

Notes of Discussion

Sixth Meeting of the Executive Committee, B.M.R.D.A.

Date : November 6, 1976.

Place: Chamber of the Chairman, Executive Committee.

Members

Present:

- Shri J.B.D'Souza, Chief Secretary -- Chairman.
- Shri B.C.Cariappa, Managing Director, CIDCO.,
-- Member.
- Shri C.M.Correa, Chairman, Housing, Urban
Renewal and Ecology Board -- Member.
- Shri B.G.Deshmukh, Municipal Commissioner.
- Shri L.C.Gupta, Secretary, Urban Development and
Public Health Department -- Member.
- Shri N.G.K.Murti, Chairman, Water Resources
Management Board -- Member.
- Shri P.V.Nayak, Metropolitan Commissioner.
- Shri R.B.Ajgaonkar, Secretary, Executive Committee.

Invitees:

- Shri M.A.Chitale, Member-Secretary, WRM Board, BMRLA.
- Shri D.V.Deshpande, Member-Secretary, HURE Board, BMRDA.
- Shri C.S.Menon, Financial Adviser, BMRDA.

Item No.1 : Confirmation of the minutes of the last meeting held on 2nd April, 1976 :

1. The minutes of the meeting held on 2nd April, 1976 circulated Vide letter, No.SEC/MTG/1532, dated the 12th April, 1976, as amended further under letter, No.SEC/MTG/1687, dated the 26th April, 1976, were confirmed.

Item No.2 : Action taken on the minutes of the last meeting held on 2nd April, 1976 :

2. The Municipal Commissioner and the Managing Director, CIDCO., explained the present status of the various schemes which were considered by the Executive Committee in its -- earlier meetings. The position is as under :-

(i) Agar Bazaar Municipal Market :

3. It was explained by the Municipal Commissioner that the terms of financing offered by the BMRDA as revealed in informal discussions were rather tough inasmuch as they -- anticipated full repayment within a period of five years bearing an interest-rate at 10% per annum. The corresponding stallage charges would be very high and beyond the means of the likely customers for the market stalls. An alternative proposal was being worked out to decide the suitable terms of loan (both the period and the interest-rate) consistent with the paying capacity of the likely customers for the market space. It is anticipated that this proposal would be finalised in the next fortnight or so.

Action by:
Municipal
Commissioner.

(ii) Crawford (Mahatma Phule) Market Complex :

4. The project preparation was in its final stages. The Municipal Commissioner felt that it would be possible for the BMC to finalise it in the near future.

Action by:
Municipal
Commissioner.

(iii) Bhoiwada Area Development :

5. Here again, the terms of likely financing from the BMRDA were not suitable for the kind of development proposed in the BMC plan which was mainly a residential housing complex. The project would not, therefore, be suitable for

financing

financing from the Revolving Fund of the BMRDA and a better source could be HUDCO. The Municipal Commissioner agreed to process this matter further on this basis.

(iv) Bandra-Kurla Commercial Complex :

6. The Managing Director, CIDCO., explained that further action in regard to the preparation of the project, etc. was being taken in the BMRDA. It was noted that some progress had been made on this and further action is being taken by the Metropolitan Commissioner.

(v) Industrial Location Policy :

7. The Secretary, Urban Development Department, indicated that considerable progress had been made in this matter and the Government's decision was likely to be issued in the near future. This was noted.

(vi) Loan to BEST :

8. The Municipal Commissioner was requested to get the loan agreement formally approved by the BMC.

(vii) Revision of Development Plan of Bombay--BPT proposal:

9. The Municipal Commissioner indicated that this matter would be resolved by the BMC as it fell within its competence. The issues involved would be considered and taken care of in the revised Development Plan which is under preparation. The concerned agencies (including the BMRDA) are also involved in this process of the Development Plan revision and it was considered that no further involvement from the BMRDA might be necessary at this stage. The Municipal Commissioner also indicated that the planning organisation of the BMC is being suitably strengthened to deal with the issues relating to the revision of the Development Plan.

