

No.E/MTG/151.

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

Date : 5th July, 1993.

The minutes of the Hundred and Fifty-First meeting  
of the Executive Committee of the Bombay Metropolitan  
Region Development Authority, held on the 16th June, 1993  
are enclosed.

*S. V. Asgaonkar*  
(S. V. ASGAONKAR) *S/V/173*  
SECRETARY  
EXECUTIVE COMMITTEE.

To:

The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya.	- Chairman
Shri Charles M. Correa, Correa Consultants Pvt. Ltd., 9, Mathew Road, <u>Bombay-400 004.</u>	- Member
Shri Shirish B. Patel, SPA Consultants Pvt. Ltd., 41, Nagindas Master Road, <u>Bombay-400 023.</u>	- Member
Shri R.Y. Tambe A/600, Shivam Apartments, R.P.T.S. Road, Surendranagar, <u>NAGPUR-440015.</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, Bombay Municipal Corporation.	- Member
The Managing Director, C.I.D.C.O.	- Member
The Metropolitan Commissioner, B.M.R.D.A.	- Member

INVITE :

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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MINUTES OF THE 151ST MEETING OF THE EXECUTIVE COMMITTEE, BMRDA

DATE : 16th June, 1993 (Wednesday)  
TIME : 4.00 P.M.  
PLACE : Chief Secretary's Committee  
Room, 5th Floor, Mantralaya.

MEMBERS PRESENT :

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

INVITEES :

Shri K.S. Baroi,  
Additional Municipal Commissioner,  
Municipal Corporation of Greater Bombay.  
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, Town & Country Planning Division, BMRDA.  
Shri K.R. Shanbhogue,  
Chief Accounts Officer & Financial Adviser,  
Finance & Accounts Division, BMRDA.  
Shri G.K. Deshpande,  
Chief, Transport & Communications Division,  
BMRDA.

Shri V.D. Borkar,  
Chief Engineer (Projects),  
Engineering Division, BMRDA.

Shri S.W. Sawant,  
Lands Officer, Land Cell, BMRDA.

Shri M.B. Salvi,  
Marketing Manager, BMRDA.

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

ITEM NO. 1 : Confirmation of the minutes of the  
(i) 150th and (ii) Adjourned 150th  
Meetings of the Committee.

The minutes of both the meetings were confirmed.

ITEM NO. 2 : Action taken on the minutes of the  
(i) 150th and (ii) Adjourned 150th  
Meetings of the Committee held on  
19th March, 1993 and 12th April,  
1993, respectively.

The action taken report of both the meetings was  
noted by the Committee.

ITEM NO. 3 : Tenders for Construction of Amenity  
Building at Truck Terminal, Wadala  
including water supply, sanitary  
installation and electrification

The Committee noted that the lowest offer of  
M/s. Reliance Construction Co. was 36% above the estimated  
cost. The Committee also noted the various possible reasons  
as given in para.4 of the Item Note as a result of which  
such a higher offer was received. The Committee further  
noted that M/s. Reliance Construction Co.'s offer was with  
any condition. However, they had made 2 requests viz.  
(1) Grant of Mobilisation Advance at 10% of the value of the  
offer against Bank Guarantee for similar sum and (2) use  
of limited moisture content teak wood in lieu of chemically  
treated and kiln seasoned teak wood. Out of these 2 requests,  
the latter was rejected by the BMRDA's Consultants, M/s. Hafeez  
Contractor. After discussion, the Committee approved the  
proposal to accept the lowest offer of M/s. Reliance Construc-  
tion Co. without any condition. The Committee felt that grant  
of Mobilisation Advance may be considered by the Metropolitan  
Commissioner and he may be authorised to negotiate the terms.

It was accordingly - : 3 :

RESOLUTION NO. 589 :

"RESOLVED THAT in exercise of the powers conferred under clause (iii) 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 its approval to accept the lowest offer of M/s. Reliance Construction Co. @ 36% above the estimated cost, amounting to Rs.2,94,31,896/- (Tendered cost) (Rupees Two Crores Ninety Four Lakhs Thirty One Thousand Eight Hundred Ninety Six Only) for the construction of Amenity Building at Truck Terminal, Wadala and further authorises the Metropolitan Commissioner to take further action in respect of the request of the contractor regarding the mobilisation advance."

ITEM NO. 4 : Procurement of a microcomputer system  
for Urban Development Department

After some discussion, the proposal was withdrawn, with the permission of the Committee.

ITEM NO. 5 : Allotment of land generating around  
30,000 sq.mtrs. of built up area in  
'G' Block for construction of office  
and residential plots in 'GN' Block  
of the Bandra-Kurla Complex, to the  
National Stock Exchange of India Ltd.  
(NSE).

