

No. EXC/MTG/153 & 153 (Adj.) BOMBAY METROPOLITAN REGION  
DEVELOPMENT AUTHORITY,  
Plot Nos. C-14 & C-15,  
Bandra-Kurla Complex,  
Bandra (East), Bombay-400 051.

Date : 15th October, 1993.

The minutes of the following meetings of the  
Executive Committee, BMRDA are enclosed :-

- (i) Hundred and Fifty Third Meeting, held on  
20th September, 1993; and
- (ii) Adjourned Hundred and Fifty Third Meeting,  
held on 23rd September, 1993.

*S. V. ASGAONKAR*  
15/10/93.  
(S. V. ASGAONKAR)  
SECRETARY  
EXECUTIVE COMMITTEE.

To:

- |   |            |
|---|------------|
| The Chief Secretary to the Government of<br>Maharashtra, General Administration<br>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<br>Maharashtra, Urban Development<br>Department, Mantralaya.         | - Member   |
| The Secretary to the Government of<br>Maharashtra, Housing & Special<br>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   |

P.T.O.

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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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MINUTES OF THE 153RD MEETING OF THE EXECUTIVE COMMITTEE

DATE : 20th September, 1993 (Monday)

TIME : 3.30 P.M.

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

MEMBERS PRESENT :

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

INVITEES :

Shri K.N. Patel,  
Legal Adviser, BMRDA.

Shri V.K. Phatak,  
Chief, Planning Division, BMRDA.

Shri K.B. Diwadkar,  
Chief, Town & Country Planning Division, BMRDA.

Shri G.K. Deshpande,  
Chief, Transport & Communications Division, BMRDA.

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

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

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

ITEM NO. 1 : Confirmation of the minutes of the  
last (152nd) Meeting of the Committee.

The minutes were confirmed.

ITEM NO. 2 : ..

ITEM NO. 2 : Action taken on the minutes of the last (152nd) Meeting of the Committee.

The action taken report was noted by the Committee.

The Committee then took up for consideration the following Items No.4 and 7 to 12 on the agenda :-

ITEM NO. 4 : Techno-economic Feasibility Study for Bandra-Kurla Rail Link.

During the course of discussion on this Item, the following suggestions were made :-

- (i) The Metropolitan Transport Project (Railways), Bombay (MTPR) be asked to give the name of the team carrying out the survey;
- (ii) In the Terms of Reference (TOR) it should clearly be brought out that the proposed Bandra-Kurla Rail Link should serve the Bandra-Kurla Complex (BKC); and
- (iii) The break-up of the estimated amount of survey be obtained from MTPR.

4.2. The Committee approved the proposal contained in the Item Note subject to the above suggestions and passed the following Resolution :-

RESOLUTION NO.593 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1975, the Executive Committee hereby approves the proposal to entrust the techno-economic feasibility study of Bandra-Kurla Rail Link to the Metropolitan Transport Project (Railways), Bombay (MTPR) at an estimated cost of Rs.25,51,500/- (Rupees Twenty five lakhs fifty one thousand five hundred only) and authorises the Metropolitan Commissioner to take all necessary steps for successful and timely completion of the study.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be requested to (i) obtain from the MTPR the names of the team carrying out the abovementioned survey; (ii) ensure that the proposed link serves the Bandra-Kurla Complex; and (iii) obtain the break-up of the estimated cost of survey from MTPR.

"RESOLVED FURTHER THAT additional cost, if any, be fully borne by the BMRDA."

ITEM NO. 7 : ...

ITEM NO. 7 : Request made by NCPA for grant of additional FSI under Rule 33(2) of D.C. Regulations for Greater Bombay, 1991.

The Item was, with the permission, withdrawn.

ITEM NO. 8 : Approval to the consultancy charges for taking up feasibility studies for flyovers/ROBs/Station Area Improvement Schemes (SATIS).