(viii) Method of work of the HURE Board:

(ix) Development of Survey Nos.7 and 8 --Bandra West :

(x) Development of Housing Complex near Dombivli :

10. The Chairman, Housing, Urban Renewal and Ecology Board, indicated that all these matters were being dealt with in the HURE Board where final decisions would be taken and issues referred to the Executive Committee as required.

Item No.3 : Appointment of staff for the BMRDA :

11. Post facto approval was given to the appointment of the staff and officers (30 numbers) indicated in the Annexure to the Agenda Note on this item.

12. As regards the delegation of powers for appointment of staff and officers, it was considered that this matter should be gone into in details by a Committee comprising the Metropolitan Commissioner (convener), Secretary, Urban Development Department and Secretary, Executive Committee. This Committee should undertake a detailed examination of the proposed delegation and submit their recommendations to the Executive Committee for its approval. Among other things, the Committee's recommendations should cover the following :-

(a)

- (a) The stipulation relating to the reporting of all appointments to the Executive Committee;
- (b) The jurisdiction of the various officers to whom the powers had been delegated should be clearly spelt out;
- (c) The qualifications, etc. relating to technical staff and officers should be approved by the -- Functional Boards. The qualifications relating to non-technical staff should be decided in the Metropolitan Commissioner's office;
- (d) The Metropolitan Commissioner's powers for appointment should be for grades the maximum of which did not exceed Rs.2,000 per month;
- (e) Powers relating to ad hoc appointment for a period not exceeding three months should be delegated to the Metropolitan Commissioner subject to the concurrence of the Financial Adviser;
- (f) A simpler procedure for appointment in emergent cases could be specified.

Item No.4 : Rent for office accommodation for Lands Officer :

13. The proposal for payment of rent of Rs.444 per month for the accommodation given to the Lands Officer by the CIDCO was accepted. It was considered that the power to hire out office accommodation should be delegated to the Metropolitan Commissioner. It was decided that the Metropolitan Commissioner could engage rented accommodation for office purpose involving an expenditure not exceeding Rs.1 lakh a year subject to adequate budget provision being made by the Authority.

Item No.5 : Work Programme of the Water Resources Management Board (WRMB) :

14. The note circulated by the Water Resources Management Board (WRMB) was noted. The Chairman, WRMB indicated that considerable progress had been made relating to the activities of the WRMB and a note bringing out the latest position in this regard would soon be circulated by the WRMB.

Item No.6 : Matters relating to land use in Bombay :

15. After a detailed discussion it was felt that the Authority's Resolution did not clearly indicate what action was to be taken by the Executive Committee. It was decided that the Housing, Urban Renewal and Ecology Board (HUREB) should examine this particular issue from all its aspects and circulate a note in due course clearly spelling out the action that would have to be initiated in the Executive Committee in this regard in the light of the Authority's Resolution and further discussion.

Item No.7 : Area Development Scheme at Pawai -- preparation of a contour survey for :

16. After a detailed discussion it was felt that the entire 240 hectares of land may not after all be available to the BMRDA for its developmental activities. Out of this, a portion of the land measuring 140 hectares had been reserved for public housing and there were greater chances of this piece of land being available to the BMRDA for its activities. It was agreed that the survey work should be restricted to this area (of 140 hectares) and entrusted to the MIDC at the rate of Rs.80 per hectare.

Action to Municipal Commission

Action Metropolitan Commission

Action Secretariat Urban Development Department

Action Municipal Commission

Action by : Metropolitan Commissioner.

Action by : Metropolitan Commissioner.

Action Metropolitan Commission

Action by : Chairman, WRMB.

Action Chairman HUREB

Action by : Chairman, HUREB.

Action by : Chairman, HUREB.

Item No.8 : Appointment of Shri Diwadkar as Senior Planner in H.U.R.E. Board for a period of three months:

17. It was noted that Shri Diwadkar had satisfactory qualifications and experience and his ad hoc appointment for a period of three months at a consolidated salary of Rs.1600 per month was approved. It was noted that a -- regular appointment against post was being made.

