

No. EXC/MTG/149.

518  
BOMBAY METROPOLITAN REGION  
DEVELOPMENT AUTHORITY,  
Plot Nos. C-14 & C-15,  
Bandra-Kurla Complex,  
Bandra (East),  
Bombay-400 051.

Date : 3rd March, 1993.

The minutes of the Hundred and Forty-Ninth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 15th February, 1993 are enclosed.

*S. V. Asgaonkar* 3/3/93  
( 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   |
| Shri R.Y. Tambe,<br>A/600, Shivam Apartments,<br>R.P.T.S. Road, Surendranagar,<br><u>Nagpur-440 015.</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.  | - Member   |
| The Metropolitan Commissioner,<br>B.M.R.D.A.  | - Member   |

INVITEE :

The Secretary (II) to Government of Maharashtra,  
Urban Development Department, Mantralaya.

Copy to :-

The Legal Adviser, B.M.R.D.A.  
The Officers of the B.M.R.D.A.

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519

MINUTES OF THE 149TH MEETING OF THE EXECUTIVE COMMITTEE  
B.M.R.D.A.

DATE : 15th February, 1993 (Monday)

TIME : 3.00 P.M.

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

MEMBERS PRESENT :

- Shri S. Ramamoorthi, - Chairman  
Chief Secretary to Government.
- Shri Shirish B. Patel. - Member
- Shri D.T. Joseph, - Member  
Secretary (I) to Government,  
Urban Development Department.
- Shri S.G. Kale, - Member  
Municipal Commissioner,  
Bombay Municipal Corporation.
- Shri R.C. Sinha, - Member  
Managing Director, CIDCO.
- Shri P. Subrahmanyam, - Member  
Metropolitan Commissioner.

INVITEES :

- Shri N.V. Merani,  
Technical Adviser to Metropolitan Commissioner.
- 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 G.K. Deshpande,  
Chief, T&C Division, BMRDA.
- Shri V.D. Borkar,  
Chief Engineer (Projects), Engineering Division, BMRDA.
- Shri K.R. Shanbhogue, Chief Accounts Officer &  
Financial Adviser, F&A Division, BMRDA.
- Shri S.W. Sawant,  
Lands Officer, Land Cell, BMRDA.
- Shri M.R. Tidke,  
Personnel Officer, BMRDA.
- Shri M.B. Salvi,  
Marketing Manager, BMRDA.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

ITEM NO.1 : .....

ITEM NO. 1 : Confirmation of the minutes of the last (148th) meeting of the Committee.

The minutes were confirmed.

ITEM NO. 2 : Action taken on the minutes of the last (148th) meeting of the Committee.

The action taken report was noted by the Committee.

ITEM NO. 3 : Construction of Amenity Building at Truck Terminal, Wadala - Shortlisting of contractors -

3.1. During the course of discussion on this Item the following points were raised :-

3.1.1. Referring to para.4 of the Item Note which mentioned three sources of preparing the short list, it was stated that in case the select list is challenged on the ground of arbitrariness in selection it would be difficult to defend the procedure followed.

It was explained that in the case of the first source the requisite formalities were followed. In the case of the second source since these contractors had quoted for the work on the same project (T.T. Wadala) their names were added. In case of the third source, the Consultants appointed with the approval of the Executive Committee (M/s. Hafeez Contractor) had suggested names which were added to the short list after verifying their capacity to work by a Committee consisting of Chief, P&CP Division; Chief, P&C Division; Chief Accounts Officer, F&A Division; Chief Engineer (Special Projects), Public Works Department, Government of Maharashtra; Shri Hafeez Contractor and the Chief Engineer, BMRDA. It was, therefore, stated that the short list thus prepared could be legally justified in case a litigation arose.

3.1.2. The Chief Engineer (Projects), BMRDA then explained the reasons for which the name of M/s. Choudhary & Choudhary (I) Pvt. Ltd. was not proposed to be included in the short list prepared after reconsideration. On a query from the Chairman, the Chief Engineer (P) also explained in brief the history of the case, viz., Contract of Piling for A-2 block in Wholesale Textile Market in G-Block awarded to M/s. Choudhary and Choudhary in 1987 and which has been left incomplete by the contractors pending settlement of his claims.

The .....

