

No. EXC/MTG/131(Adj.)

378

BOMBAY METROPOLITAN REGION  
DEVELOPMENT AUTHORITY,  
Plot Nos.C-14 & C-15,  
Bandra-Kurla Complex,  
Bandra(East), Bombay-400 051.

Date : 19th September, 1991.

The minutes of the adjourned Hundred and Thirty-First Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 3rd September, 1991, are enclosed.

*S. V. ASGAONKAR* 19/9/91.  
(S. V. ASGAONKAR)  
SECRETARY  
EXECUTIVE COMMITTEE.

To:

- |  |            |
|--|------------|
| The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya.                                     | - Chairman |
| Shri Charles M. Correa,<br>Correa Consultants Pvt. Ltd.,<br>9, Mathew Road, <u>Bombay-400 004.</u>                                       | - Member   |
| Shri Shirish B. Patel,<br>SPA Consultants Pvt. Ltd.,<br>41, Nagindas Master Road,<br><u>Bombay-400 023.</u>                              | - Member   |
| Dr. P.G. Patankar,<br>Consulting Adviser,<br>Tata Consultancy Services,<br>'Nirmal', 9th Floor,<br>Nariman Point, <u>Bombay-400 021.</u> | - Member   |
| The Secretary (I) to the Government of Maharashtra, Urban Development Department, Mantralaya.  | - Member   |
| The Secretary to the Government of Maharashtra, Housing & Special Assistance Department, Mantralaya.                                     | - Member   |
| The Municipal Commissioner,<br>Bombay Municipal Corporation.   | - Member   |
| The Managing Director,<br>C.I.D.C.O., Bombay.  | - Member   |
| The Metropolitan Commissioner,<br>B.M.R.D.A.   | - Member   |

INVITEES :

- The Secretary (II) to Government of Maharashtra,  
Urban Development Department, Mantralaya.
- The Legal Adviser, B.M.R.D.A.

Copy to :

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

MINUTES OF THE ADJOURNED 131ST MEETING  
OF THE EXECUTIVE COMMITTEE, B.M.R.D.A.

DATE : 3rd September, 1991 (Tuesday)

TIME : 10.30 A.M.

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

MEMBERS PRESENT :

- Shri K.B. Srinivasan, Chief Secretary to Government. - Chairman
- Shri Shirish B. Patel. - Member
- Dr. P.G. Patankar. - Member
- Shri D.T. Joseph, Secretary (I) to Government, Urban Development Department. - Member
- Shri K. Padmanabhiah, Municipal Commissioner, Municipal Corporation of Greater Bombay. - Member
- Shri R.C. Sinha, Managing Director, CIDCO. - Member
- Shri P. Subrahmanyam, Metropolitan Commissioner. - Member

INVITEES :

- Shri Satish Tripathi, Secretary-II to the Government of Maharashtra, Urban Development Department, Mantralaya.
- Shri A.G. Borkar, Chief, T&C Division, BMRDA.
- Shri K.N. Patel, Legal Adviser, BMRDA.
- Shri S.T. Vaishampayan, Chief Engineer, Engineering Division, BMRDA.
- Shri V.K. Phatak, Chief, Planning Division, BMRDA.
- Shri K.B. Diwadkar, Chief, T&CP Division, BMRDA.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

The Committee proceeded with the consideration of deferred item Nos.3, 7 & 15 and additional item No.17 on the agenda.

ITEM NO. 3 : Environmental Management Strategy and Action Plans in Bombay Metropolitan Region - A study under MEIP.

3.1 In connection with this item (1) Shri U.K. Mukhopadhyay Secretary to Government of Maharashtra, Environment Department

(2) Shri .....

(2) Shri P.D. Karandikar, Chief Executive Officer, M.I.D.C. ;  
(3) Dr. D.R. Shankaran, Municipal Commissioner, Thane  
Municipal Corporation; (4) Shri D.R. Rasal, Member Secretary,  
Maharashtra Pollution Control Board and (5) Sarvashri T.R.  
Saranathan and T.N.M. Mahadevan of Society for Clean  
Environment were present as invitees.