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

RESOLUTION NO.594 :

"RESOLVED THAT the Executive Committee hereby accords its sanction to the consultancy charges for taking up various consultancy works mentioned in the item note and authorises the Metropolitan Commissioner to take further action."

ITEM NO. 9 : Grant of loan to the Public Works Department (PWD) from the Reserve Fund.

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

RESOLUTION NO.595 :

"RESOLVED THAT in exercise of the powers conferred under Regulation No.7.1 of the BMRDA (Grant of Loans from Reserve Fund) Regulations, 1992, the Executive Committee hereby accords sanction to grant of additional loans (i) of Rs.8.45 crores for construction of various Flyovers as stated in Annexure to the item note and (ii) of Rs.2.10 crores for construction of Thane Creek Bridge with a condition that the loan at (ii) above will carry an interest at the rate of 14% per annum.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further necessary action."

ITEM NO.10 : Procurement of Computers under BUDE for BMRDA.

The Committee approved the proposal contained in the

Item .....

Item Note and passed the following Resolution :-

RESOLUTION NO.596 :

"RESOLVED THAT the Executive Committee hereby accords post-facto sanction to the action taken by the Metropolitan Commissioner for purchase of computer systems along with peripherals, softwares and the presentation system as shown in Paragraph 6 of the agenda note, at a total cost of Rs.19,71,348/- and payable taxes, as proposed."

ITEM NO.11 : BUDP - Revolving Fund  
Quarterly Management Report -  
From 1st April, 1993 to 30th June, 1993.

The Committee noted the BUDP-Revolving Fund Quarterly Management Report for the quarter ending on 30th June, 1993.

ITEM NO.12 : 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.597 :

"RESOLVED THAT the Executive Committee hereby accords sanction to the appointments/promotions 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 30th June, 1993, as proposed."

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

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MINUTES OF THE ADJOURNED 153RD MEETING OF THE  
EXECUTIVE COMMITTEE, B.M.R.D.A.

DATE : 23rd September, 1995 (Thursday)

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. Katre. - Member

Shri D.T. Joseph, - Member  
Secretary (I) to Government,  
Urban Development Department.

Shri Navin Kumar, - Member  
Secretary to Government,  
Housing & Special Assistance  
Department.

Shri S.G. Katre, Member  
Municipal Commissioner,  
Municipal Corporation of  
Greater Bombay.

Shri R.C. Sinha,  
Managing Director, QIDCO.

Shri D. Menta, Member  
Metropolitan Commissioner.

INVITEES :

Shri A.G. Borkar,  
Secretary (Roads) to Government,  
Public Works Department.

Shri V.K. Phatak,  
Chief, Planning Division, BMRDA.

Shri K.B. Diwadkar,  
Chief, Town & Country Planning 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 S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

At .....

At the outset, the Committee took up for consideration the following Item Nos.3 and 16 together :-

ITEM NO. 3 : Shri Shirish Patel's paper on "Second Financial Centre in Bombay".

ITEM NO.16 : Functioning of the BMRDA and Issue to consider - a note by Shri Shirish B. Patel dated the 15th September, 1993.

Shri Shirish B. Patel highlighted the major points regarding BMRDA's functioning and the possible approach to some of the developmental issues.

2. Shri Patel emphasised that BMRDA should essentially be a planning & co-ordinating agency at the regional level and in this regard it should play the investment programming role by collecting information on all the investment projects and deciding priorities. He further proposed that BMRDA should not be an implementing agency and should not have been involved in developments like Bandra-Kurla Complex.

3. Although there was consensus on BMRDA's role as Planning and co-ordinating agency, it was brought out that this is to be seen in the context of the 74th Constitutional Amendment Act and the provisions for establishing Metropolitan Planning Committee contained in it. It was, however, proposed that BMRDA could be treated as an expert body and the Metropolitan Planning Committee would be required to consult BMRDA in its decision making.

4. The question, however, was how the co-ordination could be brought about? Although, some authority would be required for co-ordination it would have to be largely brought about by providing expert advice to the constituent agencies and also by providing financial assistance. In this regard routing of Government grants through BMRDA to constituent agencies was also mentioned.

5. Shri Patel mentioned that instead of getting involved in detailed land use planning, BMRDA should be concerned with broader land allocation issues. In this context he mentioned that BMRDA should identify obsolete land uses, promote their re-allocation and thereby bring about recycling of land for more optimal use. In response to this the Chairman brought up the question of need for large scale urban renewal in

Bombay.....

Bombay and mentioned the need for learning from the lessons from the Hongkong and Singapore experiences. The Managing Director, CIDCO offered to prepare a paper on urban renewal. As an instrument of land policy Shri Patel proposed the following 3 measures :-

- (a) Instead of adopting the concept of annual rateable value as the tax base, adopt current capital value as the tax base.
- (b) Regularise the transactions in tenancies currently taking place through key money, by making the new entrant an owner of the proportionate floor area.
- (c) Adopt a concept of Right to Build (RTB) and Limits to Construction (LTC), where LTC is larger than RTB, the difference will have to be purchased by the land owners. Where LTC is less than RTB like in reservations for public purposes, such as roads, gardens, play grounds etc.; the land owners could sell their RTB's to other land owners or to the planning authority. By this method land for public purposes could be created without any cost to the public agencies.

6. It was agreed that all these suggestions are promising and need to be considered further from legal and other angles. As far as the concept of RTB & LTC is concerned it was also pointed out that the present status of land records is too inadequate to adopt these measures immediately. Considerable improvement of land records will be a pre-requisite for such a measure.

7. It was finally proposed that a sub-committee of the Executive Committee comprising of the Metropolitan Commissioner, the Managing Director, CIDCO and Shri Shirish B. Patel should examine the question of enlarging and improving the role of BMRDA including the possibility of BMRDA acting as an Urban Arts Commission and bring up a detailed paper for consideration of the Executive Committee.

The Committee then considered the following Item No. 5 on the Agenda :-

ITEM NO. 5 : - Allotment of land admeasuring about 12550 sq. mtrs. to the Infrastructure Leasing and Financial Services Limited (IL&FS) in Block of the Bandra-Kurla Complex.

The Committee noted the opinion of the Legal Adviser,

BMRDA .....

BMRDA which was appended to the Item Note. After prolonged discussion on the Item, the consensus was as follows :-

- (1) BMRDA may take a second legal opinion from the Advocate General, Maharashtra State.
- (2) If the Advocate General also agrees with the view expressed by the Legal Adviser, the BMRDA may inform the IL&FS that in the absence of unequivocal acceptance of the offer made by the BMRDA to IL&FS, the BMRDA withdraws the offer and the amount of premium paid by the IL&FS be returned in one lump to the IL&FS.
- (3) In view of the earlier offer and taking into consideration the requirement of the IL&FS, a fresh offer of land which would enable construction of 75000 sq.ft. built-up area may be made to the IL&FS at the rate previously decided i.e. Rs.14,000/- per F.S.I. sq. mtr.
- (4) The land which would become surplus after the offer as in (3) above is made to the IL&FS, may be offered to the National Stock Exchange at a concessional lease premium equivalent to the 2/3rd of the established market rate of Rs.30,202/- per F.S.I. sq.mtr.

The Committee also decided that action as mentioned in sub-para. (2) to (4) above be taken after obtaining sanction of the Authority.

The Committee then considered Item Nos.6 & 13 together :-

- ITEM NO. 6 : Allotment of the Commercial Plots No.C-17 and C-18 in G-Block of the Bandra-Kurla Complex (BKC) to the Laxmi Finance & Leasing Companies Commercial Premises Co-operative Society Ltd. (LFICC) (Proposed).
- ITEM NO.13 : Development of International Finance & Business Centre in G-Block of Bandra-Kurla Complex.

The Committee noted various alternatives as regards availability of land in G-Block of the Bandra-Kurla Complex as stated in para.10 of the Item Note underlying Item No.13. It was also noted that in the past there were series of negotiations with the Wholesale Textile Traders Associations and that the BMRDA had arranged demand registration twice in the past, out of which about Rs.2 crores have been received as deposit. Besides in the revised layout of G-Block after allotment of land to The Bharat Diamond Bourse (BDB) about 25.16 ha. land has been earmarked for Wholesale Textile

Market .....

Market. It was further noted that for the last 3 to 4 years there has been no progress as the traders are insisting that the land be given to them at a lease premium of Rs.5,000/- per F.S.I. Sq. Mtr. as against the present established rate of Rs.30,202/- per F.S.I. Sq. Mtr. The traders have also filed a writ petition in the Bombay High Court and that the High Court has ordered temporary stay on BMRDA using the land earmarked for textile market for use other than the textile market.

2. Some of the members were of the view that when all other wholesale markets are/to be shifted to New Bombay, there is no reason why Wholesale Textile Market alone should be relocated on the prime land in the Bandra-Kurla Complex. It was pointed out in this connection that even if the Wholesale Textile Market is relocated in G-Block, the traders would continue to operate from the present places of trade in the congested B&C Wards of Bombay as retail traders. Some members on the other hand were of the view that for the last 16 years the BMRDA's strategy was towards decongestion by shifting wholesale markets, etc. Pursuant to the said policy the Wholesale Textile Market was proposed to be shifted to the Bandra-Kurla Complex in accordance with its sanctioned planning proposals. They were of the view that while making available land for IFBC, BMRDA should not give up the proposal of shifting of Wholesale Textile Market from South Bombay. Referring to the fact that for a long time negotiations were held with the textile traders on the issue of their relocation in Bandra-Kurla Complex, it was suggested that a fresh survey be carried out as regards the land presently occupied by the Wholesale Textile Market in the Island City and on that basis requirement of land at the place of relocation be worked out. It was also desired that for the purpose of relocation other available lands such as salt pan lands agreed to be transferred by Government of India to Government of Maharashtra; Government land at Kanjurmarg etc., be also taken into consideration. The Chairman and other members emphasised the need to make available adequate land in Bandra-Kurla Complex for International Finance & Business Centre and for that purpose suggested that the surplus land out of the Car Shed (Railways) reservation be earmarked for IFBC.

3. At .....

3. At the end of the discussion it was decided as follows :-

- (1) For the purpose of determining the requirement of land as also the institutions and organisations to be located in the IFBC, studies be carried out in 4 to 6 months time.
- (2) The issue of relocation of wholesale textile trade either in the Bandra-Kurla Complex or at some other sites in Greater Bombay or in New Bombay and the requirement of land therefor be also examined afresh.
- (3) Pending availability of reports as in (1) and (2) above the allotment of land in the Bandra-Kurla Complex be stopped for a period of about 6 months.

4. Consideration of the question of allotment of land to Laxmi Finance & Leasing Companies Commercial Premises Co-operative Society Limited (Proposed) was also accordingly deferred.

ITEM NO.14 : Appointment of consultant for Planning and Designing of International Finance & Business Centre (IFBC) in Bandra-Kurla Complex.

After some discussion, further consideration of the Item was deferred.

ITEM NO.15 : Selection of consultants for carrying out feasibility study for the Bombay Trans Harbour Link (BTHL) Project.

In connection with this Item the Metropolitan Commissioner informed the Committee that the consultants appointed by World Bank to carry out Comprehensive Transport Studies for Bombay Metropolitan Region were expected to submit their interim report within a period of about 2 months and that after receipt of the said report, the Committee would be in a better position to consider the proposal underlying the Item. The Metropolitan Commissioner also sought the permission of the Committee to request the consultants to extend the validity period of their offers by 3 months more. The Committee agreed with the views expressed by the Metropolitan Commissioner. Accordingly consideration of the Item was deferred.

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

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