

No. EXC/MTG/154 & 154(Adj.).

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

Date : 5th January, 1994.

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

- (i) Hundred and Fifty Fourth Meeting, held on  
2nd December, 1993; and
- (ii) Adjourned Hundred and Fifty Fourth Meeting,  
held on 6th December, 1993.

*S. V. ASGAONKAR*  
( 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, Shivan Apartments,<br>R.P.T.S. Road, Surendranagar,<br><u>Nagpur-440 015.</u>    | - Member   |
| The Secretary 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>CIDCO, Bombay.  | - Member   |
| The Metropolitan Commissioner,<br>B.M.R.D. A.   | - Member   |

INVITEE :

The Principal Secretary to Government of Maharashtra,  
Urban Development Department, Mantralaya.

The Secretary to Government of Maharashtra,  
Industries Department, Mantralaya.

The Secretary to Government of Maharashtra,  
Environment 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 154TH MEETING OF THE EXECUTIVE COMMITTEE,  
B.M.R.D.A.

DATE : 2nd December, 1993 (Thursday)

TIME : 4.00 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 to Government, Urban Development Department.	- Member
Shri Navin Kumar, Secretary to Government, Housing & Special Assistance Department.	- Member
Shri D. Mehta, Metropolitan Commissioner.	- Member

INVITEES :

Shri Venkat Chary,  
Principal Secretary to Government  
of Maharashtra, Urban Development Department.

Shri K.S. Baroi,  
Additional Municipal Commissioner,  
Municipal Corporation of Greater Bombay.

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

ITEM NO. 1: Confirmation of the minutes of the  
(i) 153rd and (ii) Adjourned 153rd  
Meetings of the Committee held on  
20.9.1993 and 23.9.1993 respectively.

The minutes of both the Meetings were confirmed.

ITEM NO. 2: Action taken on the minutes of the  
(i) 153rd and (ii) Adjourned 153rd  
Meetings of the Committee held on  
20.9.1993 and 23.9.1993 respectively.

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

ITEM NO. 3 : .....

ITEM NO. 3 : Proposal to invite the Secretary, Industries Department and the Secretary, Environment Department (Government of Maharashtra) as permanent invitees to the Meetings of the Executive Committee.

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

RESOLUTION NO.598 :

"RESOLVED THAT in exercise of the powers conferred under Section 10A of the BMRDA Act, 1974, the Executive Committee hereby approves to invite the Secretary, Industries and the Secretary, Environment (Government of Maharashtra) to attend its meetings as permanent invitees, as proposed."

The Chairman suggested that whenever major traffic issues pertaining to Bombay will be placed before the Committee Dr. P.S. Pasricha, Inspector General of Police (Traffic) be invited to attend the meetings of the Executive Committee which was agreed to.

ITEM NO. 4 : Planning Strategy for International Finance and Business Centre.

4.1. In connection with this Item, Shri Lalit Doshi, Secretary, Industries Department, Government of Maharashtra was present by invitation.

4.2. While presenting the Item before the Meeting the Metropolitan Commissioner stated that pursuant to the suggestions made by the Executive Committee at its last (Adjourned 153rd) Meeting held on 23rd September, 1993, to determine land requirement for International Finance & Business Centre (IFBC) and the type of institutions and organisations to be located therein as also the question of relocation of textile market/in Bandra-Kurla Complex, the issues were discussed with eminent persons in the field. Discussions were also held with the textile traders. They responded well to the suggestion made that they should only have their offices in Bandra-Kurla Complex and their godowns would be located at Wadala or some other suitable site. The exact requirement of land for Bandra-Kurla Rail Link will be known after the study entrusted to the RITES is completed. However, it is proposed that the Railways would be allowed only land required for the tracks and rest of the potential would be developed by BMRDA. As part of the land

would .....

would be available after some time, it is proposed to develop the IFBC in 3 phases.

4.3. Regarding a view earlier expressed, viz., the financial district cannot operate from two separate locations, it was highlighted by the Chairman that, with modern telecommunication facilities, physical proximity was not a critical factor. It was stressed that availability of land in Bandra-Kurla Complex was an unusual opportunity and the same would have to be exploited for most appropriate uses from the planning point of view.

4.4. The consensus of the discussion was in favour of developing the available land in B.K.C. for IFBC. It was stressed that if Bombay were to maintain its place as a commercial and industrial capital of the country and opportunities presented by the new macro-economic policies are to be seized, it was absolutely necessary to develop such a Centre in B.K.C.

4.5. At the same time, the consensus was also in favour of BMRDA as an apex planning and co-ordinating body identifying 2-3 major issues and pursuing them and also have a vision of Bombay Metropolitan Region by 2005.

4.6. After further discussion, the Committee recommended the following for Authority's sanction :- :

- (1) The Planning Strategy of developing International Finance & Business Centre in Bandra-Kurla Complex in 3-phases covering a net plot area of 65 ha.; and
- (2) Broad Marketing Strategy indicated in the Item Note.

