

No. EXC/MTG/115.

144
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan,
5th floor, Bandra (East),
BOMBAY- 400 051.

Date : 11th July, 1988.

The minutes of the HUNDRED & FIFTEENTH Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 29th June, 1988 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, City & Industrial Development Corporation of Maharashtra. | - Member |
| Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, Bombay-400004. | - 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 Legal Adviser, B.M.R.D.A.

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MINUTES OF THE 115TH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 29th June, 1988.

TIME : 12.00 Noon.

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

MEMBERS PRESENT :

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| 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 D.K. Afzulpurkar,
Secretary to the Government
of Maharashtra, Housing and
Special Assistance 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 Charles M. Correa. | - Member |
| Shri Shirish B. Patel. | - Member |

INVITEES :

- Shri A.S. Rao, Secretary to Government
of Maharashtra, Urban Development Department; and
Shri K.N. Patel, Legal Adviser, B.M.R.D.A.

Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

Item No. 1 : Confirmation of the minutes of the
last (114th) Meeting of the Committee.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of
the last (114th) Meeting of the
Executive Committee.

After discussion, action taken report was noted by
the Committee.

Item No. 3 :

Item No. 3 : MIDC's proposal to set up a new Industrial Estate at Virar.

There was considerable discussion on MIDC's proposal to set up a new industrial estate at Virar by converting a large area of 1149 Ha. (2858 acres) from 'G' zone to 'Industrial' zone. Metropolitan Commissioner explained that MIDC wishes to develop the area for setting up large number of electronics and plastics manufacturing units alongwith ancillaries and service industries. According to Industries Department, Virar being on the periphery of Greater Bombay, is locationally ideally suitable for industrial development. According to them unless this area is thrown open for industrial development, entrepreneurs would be tempted to go to Gujarat. There is also the possibility that unauthorised industrial development, as has already taken place in Mira-Bhayander area, will proliferate further.

Metropolitan Commissioner pointed out that BMRDA had tried to assess the urban impact of such large scale industrial development on the periphery of Greater Bombay. The critical parameters in this connection are water supply, transport and housing.

As regards water supply, Maharashtra Water Supply and Sewerage Board (MWSSB) have informed vide their letter dated 28th March, 1988 that the World Bank assisted project which is under execution does not include the water requirements of Vasai-Virar Sub-region. The follow up project which MWSSB proposes to take up would, however, include Vasai-Virar sub-region but the benefits from the follow up project, if finally sanctioned, can be expected not before 1998 i.e. 10 years hence. MWSSB have, therefore, not favoured the proposal for Virar industrial estate for the present. Metropolitan Commissioner pointed out that according to MIDC, Irrigation Department could be requested to allocate 200 MLD of water from Surya Project for meeting industrial and domestic needs of the area and MIDC could construct a pick up weir, etc. from where the water could be pumped to Virar. It was decided to ascertain from the Irrigation Department whether they would be in a position to set aside the needed quantum

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of water for the proposed Virar Industrial Estate and if so what would be the lead time for the water supply to materialise.

The Environment Department have expressed the view that development of industrial estate in Virar will result in large scale congestion and put acute strain on the amenities in BMR in general and BMC area in particular. They have stated that it will impose substantial strain on infrastructural facilities in South Bombay since the highly skilled technical people that will be working in the proposed estate will be partially living in South Bombay. They have further stated that the proposed Virar Industrial Estate will deprive the backward areas of the State in respect of development of electronic industries since with the attraction of Virar industrial area prospective entrepreneurs will prefer jobs in Virar industrial estate than elsewhere in the State.

The Committee felt that the matter needs to be examined in greater detail and that MIDC should be asked to clarify whether they have considered other possible locations such as New Bombay, Karjat, Palghar, etc. Consideration of the item was, therefore, deferred and it was decided that when this item comes up for discussion again representatives of Industries Department and MIDC should also be requested to be present.

Item No. 4 : Change of user from Railway uses to Commercial of land in D-1 Block of Bandra-Kurla Complex (BKC) for proposed construction of Railway Offices-cum-Commercial Complex by IRCON.

The Committee noted that the Western Railway's proposal for sanctioning change of user of railway land in D-1 Block of BKC from Railway user to office-cum-commercial user and for utilisation of surplus funds which will be generated by commercial exploitation of railway land in D-1 Block for strengthening identified railway facilities in Bombay area was already considered and approved by the Authority subject to certain terms and conditions. While endorsing the decision taken by the Authority, the

Executive.....

Executive Committee felt that as a result of this arrangement it should be ensured that there is net additionality of funds provided by Western Railway for railway projects in Bombay area over and above the funds that would have been provided in the usual course.

Shri Charles Correa suggested that Railways may be requested to consider the possibility of establishing a Railway Museum in D-1 Block. It was decided that the Metropolitan Commissioner should communicate the views of the Executive Committee to the Western Railway administration for appropriate action.

Item No. 5 : Formulation of guidelines for development of Holiday Resorts/Homes in Bombay Metropolitan Region.

The Committee considered the proposed guidelines and took the following decisions :

- (i) The existing provision in the Regional Plan for Bombay Metropolitan Region to permit individual ownership bungalows, provided they are located on plots of not less than 4000 sq. mtrs. and provided satisfactory arrangement for water supply, drainage, sewerage, etc. are made by the developer at his own cost should be continued and that multiple ownership of bungalows on smaller plots should not be permitted.
- (ii) The permissible built up area (FSI) of all types of structures should be 0.05 instead of 0.1.