5.1 In connection with this Item, Shri Ravi Parthasarthy, Director, National Stock Exchange of India Ltd.(NSE) and Shri Ravi Narain, Deputy General Manager, IDBI were present to give information about the constitution, proposed working, etc. of the NSE.

5.2 Shri Parthasarthy informed the Committee that the NSE is a subsidiary of public sector undertakings, such as IDBI, ICICI, IFCI, LIC, SBI, etc. and is a Public Utility. NSE was intended to be a model Stock Exchange with the facilities of computerised trading, short settlement cycles, etc. Continuing he stated that the NSE would upgrade the trading facilities for investors and would bring the Indian Capital Market in line with International Markets. The NSE would attract the foreign investors which would benefit

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Maharashtra as well as the entire country. He also stated that the NSE would make available modular office space to foreign investors who presently have no regular offices in Bombay. He pleaded that for establishing such a modern sophisticated Stock Exchange huge expenditure would be required to be incurred and unless concerned organisations give concession in land price, etc. the NSE would find it difficult to raise the required funds. He, therefore, urged that NSE's request for grant of land generating around 30,000 sq.mtrs. of built-up area at a concessional lease premium be considered favourably.

5.3 The Committee desired to have more details such as how much space would be used by NSE itself and how much space NSE would let out to foreign and other investors for their offices, how much built-up space would be used for administrative office of the NSE and common utilities; what would be the relationship of the NSE with the existing Stock Exchange, etc.. Accordingly, the Committee requested Shri Parthasarthy to make available the required information to which he agreed.

5.4 Consideration of the Item was accordingly deferred.

ITEM NO. 6 : Allotment of Residential Component of plot admeasuring 12427 sq.mtrs. in 'H' Block of Bandra-Kurla Complex to the P.M.G.P./MHADA - Refund of rental amount

The Committee approved the proposal contained in the Item Note to refund rental amount of Rs.44,73,720/- paid by the P.M.G.P./MHADA without paying any interest on the said amount.

ITEM NO. 7 : Appointment of Consultants for construction management services for the Mithi & Vakola Bridges in the Bandra-Kurla Complex.

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

RESOLUTION NO. 590 :

"RESOLVED THAT in exercise of the powers under Section 7(3)(iii) of the BMRDA Act, 1974 and all other powers enabling

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it in this behalf, the Executive Committee hereby accords approval to the proposal of appointment of Project Management Consultants for the construction of Mithi Bridge and new Vakola Bridge and authorises the Metropolitan Commissioner to negotiate, select and appoint suitable consultants for the above works and report action taken to the Executive Committee."

ITEM NO. 8 : Allotment of land for Wholesale Textile Market in 'G' Block of Bandra-Kurla Complex to the Federation of Man-made Textile Traders Association.

Consideration of the Item was deferred.

ITEM NO. 9 : Appointments/promotions made under powers delegated by the Executive Committee.

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

RESOLUTION NO. 591 :

"RESOLVED THAT the Executive Committee hereby accords its sanction to the appointments/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 March, 1993, as proposed."

ITEM NO. 10 : BUDP - Revolving Fund - Quarterly Management Report from 1st January, 1993 to 31st March, 1993.

The quarterly management report from 1st January, 1993 to 31st March, 1993 was noted by the Committee.

ITEM NO. 11 : Request made by National Centre for Performing Arts (NCPA) for grant of additional FSI under Rule 33(2) of Development Control Regulations for Greater Bombay, 1991.

After discussion the Committee desired that information about conditions of leases made from time to time, concessions given by Government if any, litigations

against NCPA and the Court decree may be furnished. The Committee also desired to know whether the plot can be sub-divided. In case of sub-division the information regarding the utilisation of FSI for apartment complex and for NCPA institution be also furnished to the Committee. This was agreed to be furnished.

Accordingly, consideration of the Item was deferred.

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

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Appointments, conditions made under  
and decided the following Resolution.

The Committee approved the proposal contained in  
and decided the following Resolution.

It is noted that the Executive Committee hereby  
in accordance with the provisions of the  
of the State Appointment Sub-committee,  
the date of the meeting on 1st March, 1953, as

Management Report from 1st January  
1953 to 31st March, 1953

The necessary management report from 1st January  
1953 to 31st March, 1953 was noted by the Committee.

Report made by National Centre for  
Planning Arts (NCPA) for grant of  
Additional 151 under Rule 23(2) of  
Development Control Regulations for  
Pune City, 1953.

It is noted that the Committee desired that  
information about conditions of issues made from time to  
time, concessions given by Government, etc.,