Subject to the Authority's approval to the above recommendations, the Committee also authorised the Metropolitan Commissioner to take necessary steps with regard to planning and marketing of lands in B.K.C. after consulting eminent persons in the field. In view of the urgency of finalising the strategy for development of IFBC, it was also decided that no formal time consuming consultancy needs to be engaged. The Metropolitan Commissioner was, however, requested to approach the Committee with specific proposals of planning, development, disposal of lands and infrastructural facilities.

ITEM NO. 5 : Allotment of Commercial Plot Nos.C-17 and C-18 in G-Block of the Bandra-Kurla Complex to the Laxmi Finance and Leasing Companies Commercial Premises Co-operative Society Ltd. (Proposed).

During the course of discussion on this Item, the Committee noted that a letter was received by the Metropolitan Commissioner on 4th February, 1993 stating that several financial and leasing companies intended to locate their offices in B.K.C. and they had requested for allotment of land. The Committee also noted that on a request of the applicant, a Letter of Intent was issued on 24th February, 1993 to enable reservation of name of the proposed co-operative society of the financial and leasing companies under reference. It was further noted that after getting the name reserved as "Laxmi Finance and Leasing Companies Commercial Premises Co-operative Society Ltd.," the proposed Society submitted its tender for C-3 and C-4 plots in G-Block of Bandra-Kurla Complex, which were put to tender by public advertisement in March, 1993. The Commercial Plots C-3 and C-4 were, however, allotted to the highest tenderers for respective plots at the highest rate of premium received i.e. Rs.30,202/- per F.S.I. Sq.Mtr. The above named Society which was 2nd highest in the said tenders then requested that 6 plots may be offered to them at the highest rate of premium received in the tender.

2. Taking into consideration the fact that the available land in B.K.C. was proposed to be developed as International Finance & Business Centre wherein financial & leasing companies' offices were required to be located and also taking into consideration the various details submitted by the above named Society regarding its Members, the Committee agreed to recommend to the Authority allotment of 2 Commercial Plots with a built-up area of about 21000 Sq.Mtrs. on a lease of 80 years to the said Society. As regards lease premium, the Committee noted that highest lease premium established by the competitive tenders received in March, 1993 was Rs.30,202/-. The tenders under reference were opened on 8th April, 1993. The Committee was of the view that the Society should be required to pay a lease premium at the highest rate of Rs.30,202/- escalated by 18% from 8th April, 1993 (date of opening tenders) to 31st December, 1993 and accordingly

recommended.....

recommended that the lease premium shall be Rs. 34,179/- per F.S.I. Sq.Mtr.; on the following conditions :-

- (1) That the Society will be given possession of plots after it produces certificate of Registration with the list of Members within the time to be stipulated by the Metropolitan Commissioner; and
- (2) That the allotment will be subject to BMRDA (Disposal of Lands) Regulations, 1977.

ITEM NO. 6 : Cancellation of allotment of Commercial Plots to Indo-Burma Petroleum Co. (IBPCO), Bharat Petroleum (BPCL) and Residential Plots to BPCL.

The Committee considered the Item Note and recommended to the Authority that allotment of land to the Bank of Maharashtra, the Indo-Burma Petroleum Co. (IBPCO) and the Bharat Petroleum Corporation Ltd. (BPCL) as detailed in the Item Note be cancelled.

ITEM NO. 7 : Quarterly Accounts of the B.M.R.D.A. for quarters ending 30.6.1993 and 30.9.1993.

The Quarterly Accounts of the B.M.R.D.A. for the quarters ending 30.6.1993 and 30.9.1993 were approved by the Committee.

ITEM NO. 8 : BUDP - Revolving Fund - Quarterly Management Report from 1st July, 1993 to 30th September, 1993.

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

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.599 :

"RESOLVED THAT the Executive Committee hereby accords sanction to the appointments/promotions, detailed in Annexure in accordance with the proviso to the Guideline No.5 of the Staff Appointment Guidelines, 1984 made during the period ended on 30th September, 1993, as proposed."

ITEM NO.10 : .....

ITEM NO.10 : Continuation of appointment to the post of Marketing Manager in BMRDA.

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

RESOLUTION NO.600 :

"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 Executive Committee hereby approves the proposal to continue the appointment of Shri M.B. Salvi as Marketing Manager on contract basis for a further period of six months or till regular appointment is made, whichever is earlier, on the terms and conditions prescribed earlier, as proposed."

ITEM NO.11 : Re-employment on contract basis of Shri A.K. Mujawar as Assistant Lands Officer in Land Cell, B.M.R.D.A.

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

RESOLUTION NO.601 :

"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 Executive Committee hereby approves the proposal to appoint Shri A.K. Mujawar as Assistant Lands Officer on a consolidated remuneration of Rs.4,000/- on contract basis for a period of one year and on the terms and conditions mentioned in the Annexure to the Item Note, as proposed."

ITEM NO.12 : Comprehensive Transportation Plan for Bombay Metropolitan Region - Presentation by consultants.

