

MINUTES OF THE 162ND MEETING OF THE EXECUTIVE COMMITTEE,  
B.M.R.D.A.

DATE : 22nd May, 1995 (Monday)

TIME : 2.00 P.M.

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

MEMBERS PRESENT :

- Shri Sharad Upasani, - Chairman  
Chief Secretary to Government.
- Shri D.T. Joseph, - Member  
Secretary (TPWSS) to Government,  
Urban Development Department.
- Shri Ajit Warty, - Member  
Secretary to Government,  
Housing & Special Assistance  
Department.
- Shri B.B. Sharma, - Member  
Managing Director,  
C.I.D.C.O.
- Shri D. Mehta, - Member  
Metropolitan Commissioner.

INVITEES :

- Shri A.K. Mago,  
Secretary to Government,  
Environment Department.
- Shri A.G. Borkar,  
Technical Adviser to the Metropolitan Commissioner,  
B.M.R.D.A.
- Shri K.N. Patel,  
Legal Adviser, B.M.R.D.A.
- Shri A.N. Kale,  
Director, Engineering Services & Projects,  
Municipal Corporation of Greater Bombay.
- Shri V.K. Phatak,  
Chief, Planning Division, B.M.R.D.A.
- Shri V.K. Sanap,  
Chief, Transport & Communications Division,  
B.M.R.D.A.
- Shri S.P. Pendharkar,  
Chief, Town & Country Planning Division,  
B.M.R.D.A.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

ITEM NO. 1 : Confirmation of the minutes of the 160th  
Meeting of the Committee held on 10.3.1995.

The minutes were confirmed.

ITEM NO. 2 :.....

ITEM NO. 2 : Action taken on the minutes of the 160th Meeting of the Committee held on 10.3.1995.

Referring to action taken report in respect of Item No.18 viz. "Draft revised Regional Plan for Bombay Metropolitan Region 1991-2011 - Presentation and discussion on wider fora", the Chairman directed that the draft Regional Plan may be presented to the Authority with a view to publishing it. The Executive Committee would simultaneously consider the draft and may make necessary suggestions.

The action taken report was then noted by the Committee.

ITEM NO. 3 : Delegation of powers to the Metropolitan Commissioner, BMRDA.

Consideration of the Item was deferred.

ITEM NO. 4 : BUDP-Revolving Fund - Quarterly Management Report from 1st July, 1994 to 30th September, 1994.

4.1 Inviting attention to the Committee's decision to provide 50% cost of study on flood control and water supply in 3 valleys in New Bombay as a grant-in-aid to CIDCO, the Managing Director, CIDCO informed the Committee that the studies were in progress and that there was an indication that besides controlling the floods, the projects would make available substantial water which could meet the need of New Bombay as well as surplus of it could be made available to areas outside New Bombay such as Thane, Kalyan, Bombay, etc.

4.2 The Chairman desired that CIDCO should make a presentation of these studies at a subsequent meeting of the Committee.

4.3 The quarterly report was then noted by the Committee.

ITEM NO. 5 : Nomination of a Co-President and 3 other Members of the Maharashtra Nature Park Society (MNPS).

The Committee authorised the Chairman to nominate the Co-President and 3 other Members in place of retiring Co-President and Members of the Maharashtra Nature Park Society (MNPS).

ITEM NO. 6 : .....

ITEM NO. 6 : Price escalation payment -  
M/s. Sanjay Builders - Construction  
of Education Centre Building-  
Mahim Nature Park -

Consideration of the Item was deferred.

ITEM NO. 7 : Cancellation of the tender for the  
Two-Level Basement Carpark and  
Recreation Ground in the 'G' Block  
of the Bandra-Kurla Complex.

After discussion, it was decided that a comprehensive note giving details as regards events that took place after the decision to invite tenders for disposal of Recreation Ground Plot with underground car Park in 'G' Block of Bandra-Kurla Complex was taken, be placed before the Committee. The changes that have become necessary due to the recommendations of the Architectural Consultants appointed by BMRDA as also due to the modifications of the Development Control Regulations for Greater Bombay, 1991 and/or the Development Control Regulations for Bandra-Kurla Complex should be separately stated in the chronological order. It was also decided to take legal opinion of the Legal Adviser of the BMRDA and if necessary, of some other counsel after framing the issues.

ITEM NO. 8 : Proposal for inviting offers for the  
disposal of school plots in 'G' