

No. EXC/MTG/110.

94
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan,
5th floor, Bandra(East),
BOMBAY- 400 051.

Date : June 1, 1987

The minutes of the Hundred & Tenth Meeting of the
Executive Committee of the Bombay Metropolitan Region
Development Authority, held on the 19th May, 1987 are enclosed.

S. V. Asgaonkar
(S.V. ASGAONKAR)
SECRETARY,
EXECUTIVE COMMITTEE.

To:

- | | |
|---|------------|
| The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. | - Chairman |
| The Metropolitan Commissioner, B.M.R.D.A. | - Member |
| The Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya. | - Member |
| The Secretary to the Government of Maharashtra, Housing and Special Assistance Department, Mantralaya. | - Member |
| The Municipal Commissioner, Bombay Municipal Corporation. | - Member |
| The Managing Director, C.I.D.C.O., Bombay. | - Member |
| 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 |
| Dr. P.G. Patankar, Director, Central Institute of Road Transport, (Training and Research), Poona-Nasik Road, Pune- 411 026. | - Member |

INVITEE :

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

Copy to :

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

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

GVG:

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HUNDRED & TENTH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 19th May, 1987 (Tuesday)

TIME : 10.30 A.M.

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

MEMBERS PRESENT :

Shri K.G. Paranjpe, Chief Secretary to the Government of Maharashtra.	- Chairman
Shri S.R. Kakodkar, Metropolitan Commissioner.	- Member
Shri D.K. Jain, Secretary to the Government of Maharashtra, Urban Development Department.	- Member
Shri S.S. Tinaikar, Municipal Commissioner, Bombay Municipal Corporation.	- Member
Shri K. Nalinakshan, Managing Director, C.I.D.C.O., Bombay.	- Member
Shri Shirish B. Patel.	- Member
Dr. P.G. Patankar.	- Member

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

Item No.1(a) : Confirmation of the minutes
of the last (109th) Meeting
of the Executive Committee.

The minutes were confirmed.

Item No.1(b) : Action taken on the minutes
of the last (109th) Meeting
of the Executive Committee.

The action taken report was noted by the Committee.

Item No. 2 : Providing eating facilities
at Nariman Point.

2.1. The Committee considered the proposal submitted by Ms. Camellia Panjabi and Umaima Mulla Feroze for providing open-air eating facilities complex on Singapore model in the area presently occupied by Government Bungalows on Madame Cama Road and the vacant area behind those Bungalows to cater to the needs of lakhs of office goers who come to the Nariman Point Office complex every day.

It

2.2. It was noted that in the Draft Development Plan published by the Bombay Municipal Corporation this area was reserved for recreation ground/garden. The Committee felt that while there is need for creating modern hygienic eating facilities in the Nariman Point area it would not at all be correct to change the user of the land which has been specifically earmarked for recreational ground/garden, etc., to commercial purpose. In fact, every care must be taken to ensure that whatever open spaces/garden reservations are available are preserved intact and not tampered with. The Committee noted that in the draft Development Plan proposals for the Backbay Reclamation area prepared by BMRDA and approved by the Executive Committee provision for eating facilities has been made at three different locations in the Backbay Area. The Committee desired that these places should be developed as fast as possible for providing modern hygienic eating facilities rather than converting open spaces for the purpose. The Committee, therefore, did not approve Ms. Panjabi's proposal.

Item No. 3 : Status Report on Truck Terminal at Wadala.

3.1. The Committee noted that while BMRDA has made significant progress in the reclamation and development of land, construction of internal roads as well as obtaining various permissions from Bombay Municipal Corporation, etc. and also finalised contract for pile foundation work for four buildings, the single biggest hurdle in the implementation of the project is the stiff opposition from Bombay Goods Transport Association (BGTA) which controls the major transport companies. The Committee, therefore, felt that it is necessary that the draft legislation viz. the Draft Truck Terminal Bill prepared by BMRDA and duly approved by the Law & Judiciary Department and the Urban Development Department is got passed by the Legislature very expeditiously. The Committee appreciated that unless it is made compulsory for the transport companies/ commission agents, etc., to relocate themselves in the Truck Terminal at Wadala, it is most unlikely that

adequate

adequate response for demand registration would be forthcoming from them on a voluntary basis. The Committee requested the Secretary, Urban Development to ensure that the Truck Terminal Bill is enacted as early as possible.