Action
Chairman
HURE B

Item No.9 : Filling up of certain posts in Housing, Urban Renewal and Ecology Board (HUREB):

18. The qualifications for the posts advertised were noted. The Selection Committee for the posts should comprise the Member-Secretary, HURE Board, Chief Planning Officer, CIDCO., and Director of Town Planning, Government of Maharashtra. Action on the appointment of a suitable candidate should be taken on the basis of the recommendations of the Selection Committee and reported to the Executive Committee.

Action
Chairman
HURE B

Item No.10: Residential accommodation for Officers of the BMRDA :

19. It was agreed that the Government could be requested on the lines indicated in the Agenda Note. It was also felt that the BMRDA itself could initiate action on meeting its own requirements of residential accommodation for its staff and officers as the State Government was facing a great shortage of residential accommodation for its own staff and officers. The need to shift the field units of the BMRDA's Functional Units to New Bombay and other outlying areas should be examined and implemented. This would reduce the demand for residential accommodation in Greater Bombay.

Action
Metro
Commis

Item No.11: Preparation of Regulations for the Revolving Fund of the Authority :

20. After a detailed discussion it was felt that as this matter involved the clarification of the provisions of the BMRDA Act the matter should first be discussed by the Financial Adviser with the concerned officers (Urban Development and the Law and Judiciary Departments of the Government of Maharashtra) and issues resolved to the extent possible. The matter should be put up to the Executive Committee if found necessary depending upon the outcome of these discussions.

Action
Finan
Advis

21. The following Resolutions were passed in the Sixth Meeting of the Executive Committee of the BMRDA held on 6th November, 1976 :-

RESOLUTION 1 :

Resolved that in terms of the powers conferred on and the duties entrusted to the Executive Committee as per Section 7(2)(ii) of the BMRDA Act, appointments be made of staff and officers in the BMRDA as per Statement annexed in the pay scales indicated with effect from the -- dates of appointment shown against each.

RESOLUTION 2:

COPY
comp
to:

Action
Chairman
HURE B

RESOLUTION 2: Resolved that an accommodation of 148 Sq. Ft. could be occupied by the Lands Officer in the Office of the City and Industrial Development Corporation, on the 2nd Floor of 'Nirmal' Building, Bombay-400020, with effect from 14th May, 1976, at a rental of Rs.444 per month till the date of its vacation.

RESOLUTION 3: Resolved that one hundred and forty hectares of land lying to the south of Powai Lake Road -- reserved for public housing should be surveyed in detail for preparation of a physical plan for the area.

Resolved further that the detailed survey work be entrusted to the Maharashtra Industrial Development Corporation at the rate of eighty rupees per hectare.

RESOLUTION 4: Resolved that pending finalisation and approval of the recruitment procedure the posts of one Senior Planner and three Junior Planners, applications for which had been invited through -- advertisements inserted in 'The Times of India', Bombay, and Delhi, should be filled in on the recommendations of a Selection Committee comprising the following officers :-

- (a) Member-Secretary, HURE Board;
- (b) Chief Planner, CIDCO., and
- (c) Director, Town Planning, Government of Maharashtra.

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No.SEC/MTG/ 5376.
Bombay Metropolitan Region Development Authority
New Administrative Offices Bldg.(18th Floor)
Opp. Sachivalaya,
Madam Cama Road,
Bombay-400 021.

Dated the 17th November, 1976.

(SIXTH)

A meeting of the Executive Committee was held on November 6, 1976. The notes of discussion of this meeting and the -- Resolutions passed by the Executive Committee are sent herewith for your information and necessary action.

Issued on 17 NOV 1976

D.A.: As above.

B. Ajgaonkar
o/c . B. Ajgaonkar)
Secretary, Executive Committee.

- To
- Shri J.B.D'Souza, Chief Secretary to the Government of Maharashtra, General Administration Department -- Chairman.
 - Shri B.C.Cariappa Managing Director, CIDCO., -- Member.
 - Shri C.M.Correa Chairman, Housing, Urban Renewal and Ecology Board -- Member.
 - Shri B.G.Deshmukh, Municipal Commissioner, Municipal Corporation of Greater Bombay -- Member.
 - Shri L.C.Gupta, Secretary, Urban Development and Public Health Department -- Member.
 - Shri N.G.K.Murti, Chairman, Water Resources Management Board -- Member.
 - Shri P.V.Nayak, Metropolitan Commissioner.
 - The Financial Adviser, BMRDA.,
 - The Member-Secretary, HURE Board, BMRDA.
 - The Member-Secretary, T. & C. Board, BMRDA.
 - The Member-Secretary, WRM Board, BMDRA.