The Chief Engineer (Projects) also informed that it will take quite some time before the actions are completed in that case since procedure laid down in that contract agreement will have to be followed in dealing with the contractors. The general consensus of the members was that there appears to be no reason to doubt the competence of the contractors but whether to include them in the short list now shall be left to the Metropolitan Commissioner after considering the background with reference to the contract left incomplete in BMRDA. After discussion, the Committee concluded that the Executive Committee has no views as to whether M/s. Choudhary & Choudhary shall be included in the short list or not. However, the Metropolitan Commissioner should take suitable decision as to whether M/s. Choudhary & Choudhary (I) Pvt. Ltd. be included in the short list or not.

3.2. Subject to these observations the Committee approved the proposal in the Item Note and passed the following Resolution :-

RESOLUTION NO.571 :

"RESOLVED THAT in exercise of the powers conferred by Clause (iii) of sub-section (3) of Section 7 of the BMRDA Act, 1974 read with sub-section (5) thereof, and all other powers enabling it in this behalf, the Executive Committee hereby accords approval to the short list of the following contractors who could be invited to quote for the work of construction of Amenity Building at Truck Terminal, Wadala subject to the stipulation that the Committee has no views as regards inclusion or otherwise of the company, viz. M/s. Choudhary and Choudhary (I) Pvt. Ltd. in the short list and that the Metropolitan Commissioner may take appropriate decision in the matter :-

- 1) B.E. Billimoria and Co.
- 2) Chawla Interbild Construction Pvt. Ltd.
- 3) B.J. Mistry Pvt. Ltd.
- 4) Gulraj Engineering Construction Co.
- 5) G.M. Bijlani.
- 6) Reliance Construction Co.
- 7) Vichare & Co.
- 8) K.J. Construction Co.
- 9) Ajanta Builders."

ITEM NO. 4 : Allotment of land to the Confederation of 100% Export Units for construction of the Export House in 'G' Block of the Bandra-Kurla Complex.

There was a considerable discussion on this item during the course of which the following main points were raised :-

4.1. Some members were of the view that the applicant, viz., Confederation of 100% Export Units, was a commercial body and it cannot be treated on equal footing as regards charging premium for allotment of land in 'G' Block of Bandra-Kurla Complex. It was pointed out that even though NABARD and ICICI were granted land at the premium of Rs.15,500/- per FSI Sq. Mtr. in the same locality, they were public sector undertakings which was not the case with the applicant Confederation.

4.2. It was thought that if the premium of Rs.15,500/- or for that matter even Rs.16,000/- per FSI Sq. Mtr. was charged, it would indirectly mean that there is an in-built subsidy. In this connection attention was invited to the supplement issued by the Indian Express regarding property values in Bombay.

4.3. It was pointed out that BMRDA was trying to develop a Finance District in 'G' Block since Diamond Bourse has been allotted a large chunk of land in that area. The applicant Confederation being Confederation of 100% Export Traders, was a fitting case for allotment of land in this Finance District. Even though this view was accepted, the Committee felt that they should be charged the market value.

4.4. After further discussion it was decided that the Metropolitan Commissioner may advertise two plots keeping in view the market trend of the prices of immovable property as reflected in the supplement of Indian Express after getting the draft advertisement approved by the Chairman, Executive Committee.

ITEM NO. 5 : Short-listing of Consultants for preparing Feasibility Report for the Bombay-Trans-Harbour-Link (BTHL) Project.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.572 :

"RESOLVED THAT in pursuance to the Resolution No.564 passed by the Executive Committee in its meeting held on

21.11.1992,.....

21.11.1992, the Executive Committee hereby approves the short-list of five firms for inviting offers for the feasibility study for the Bombay-Trans-Harbour-Link (BTHL) Project recommended by the Committee, as detailed in para.4 of the agenda note.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further necessary action for carrying out the proposed feasibility study."

ITEM NO. 6 : Construction of bridge across Vakola Nalla on the 25 metre wide D.P. Road in 'GN' Block of the Bandra-Kurla Complex - Approval to the tender -

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.573 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974, the Executive Committee hereby accords its approval to the lump sum offer of M/s. Vichare & Co. amounting to Rs.3,33,00,000/- (Rupees Three Crores Thirty Three Lakhs only) for the construction of bridge across Vakola Nalla on 25 m. wide D.P. Road in 'GN' Block of Bandra-Kurla Complex.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to negotiate with the lowest tenderer to get reduced the amount of his lumpsum bid if possible and take further necessary steps in awarding contract to M/s. Vichare & Co. and get the same completed."

ITEM NO. 7 : Progress so far made in shifting various Wholesale Markets from Island City to New Bombay & other areas and problems faced in their relocation.