Item No. 4 : Status Report on the Textile Market in 'G' Block of Bandra-Kurla Complex.

4.1. The Committee noted with satisfaction that the number of registrations for premises in the Textile Market have crossed the figure of 1,000. However, it was necessary to speed up the tempo of registrations in order to enable BMRDA to implement Phase-I of the market as programmed by 1990. It was pointed out that response to the demand registration exercise is expected to accelerate once actual progress of construction on the site becomes visible to the traders. Hence it was decided to undertake the pile foundation work in respect of market Block A2 which has been approved by the Executive Committee and work contract for the same already awarded.

4.2. The Committee appreciated the need to raise adequate funds for executing the project of such a large magnitude. It was felt that apart from mobilising deposits and instalments from beneficiary traders efforts should also be made to raise long term loans from the financial institutions and also generate resources by disposing of developed commercial land in 'G' Block of Bandra-Kurla Complex.

Item No. 5 : Appointment of Apprentices under Apprenticeship Act, 1961 - Absorption in related posts - Amendment of BMRDA Staff Appointment Guidelines, 1984 therefor.

5.1. The Committee considered the Item Note and passed the following Resolution :

RESOLUTION NO.368 :

"Resolved that in exercise of the powers conferred under clause (i) of sub-section (3) of Section 7 of the BMRDA Act, 1974, the Executive Committee hereby accords its sanction to the amendment of BMRDA Staff Appointment Guidelines, 1984, as proposed in Annexure-II to the Item Note."

Item No. 6 :

Item No. 6 : Change of user from Railway uses to commercial in D-1 Block of Bandra-Kurla Complex for proposed construction of Western Railway offices-cum-Commercial Complex by IRCON.

6.1. The Committee noted that the proposal submitted by the Western Railway was essentially with a view to raising resources for constructing a most modern coaching terminal at Bandra Marshalling Yard for long distance inter-city trains. This they wanted to achieve partly by putting up a commercial building complex in Western Railway land in D-1 Block. The proposed building will be used partly by the Western Railway and partly for commercial exploitation for generating surplus funds needed for construction of the proposed inter-city coaching terminal. The Committee considered and approved the proposal of the Railways for change of user of the land from Railway user to commercial subject to the following conditions :

- (1) Due to shifting of Coaching Terminal facility from D-1 Block, the Bus Terminal provision in 'D' Block will have to be shifted to a place near the Railway Station east side in D-1 Block to facilitate easy inter-change movement for commuters by making provision for this purpose.
- (2) The road between 'D' and 'D-1' Block will have to run partly from Railways land.
- (3) On east side of Bandra Railway Station, various Blocks like 'D', 'E', etc. are being developed for intensive commercial purposes. Hence adequate provision will have to be made for shopping, eating facilities, parking for taxies, rickshaws, scooter, cars, etc., sufficient land out of D-1 Block should be earmarked for these activities.
- (4) The proposed 90' wide Anant Kanekar Marg will have to be extended upto Bandra Railway Station (East) due to the deletion of the Auxiliary Passenger Terminals in D-1 Block.

(5) As

(5) As lands in D-1 Block will be disposed of by the Western Railways, the development cost of infrastructure, such as roads, etc., will have to be borne by the Railways.

Item No. 7 : Request from South Asia Project Department of the World Bank for making available services of Shri V.K. Phatak, Chief, Planning Division, BMRDA as a Consultant from 1st to 10th June 1987 to assist the World Bank Mission for preparation of their Tamil Nadu Urban Development Project.

7.1. The Metropolitan Commissioner informed the Committee that eventhough the World Bank has requested Shri Phatak's services from 1st to 10th June 1987, Shri Phatak will be relieved subject to exigencies of BMRDA's work. The Committee agreed that Shri Phatak may be relieved to take up the World Bank assignment for a total period of 10 days from 1st to 10th June 1987 or from any subsequent date of relief and accordingly passed the following Resolution :

RESOLUTION NO.369 :

"Resolved that the Executive Committee hereby agrees to make available the services of Shri V.K. Phatak, Chief, Planning Division, BMRDA to work as a Consultant to the World Bank for the period from 1st to 10th June, 1987 or from any subsequent date of relief to assist the World Bank Mission in the preparation of their Tamil Nadu Urban Development Project, on the terms and conditions prescribed under Committee's Resolution No.358, dated 9th February, 1987, subject to further sanction of the State Government thereto."

The meeting then terminated after a vote of thanks to the Chair.

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