ION 2:

Copy with
compliments
to:

Details of staff appointed in the B.M.R.D.A.

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(Vide Resolution 1 of the Sixth Meeting of the Executive Committee)

Sr. No.	Designation.	Name of Staff/Officer.	Pay Scale.	Date of appointment.
1.	2.	3.	4.	5.
1.	Staff Car Driver	Shri S. D. Salunke	110-3-122-4-150-EB-5-195	18-6-1976
2.	Accounts Officer	Shri K. N. Krishnan	740-45-1100-50-1200	1-7-1976
3.	Chief Accounts Officer	Shri N. S. Bhende	1500-100-2000	22-6-1976
4.	Deputy Accountant	Shri S. C. Shahani	240-10-280-15-370-EB-15-460-20-600	12-7-1976
5.	Deputy Accountant	Shri H. L. Phadke	-do-	12-8-1976
6.	Clerk-Typist	Miss V. V. Parab	115-4-135-5-160-EB-5-185-6-215.	26-7-1976
7.	Deputy Accountant	Shri K. P. R. Unni	240-10-280-15-370-EB-15-460-20-600	31-7-1976 (A.N.)
8.	Clerk-Typist	Miss A. B. Patkar	115-4-135-5-160-EB-5-185-6-215	6-8-1976
9.	Clerk-Typist	Shri C. S. Pawar	-do-	13-8-1976
10.	Assistant	Shri G. K. Mayekar	190-10-290-EB-15-410-20-450	1-9-1976
11.	Stenographer	Smt. Rose D'Gama	180-6-210-8-250-EB-10-310-15-340-EB-15-400	3-9-1976
12.	Steno-Typist	Shri S. N. Vaishampayan	135-5-170-6-188-EB-6-200-8-240-10-290	2-9-1976
13.	Senior Planner	Shri K. B. Diwadkar	1300-60-1600	9-9-1976 (Upto 8-12-1976)

14.

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1.	2.	3.	4.	5.
14.	Steno-Typist	Miss L. F. Lopes	135-5-170-6-188-EB-6-200-8-240-10-290	23-9-1976
15.	Clerk-Typist	Shri C. G. Palkar	115-4-135-5-160-EB-5-185-6-215	1-10-1976
16.	Clerk-Typist	Miss P. R. Parab	-do-	1-10-1976
17.	Clerk-Typist	Miss E. D. Sarode	-do-	1-10-1976
18.	Clerk-Typist	Smt. G. P. Dhuri	-do-	1-10-1976
19.	Peon	Shri J. V. Talekar	75-1-80-2-90-EB-2-100	1-10-1976
20.	Peon	Shri S. K. Katake	-do-	1-10-1976
21.	Deputy Accountant	Shri D. I. Telang	240-10-280-15-370-EB-15-460-20-600	18-10-1976
22.	Staff Officer	Shri V. D. Vaidya	350-20-450-25-525-EB-25-700-30-850-50-1000	26-10-1976
23.	Clerk Typist	Miss S. S. Phansikar	115-4-135-5-160-EB-5-185-6-215	From the date vacancy occurs.
24.	Clerk-Typist	Miss J. K. Raut	-do-	-do-
25.	Clerk-Typist	Miss U. J. Mogre	-do-	-do-
26.	Clerk-Typist	Shri A. K. Ogale	-do-	1-11-1976
27.	Clerk-Typist	Shri P. S. Adhangale	-do-	From the date vacancy occurs.
28.	Deputy Accountant	Shri P. M. Kolte	240-10-280-15-370-EB-15-460-20-600	1-11-1976
29.	Clerk-Typist	Shri P. P. Kadam	115-4-135-5-160-EB-5-185-6-215	From the day vacancy occurs.
30.	Clerk-Typist	Shri N. J. Parab	-do-	-do-