7.1. The Committee considered in detail the Status Report in respect of shifting of Wholesale Iron & Steel Market to Kalamboli. The Metropolitan Commissioner as well as the Managing Director, CIDCO, apprised the Committee of the various facilities made available to the iron and steel traders. It was also assured by the Managing Director, CIDCO that if there are any problems confronting iron and steel traders, the same would be considered on priority basis provided they shift their trading activity immediately.

7.2. At .....

7.2. At the end of discussion, it was decided that no further extension for shifting of Wholesale Iron and Steel Market be granted. The suggestion made by the Metropolitan Commissioner that the matter may be discussed by the Minister for Urban Development and Chairman, BMRDA, with the representatives of the Wholesale Iron & Steel Traders in the presence of the Metropolitan Commissioner and the Managing Director, CIDCO, was also approved. It was also decided that the Urban Development Department may be requested to accord sanction to the Iron & Steel Market Committee, Kalamboli, being permitted to borrow a part of the loan viz. Rs.1.00 crore agreed to be granted by BMRDA to enable the Committee to complete the work of resurfacing internal roads at Kalamboli.

7.3. As regards shifting of Wholesale Textile Market the Metropolitan Commissioner informed the Committee that the Federation of Man-Made Textile Association has requested that they may be called for discussion. Accordingly matter will be discussed with them shortly.

7.4. As regards shifting of Wholesale Flower Market, the Secretary (I), Urban Development Department informed the Committee that land for the said market is being reserved in 'S' Ward of Greater Bombay.

7.5. The Committee then noted status reports of shifting of other Wholesale Markets.

ITEM NO. 8 : Application from Boots Pharmaceuticals Ltd. for clearance under Industrial Location Policy for Bombay Metropolitan Region.

During the discussion on this item the Municipal Commissioner suggested that while considering applications that involve additional power connection, Industries Department may be asked to examine if some land could be made available to BEST for sub-stations. This was agreed to be conveyed to the Industries Department of Government of Maharashtra. The Committee accordingly approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.574 :

"RESOLVED THAT the proposal of Boots Pharmaceuticals Ltd. for installation of blister packing machines and other

supporting.....

supporting machines and equipments as listed in Annexure-I to the Item <sup>Note</sup> 7 at a cost of Rs.1.8 crores and a consequential additional connected load of 418.5 KW for further improving Good Manufacturing Practices is hereby recommended for sanction.

"RESOLVED FURTHER THAT the Industries Department may be requested to examine the possibility of obtaining suitable land for electric sub-station while sanctioning additional connected load to the industrial units under the Industrial Location Policy."

ITEM NO. 9 : BUDP - Revolving Fund -  
Quarterly Management Report from  
1st October, 1992 to 31st December,  
1992.

The Quarterly Management Report of BUDP - Revolving Fund for the period from 1st October, 1992 to 31st December, 1992 was noted by the Committee.

ITEM NO.10 : Delegation of powers for operating  
BUDP - Revolving Fund.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.575 :

"RESOLVED THAT in exercise of the powers conferred under sub-section (5) of Section 7 of the Bombay Metropolitan Region Development Authority Act, 1974, the Executive Committee hereby directs that the powers conferred on it by the Authority by its Resolution No.422, dated 31.03.1990, shall be exercised by the Metropolitan Commissioner, provided that the amount of loan does not exceed Rs.1 crore and amount of grant does not exceed Rs.10 lakhs."

ITEM NO.11 : BUDP - Revolving Fund - Loan Assistance  
to Virar Municipal Council.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.576 :

"RESOLVED THAT in exercise of the powers conferred under Section 21-A of BMRDA Act, 1974 delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a total loan of Rs.15.50 lakhs for improvement of Jivdani Road to Virar

Municipal.....

Municipal Council from the BUDP Revolving Fund, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to the Virar Municipal Council by executing a suitable Agreement in terms of this Resolution."

ITEM NO.12 : BUDP - Revolving Fund - Loan Assistance to Uran Municipal Council.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.577 :

"RESOLVED THAT in exercise of the powers under Section 21-A of BMRDA Act, 1974 delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a loan of Rs.17.25 lakhs to Uran Municipal Council from the BUDP Revolving Fund, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to the Uran Municipal Council by executing a suitable Agreement in terms of this Resolution."

