise with the concerned --

Department in the Government of Maharashtra and process the ction by : etropolitan cases suitably for the Authority or other agencies who require etropolitan cases suitably for the nathority and R.D.A. Act.

2. A detailed methodology has to be formulated for acquisition of land under the B.M.R.D.A. Act. It is sufficient in terms of the Act to indicate that the lands proposed to be acquired is required by the Authority to enable it to dis-charge any of its functions or to exercise any of its powers the particular purpose to which a parcel of land would be put under these provisions or as part of an approved scheme of general, so to say, content, was not called for. But the -- Authority or other beneficiary agency has to be in a position to take over the land and use it within a reasonable period from the date of acquisition. This was extremely important as the procedure stipulated in the B.M.R.D.A. Act for land acquisition implies summary transfer of possession after the

ction by: acquisition implies summary transfer of possession after the tropolitan final Notificatification without waiting for the determination pummissioner of compensation, unlike the Land Acquisition Act, 1894.

3. The staff assistance required by the Authority in regard to land matters should be obtained to the extent possible from the existing agencies in the field. These facilities would be made available by the Municipal Commissioner for lands within Greater-Bombay and for those outside Greater- . Bombay the assistance of C.I.D.C.O. could be obtained supplemented by such help as can be had from the smaller Local Bodies like the Municipal Councils. In other words, there

Notes of Discussion. was no need to set up an elaborate land branch for this purpose in the B.M.R.D.A. . visual diel : etel

Action Municiparopo Commiss & M.D.,

The Urban Development Department in the Government -could appropriately perform the function of the Government relating to all matters concerning land acquisition initiated by the B.M.R.D.A. Taking into consideration also the fact that the Development Plan for Greater-Bombay is under revision, it was felt by the Chief Secretary that a special Cell headed by a Deputy Secretary should be set up in the Urban Development Department. Under Section 40 of the B.M.R.D.A. Act, the State Government has tomappoint an Officer as the Competent Authority for the matters relating to the acquisition of land in the urbannareqs (elt. is better to have only tropoli missi one officer for all such areas initially. It was felt that bbm Shri Havel, Superintendent of City Survey Mof Bombay Collectorate, could be appointed to by wirtue of this qualifications and experience - las the Competent Authority for this purpose by -issuing necessary Notification in the Orban Development duly
vetted by the Law and Judiciary Department: villosmi sol Action Secret

cions Hogors missio

> ion by opolita

issio ne

ion by

icipal

nissiona

5. Acquisition by B.M.R.D.A. of lands to be vacated by the stables to be shifted from Greater-Bombay is called for. The Municipal Commissioner was requested to submit specific land acquisition proposals relating to the stretches of land which could be utilised by the Bombay Municipal Corporation for -tonsidered for residential and other development by the Housing - Functional Board, The Chairman desired that the Municipal Action Corporation should place its proposals before the next meeting Munic of the Executive Committee, aunavas Commis!

## 

ban Renewal and Ecology - 6. The proposals submitted to the Executive Committee relating to the purchase of some items of steel furniture to cover the - immediate requirements was considered. The Executive Committee accepted the quantities of different furniture items as indicated in the Agenda Note and also the recommendations made regarding the purchase from different suppliers at the rates quoted. As these furniture items are immediately required for the Officers and staff joining the Authority, purchase action could be taken Actio after obtaining the approval of the Chairman in anticipation of Metro the Authority's sanction, stepioni of to and to mere ai

## Item No.3: Revision of pay-scales of certain posts:

The justification furnished in the Agenda Note on I tem 3 for increasing the maximum of the scales relating to some posts was generally accepted. It was noted that the final decisions regarding the pay-scales of various posts had to be taken by the B.M.R.D.A. at an early date. Pending this the following pay-scales could be adopted for the staff already in position:-Name of post. Proposed scale in the Authority. Staff Officer Rs.350-20-450-25-525-EB-25-700-30-850-50-1000.

Stenographers : in Lalups A bost ons

a) Selection Grade: Rs.350-20-450-25-525-EB-25-700-30-850.

b) Higher Grade: Rs.240-10-280-15-370-EB-15-460-20-500-25-600.

- BRS: 115-4-135-5-160-EB-5-185-6-215-8-263.

Clerks: Clarks and for the second to be seen as the second to be seen be seen be seen the second to be seen be seen the second to be seen t

cates like the Municipal Councils. In wither words, there

-: 3 :-

tion b

micipation by: tropolitan It was also decided that orders of the Chairman should be was missioner. sought to this proposal before its implementation. M.D.,C

#### Item No.4: Posts of peons in the B.M.R.D.A. and send

8. The Metropolitan Commissioner explained the background to the case. After taking into consideration the immediate cons needs of the various Offices under the Metropolitan Commissioner, the Executive Committee accepted the justificationses for creating 5 posts of peons for the Metropolitan Commissioner's Office and the Functional Boards. Orders of the tion by: Chairman would be sought accordingly and incumbents selected tropolitan as far as possible from those found suitable in the surplus missioner. hands of Sachivalaya. Terment in . Greater-E

Item No.5: Planning Office for Kalyan Complex: Idue of

ction ecreta D.