Mr. Lawson presented to the Committee with the aid of slides various aspects of transport studies carried out by them, which were noted by the Committee.

The Committee then took up for consideration the following Item No.14 on the Agenda :-

ITEM NO.14 : Allotment of land to the National Stock Exchange of India Ltd. in G-Block of Bandra-Kurla Complex.

Taking into consideration the importance of the

National.....



National Stock Exchange in the country's economy and the fact that the National Stock Exchange (N.S.E.) would be required to spend a huge amount on various items of infrastructure required for its functioning, the Committee recommended to the Authority that a plot of land with built-up area of 30,000 sq.mtrs. be allotted to the N.S.E. on 80 year's lease in G-Block of Bandra-Kurla Complex. As regards the lease premium, the Committee noted that the National Stock Exchange had requested to allot land at a concessional lease premium. The Committee further noted that the market rate established out of the competitive tenders invited in March, 1993, for 2 commercial plots in the same area was Rs.30,202/- per F.S.I.Sq.Mtr. Appreciating the fact that the N.S.E. could not be equated with commercial organisations which were to be located in the International Finance & Business Centre, the Committee recommended that the lease premium of Rs.30,202/- per F.S.I. Sq.Mtr. be charged to N.S.E. without adding any escalation.

In view of the fact that the National Housing Bank and the National Housing Bank Mutual Fund no longer required the floor space in the proposed building on the land allotted to Infrastructure Leasing & Financial Services (IL&FS), the Committee recommended to the Authority that the IL&FS be allowed to accommodate public sector financial institutions and/or international firms in their proposed building as stated in para.7 of the Item Note.

At this stage, the Meeting adjourned with a vote of thanks to the Chair.

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MINUTES OF THE ADJOURNED 154TH MEETING OF THE EXECUTIVE COMMITTEE, B.M.R.D.A.

DATE : 6th December, 1993 (Monday)

TIME : 4.30 P.M.

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

MEMBERS PRESENT :

Shri N. Raghunathan, Chief Secretary to Government.	- Chairman
Shri Charles M. Correa.	- Member
Shri D.T. Joseph, Secretary to Government, Urban Development Department.	- Member
Shri S.G. Kale, Municipal Commissioner, Municipal Corporation of Greater Bombay.	- Member
Shri D. Mehta, Metropolitan Commissioner.	- Member

INVITEES :

Shri Venkat Chary,  
Principal Secretary to Government,  
Urban Development Department.

Shri U.K. Mukhopadhyay,  
Secretary to Government,  
Environment Department.

Shri N.V. Merani,  
Technical Adviser to Metropolitan Commissioner,  
B.M.R.D.A.

Shri G.K. Deshpande,  
Chief, T&C Division, BMRDA.

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

The Committee proceeded with the following undisposed  
Items on the Agenda :-

ITEM NO.13 : Selection of Consultants for carrying  
out feasibility study for the Bombay  
Trans Harbour Link (BTHL) Project.

13.1. The Metropolitan Commissioner informed the Committee  
that the Consultants appointed by the World Bank to carry out  
Comprehensive Transportation Study for Bombay Metropolitan  
Region were expected to submit their interim report by  
December, 1993. Awaiting the interim report, consideration  
of this Item was deferred to this Meeting. However, the said

interim .....

interim report was not ready and would take about 2 to 3 months more. In view of the necessity of taking trial bores, etc., in this fair season, the Metropolitan Commissioner requested the Committee to consider the Item and to select the consultants.

13.2. Some members were apprehensive about the desirability of having such a study for Bombay Trans Harbour Link (BTHL). They pointed out that one of the considerations for conducting the study was to have linkage from the second international airport to be located at Mandwa. The site of the airport itself was under criticism. Similarly, if the Colaba-Uran Link is developed as Tollway, all traffic will be inducted at Colaba. Such an action would congest the existing roads in South Bombay.

13.3. It was thereupon pointed out that after thoroughly considering the foregoing apprehensions, the Committee had, in its meeting held on 21st December, 1992, modified the terms of reference. In the modified terms of reference, scope for both the alternative routes (northern and southern) is kept exactly the same. Further, the study would consider the safety of Bombay and Jawaharlal Nehru Ports. Similarly, the Comprehensive Study is also expected to cover proposals for efficient dispersal of traffic on both the sides of the two alternative alignments to connect the existing/proposed arterial roads including the proposed Western and Eastern Freeways. It was further stated that, even at this stage, the Consultants may be asked to give their report on additional references which would be suggested by the Members.

13.4. It was then decided to defer consideration of the Item for some more time to enable members to study and discuss the proposal in detail.

Consideration of the following 2 Items was deferred for want of time :-

ITEM NO.15 : Extension to Shri N.V. Merani, Technical Adviser to the Metropolitan Commissioner, BMRDA.

ITEM NO.16 : Contribution to the Chief Minister's Relief Fund - Recent earth-quake of Maharashtra.

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

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