The Executive Committee approved the guidelines with the above stipulations and authorised the Metropolitan Commissioner to issue the guidelines suitably amended in the light of the above.

Item No.6.: Secretaries' Committee Report on Revised Development Plan for Greater Bombay.

Consideration of the Item was deferred.

Item No. 7 : Wadala Anik Truck Terminal Project - Providing effluent drainage system.

The Committee approved the proposal contained in

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the agenda note and passed the following Resolution :

RESOLUTION NO. 398 :

"Resolved that in exercise of powers conferred under clause (ii) of sub-section (3) of Section 7 of BMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords approval to the estimate amounting to Rs.97,08,875/- submitted by Municipal Corporation of Greater Bombay for providing effluent drainage system in Phase-I of the Truck Terminal Wadala.

"Resolved further that in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby approves that the above mentioned work be entrusted to the Municipal Corporation of Greater Bombay, on agency basis, as detailed in the Item Note and the Metropolitan Commissioner be and is hereby authorised to make necessary payment to the Municipal Corporation of Greater Bombay for the above work from time to time."

Item No. 8 : Study of Service needs in the
Eleven Municipal Councils of
Bombay Metropolitan Region.

The Committee approved the proposal contained in the agenda note and passed the following Resolution :

RESOLUTION NO. 399 :

"Resolved that the Executive Committee hereby approves the proposal to undertake the Study of Service needs in the Eleven Municipal Councils of Bombay Metropolitan Region and also approves the Terms of Reference and the Request for Proposal prepared for the purpose.

"Resolved further that the Executive Committee hereby empowers the Metropolitan Commissioner to invite proposals from the short listed consultants, to evaluate the proposals received and engage the services of consultants with the concurrence of the World Bank for carrying out the proposed study."

Item No. 9 :

Item No. 9 : Geological Survey and prospecting of BMR for locating construction material and identifying future areas for quarrying.

During the course of discussion on this item Managing Director, CIDCO informed that CIDCO has already initiated similar geological survey for the areas under the jurisdiction of CIDCO. The Committee, therefore, decided that the survey to be conducted by BMRDA should cover the entire area of the Bombay Metropolitan Region barring New Bombay area and passed the following Resolution :

RESOLUTION NO.400 :

"Resolved that the Executive Committee hereby approves the proposal to undertake the study on Geological Survey and prospecting of Bombay Metropolitan Region (barring New Bombay area) for locating construction material and identifying future areas for quarrying, and also approves Terms of Reference and request for proposal prepared for this purpose with modification.

"Resolved further that the Executive Committee hereby empowers the Metropolitan Commissioner to invite offers from the consultants, to evaluate the offers received and engage the services of consultants with the concurrence of the World Bank for undertaking the proposed study on Geological survey and prospecting of Bombay Metropolitan Region (barring New Bombay area) for locating construction material and identifying future areas for quarrying."

Item No.10 : Writ Petition No.3410 of 1987 -
Mukund Nagar Co-operative Housing
Society Ltd. -
Judgement of the High Court, Bombay.

The Committee noted the contents of the Item Note.

Item No.11 : Appointment of Advocates to defend
Writ Petitions No.641 of 1988 and
935 of 1988 filed by Iron & Steel
Wholesale Traders to stall shifting
to Kalamboli Market Yard -
Post facto sanction to

The Committee approved the proposal contained in Agenda

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note and passed the following Resolution :

RESOLUTION NO.401 :

"Resolved that in exercise of the powers conferred under clause (vi) of sub-section (3) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords post facto sanction to the appointment of Shri K.K. Singhvi, Shri C.J. Sawant, and Shri R.M. Sawant, Advocates to appear on behalf of BMRDA, in Writ Petition No.641 of 1988 and 935 of 1988, filed in the High Court of Bombay by Iron & Steel Wholesale Traders and to incur expenditure on proceedings, legal fees and other incidentals as detailed in paras.3 and 4 of the Item Note as also future expenditure thereon, as proposed."

Item No.12 : Writ Petition No.3869 of 1987
Dhyaneshwar Math Trust V/s State
of Maharashtra and others -
Appointment of Government Pleader
to represent BMRDA.

The Committee approved the proposal contained in Agenda note and passed the following Resolution :

RESOLUTION NO.402 :

"Resolved that in exercise of the powers conferred under clause (vi) of sub-section (3) of section 7 of the Bombay Metropolitan Region Development Authority Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords post-facto sanction to the appointment of Assistant Government Pleader, High Court, Bombay to appear on behalf of Bombay Metropolitan Region Development Authority in the Writ Petition No.3869 of 1987 in the High Court of Bombay and authorises the Metropolitan Commissioner to incur the expenditure on proceedings, legal fees and other incidentals as may be necessary."

Item No.13 : Appointments/Promotions made under powers delegated by the Executive Committee - sanction to the -

The Committee approved the proposal contained in

Agenda.....

Agenda note and passed the following Resolution :

RESOLUTION NO.403 :

"Resolved that the Executive Committee hereby accords sanction to the appointments/promotions made by the Metropolitan Commissioner as detailed in Annexure to the Item Note, in accordance with the proviso to Guideline No.5 of the Staff Appointment Guidelines, 1984 during the period ended on 20th June, 1988, as proposed."

Item No.14 : Proposal received from the Housing & Special Assistance Department for grant of additional floor space index to co-operative housing societies of slum dwellers for facilitating their rehabilitation on the land occupied by them.

Consideration of the Item was deferred.

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

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