etion

Munici

Commiss

Metrop

9. The suggestion made in the note relating to office mos and residential accommodation for the Chief Planning between Officer, Kalyan Complex, was accepted. As regards the personnel requirements, the decision was deferred till a definite action plan was evolved for the consideration. of the Executive Committee. The Executive Committee agolived reiterated the decisions of the Authority that maximum is a serious of the Authority that max missioner. use should be made of the Planning staff and facilities and of C.I.D.C.O. financial assistance: Dal able to tham from that supressing a

tion by: tropolitan

#### Other I tems: 10 to barabianod ad , aise ad

(a) Assistance from B.M.R.D.A. Fund : Dan brus of ballon

A total amount of Rs.3 crores has been with the B.M.R.D.A. for some months already for financing developmental activities in the Region. A note submitted by the Secretary, Urban Development, in this regard was considered by the Executive Committee. It was felt that the B.M.R.D.A. should spell out its guidelines for giving assistance for developmental projects in the Region and circulate these to all the concerned Agencies such as the Bombay Municipal Corporation, C.I.D.C.O., Municipal Councils, Housing Board, Zilla Parishads, M.I.D.C., etc. The Authority could even then assist them in getting ready projects which can draw on the funds available with the Aithority. It was decided that only the schemes with adequate financial justification, i.e. implying sufficient return on the investment, should be financed from the B.M.R.D.A. Revolving Fund. -Depending on the need and the importance of the scheme to an integrated urban development in the Region differential interest rates and terms of loan could be applied. After a detailed discussion, it was felt that the following schemes issioner. could be presented for very early assistance thus :- p.q 1 15

gion by: ropolitan

> ll. Municipal Market, Agar Bazaar: The Municipal Commissioner indicated that a financially viable scheme for this The Municipal Commis-Market had been prepared by the Bombay Municipal Corporation. Capital funds of the order of one crore would be required for this purpose. The Municipal Commissioner agreed to submit a detailed project report covering all the aspects to the B.M.R.D.A. for its consideration for assistance during 1975-76.

ion by: icipal missioner.

> 12. Bandra Office / Commercial Complex : Developmental -activities in Bandra which is fast-developing into a critical area have been undertaken by the B.M.C., the C.I.D.C.O. and . the Housing Board. To ensure proper co-ordination and balance amongst these activities it was necessary to prepare a comprehensive plan for the whole area covering all the sectors being developed ....

developed by the three Agencies. The MDD,, C.I.D.C.O., was requested to prepare such a comprehensive plan taking into consideration the proposals of the different Agencies. It was felt that this scheme which is essentially in the nature of an Area Development Scheme would be financially viable and eligible for assistance from the B.M.R.D.A. Fund. This could, however, be considered for assistance only during 1976-77. Completion of the comprehensive plan on an urgent basis is, however, very nece-

- 13. Crawford Market Complex: The Municipal Commissioner indicated that a project for developing a Market Complex at Crawford Market was under finalisation in the Bombay Municipal Corporation-This scheme, to the extent it is relevant to the balanced development in Greater-Bombay, could also be considered for financing from the B.M.R.D.A. Fund. The Municipal Commissioner promised to submit a project report to the B.M.R.D.A. in the near future. He added that to counterbalance any large scale addition to the commercial user resulting from such a scheme, the areas to be vacated by the wholesale cloth markets nearby might be made --Murio residential.
- 14. Area Development: Bhiwandi and Khopoli: Secretary, Urban Development, indicated that the Bhiwandi and Khopoli Municipalities have already prepared detailed schemes for Area Development in -their respective jurisdictions and submitted them to H.U.D.C.O. financial assistance; no assistance was likely to be made available to them from that source during the current year. They could, he said, be considered for assistance from the B.M.R.D.A. Fund.HeAct agreed to send necessary intimation to the Chief Officers of the Sec concerned Municipal Councils.
- 15. The Municipal Commissioner said that a financially viable scheme has been prepared in detail by the Bombay Municipal Corporation for the scientific layout and redevelopment of residential Acti and commercial areas in Bhoiwada. The scheme could be presented to the B.M.R.D.A. for assistance straightaway.
- a natusal w(b) Progress of Link Roads: 16. The Chairman wanted to have detailed information available on the progress of construction of link roads in Greater-Bombay and the programme for the next financial year. It was indicated that the current year's outlay has been kept at about Rs.1.2 crores -and the same amount is proposed to be spent during the next year. It was indicated that a detailed note on this should be obtained from the Secretary, P.W.D. for consideration at the next proposed for the Executive Committee.

# (c) Meetings of the Executive Committee:

Todati 17. It was decided that the Executive Committee should meet at 4 P.M. on the first and the third Saturdays of every month. Accordingly, the next meeting of the Executive Committee will be held on the 7th of February, 1976.

orks had been prepared by the Brohay Municipal Corporation. Captured sunds of other construction would be required for the provider. The conicipal Corporationer agrands to supmit

...... control of the property of the during 1975 1501, 10.14 14.15.14.15 activities in Randis which is dest-saveleping into a critical activities have a modertosen by the E.M.C. the C.I.D.C.C. and the deposit of the section and balance anomals these activities it was necrossry to premate a comparation and balance anomals at comparation and balance anomals are covering all the sectors being

ont of stoage and fine on the factor .

···· # golevab