3.2. The Secretary, Environment and Chairman of the  
Technical Committee for MEIP, explained the background of  
UNDP/World Bank sponsored Metropolitan Environmental  
Improvement Programme. He then presented the proposed  
Terms of Reference (TOR), Request for Proposal (RFP) and  
short-list of consultants prepared by the Technical  
Committee for -

- (a) Environment Management Strategy &  
Action Plan for BMR; and
- (b) Toxic and Hazardous Management in BMR.

3.3. After considering the availability of domestic  
expertise in the field and the related pros and cons of  
appointing foreign consultants, it was agreed that the  
foreign expertise would be required to carry out these  
studies. However, it was emphasised that this opportunity  
should be used for promoting long term association of  
foreign and local consultants as joint ventures so that,  
similar studies in future could be carried out without the  
assistance of foreign consultants.

3.4. In view of the above, the following specific  
amendments to the TOR of Environmental Management Study were  
suggested :-

- (i) In para.II, at the end of objective (f), the  
following words be added :-  
"including transport"
- (ii) In para.II objectives, an additional objective (g)  
may be added which would relate to developing  
local expertise for carrying out similar studies  
in future.
- (iii) The following words be added in para.3.2 after  
the words, other related legislation :-  
"including legislation related to vehicle  
emissions"

The following words be added after the words,  
regulations made thereunder,  
"their enforcement".

3.5. In .....

3.5. In the Request for Proposal, it was agreed that it should be specifically mentioned that preference would be given to the consultants having or proposing to have long term association with local consultants by way of joint ventures for carrying out these studies with a view to transfer the expertise to the local consultants.

3.6. As regards short-listing of consultants, it was agreed that the list prepared under Annexure-3 be presented to World Bank for seeking its advice on final short-listing of six consultants. As regards the list of Indian Consultants given in Annexure-4, it was decided that such a list should not be included with the Request for Proposal and the foreign consultants be allowed to choose their own associates.

3.7. It was then decided that the Metropolitan Commissioner, BMRDA, be authorised to approach the Ministry of Urban Development, Department of Economic Affairs and the World Bank to seek their approval to TOR of the study and to use BUDP credit for financing these studies.

ITEM NO. 7 : Bombay Urban Infrastructure Project (BUIP).

7.1. After considering the rationale for formulation of Bombay Urban Infrastructure Project, following decisions were taken :

- (a) BMRDA should take the lead in formulating the BUIP;
- (b) In addition to the projects mentioned and summarised on page 6 of the item note, following additional components were decided for inclusion in BUIP :
  - i) Sanitation component for Vasai-Virar and Thane-Kalyan-Bhiwandi areas;
  - ii) Improving power supply distribution in the fast growing urban areas of BMR;
  - iii) Water resources development for New Bombay including Balganga and flood control of three river basins in the vicinity of New Bombay; and
  - iv) Electrical trolley buses in New Bombay.

It was however decided that the shelter related components like sites & services and slum upgrading need not be included in BUIP.

7.2. It .....

7.2. It was also agreed that the Urban Development Department should constitute a Working Group for formulation of BUIP having the following composition :

- 1) Chief, Planning Division, BMRDA ... Convenor
- 2) Chief Engineer, BMRDA
- 3) Chief Engineer (Projects), MWSSB
- 4) Chief Engineer, Project Planning & Monitoring Cell, BMC.
- 5) Deputy Chief Engineer, Storm Water Drainage, BMC
- 6) City Engineer, TMC
- 7) City Engineer, KMC
- 8) Chief Engineer, Chief Planner or Chief Economist, CIDCO
- 9) Representatives of MSEB/BEST/BSES.

7.3. The Terms of Reference for the Working Group as proposed in the Item Note were also approved.

7.4. As the constitution of Working Group was expected by mid-September, 1991 instead of mid-August 1991, it was agreed that the time frame proposed in the item note be accordingly modified.

ITEM NO.15 : Status Report of Mahim Nature Park.

15.1. The Committee considered both the issues in the Item Note viz. (1) deciding the organisation which would maintain the Mahim Nature Park and (2) also deciding the organisation which would raise the required funds (about 2.5 crores) for equipping the Education Centre and ancillary works in the Mahim Nature Park and maintain it.