ITEM NO.13 : BUDP - Revolving Fund - Loan Assistance to Panvel Municipal Council.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.578 :

"RESOLVED THAT in exercise of the powers conferred under Section 21-A of BMRDA Act, 1974 delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a total loan of Rs.139.14<sup>lakhs</sup> (Rs.20.79 lakhs for procurement of vehicles + Rs.118.35 lakhs for road works) to Panvel Municipal Council from the BUDP Revolving Fund, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to the Panvel Municipal Council by executing a suitable Agreement in terms of this Resolution."

ITEM NO.14 : ....

527

ITEM NO.14 : BUDP - Revolving Fund -  
Loan Assistance to Navi Mumbai  
Municipal Corporation (NMMC).

After discussion, the Committee approved the proposal contained in the Item Note with the modification that loan assistance being given for purchase of 10 Jeeps instead of for 15 Jeeps as requested by NMMC and accordingly passed the following Resolution :-

RESOLUTION NO.579 :

"RESOLVED THAT in exercise of the powers conferred under Section 21-A of BMRDA Act, 1974 delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a loan of Rs.29.70 lakhs (instead of Rs.44.55 lakhs as requested) to Navi Mumbai Municipal Corporation (NMMC) from the BUDP Revolving Fund, on the terms & conditions mentioned in the Item Note.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to the NMMC by executing a suitable Agreement in terms of this Resolution."

ITEM NO.15 : BUDP - Revolving Fund -  
Loan Assistance to Bhiwandi-Nizampur  
Municipal Council.

During the course of discussion on this Item, Shri Merani, Technical Adviser, suggested that Bhiwandi-Nizampur Municipal Council may be insisted upon to get the proposal examined either by the Central Road Research Institute (CRRI) or the Maharashtra Engineering Research Institute (MERI) particularly from the point of view storm water drainage and flood prevention. It was also expressed that for Bhiwandi-Nizampur Municipal Council, MERI would be more easily accessible. The Committee, therefore, approved the proposal subject to the above condition and passed the following Resolution :-

RESOLUTION NO.580 :

"RESOLVED THAT in exercise of the powers conferred under Section 21-A of BMRDA Act, 1974 delegated to the Executive Committee by the Authority vide Resolution No.422, the Executive Committee hereby sanctions a total loan of Rs.10 crores for the 7.2 km. length road improvement works of Bhiwandi-Nizampur Municipal Council from the Revolving Fund, subject to the condition that the borrower shall get

the .....

the proposal examined by the Maharashtra Engineering Research Institute (MERI) particularly from the point of view of storm water drainage and flood prevention.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the loan amount to the Bhiwandi-Nizampur Municipal Council by executing a suitable Agreement in terms of this Resolution."

ITEM NO.16 : Permission for replacement of vehicle (Jeep) for Sub-Regional Office, Kalyan.

The Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.581 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974, the Executive Committee hereby approves the proposal to scrap the Jeep No.MMF-6287 and allows to replace the same by purchasing one new vehicle, for the Sub-Regional Office, Kalyan at the cost of about Rs.3.25 lakhs approximately, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further action for purchase of Jeep."

ITEM NO.17 : Extension of service of Shri M.T. Patel, Executive Engineer after his retirement on superannuation.

The Committee approved the proposal contained in the Item Note and accordingly passed the following Resolution :-

RESOLUTION NO.582 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(i) of the BMRDA Act, 1974, and all other powers enabling it in this behalf, the Committee hereby sanctions re-employment of Shri M.T. Patel, as Executive Engineer after his superannuation from BMRDA's service, on contract basis for a period of 6 months, his emoluments during the period of re-employment being fixed by the Metropolitan Commissioner in accordance with the method followed in similar cases in the past, as proposed."

ITEM NO.18 : ...

529

ITEM NO.18 : Appointments/promotions made under powers delegated by the Executive Committee and reporting the abandonment of BMRDA services by an employee.

The Committee approved the proposal contained in the Item Note and accordingly passed the following Resolution :-

RESOLUTION NO.583 :

"RESOLVED THAT the Executive Committee hereby accords sanction to the promotion, detailed in Annexure to the Item Note, made by the Metropolitan Commissioner in accordance with the proviso to the Guideline No.5 of the Staff Appointment Guidelines, 1984, during the period ended on 31st December, 1992, as proposed.

"RESOLVED FURTHER THAT the report regarding abandonment of BMRDA service as stated in the Annexure to the Item Note is noted by the Executive Committee."

The meeting then concluded with a vote of thanks to the Chair.

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