15.2. The Committee noted that the first phase of work which consisted of plantation of the trees and civil works of Education Centre etc. was almost completed and that the Mahim Nature Park could be opened (except Education Centre) provided the organisation which would maintain the Park was decided and the required staff was made available. In this connection, the Committee also noted that by Government Notification No.FLD-1190/1048/CR-116/F3, dated 16.3.1991 Mahim Nature Park and the mangrove areas contiguous to it, as detailed in the Schedule-I to the said Notification were declared as "protected forest". During discussions, the Forest Department has also mentioned that they would

prepare.....

prepare a scheme to take over the Mahim Nature Park for maintenance in 4 to 6 months' time. The cost of maintenance of the Mahim Nature Park was estimated about Rs.75 to 80 lakhs per annum.

15.3. After considering the various alternatives in this respect, the Committee ultimately decided that the said park (including Education Centre) be handed over to the Municipal Corporation of Greater Bombay (MCGB) for maintenance, as under the provisions of the Bombay Municipal Corporation Act, maintenance of parks and gardens in Greater Bombay area is the discretionary function of the M.C.G.B. and accordingly made recommendation to that effect to the State Government.

15.4. As regards the issue of equipping the Education Centre and running it, the Committee was of the view that after the Education Centre Building was transferred to the M.C.G.B. along with the Mahim Nature Park by lease in perpetuity, the M.C.G.B. should consider forming a society or a trust. The Committee was further of the view that the society/trust so formed should raise the required funds from various authorities and organisations such as the State and Central Government, UNDP, DPDC etc. The said society should also be required to maintain the Education Centre and for that purpose the MCGB might grant sub-lease of the Education Centre Building and the Nature Park to the said society/trust.

15.5. The Committee also suggested that the State Government be requested to provide a grant of Rs.50.00 lakhs each year during 1991-92, 1992-93 and 1993-94 for equipping the Education Centre in the Mahim Nature Park.

ITEM NO.17 : Application under Section 13 of the BMRDA Act, 1974 from Mahanagar Telephone Nigam Ltd. - Construction of Telephone Exchange building at Gopalrao Deshmukh Marg in 'D' Municipal Ward.

17.1. The Committee considered the application and noted that the proposal was for construction of a building with floor area of 15247.12 sq.metres and FSI 4.2 at Survey No.89/669, 669-Part and 1/669-Part of Malbar Hill Division at Gopalrao Deshmukh Marg, in D-Municipal Ward intended to be used as Telephone Exchange (including residence of the emergency duty staff). It was also noted that the

Government.....

Government in Urban Development by their letter No.FSI 1189/620/UD-11, dated 11th February, 1990 inter alia granted extra FSI upto 4.2 for the said Telephone Exchange building on the condition that the proposed construction shall be used exclusively for the purpose of Telephone Exchange.

The clarification given by the applicant for allowing (i) excessive floor height of 4.5 mtrs. for accommodating the modern telephone equipments, etc. (ii) allowing 20 residential flats as emergency staff quarters and (iii) an extension counter of a bank for only accepting the telephone bills was also noted.

17.2. Considering that the plot under reference has been earmarked as "Telephone Exchange" in the sanctioned Revised Development Plan of D-Municipal Ward and the extra FSI granted by the State Government and in view of the clarifications offered by the applicant the Committee granted the permission for the said building.

17.3. Accordingly, the Committee passed the following Resolution :-

RESOLUTION NO.492 :

"RESOLVED THAT in exercise of the powers conferred on it by clause (iv) of the sub-section (3) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974 read with sub-section (3) of Section 13 of the said Act and all other powers enabling it in this behalf, the Committee hereby grants permission to the Mahanagar Telephone Nigam Ltd. (Application bearing Registration No.545/4/9/90) for construction of a building with floor area of 15247.12 sq. metres and FSI 4.2 at Survey No.89/669, 669-Part and 1/669-Part of Malbar Hill Division at Gopalrao Deshmukh Marg, in D-Municipal Ward intended to be used as Telephone Exchange (including residence of the emergency duty staff)."

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

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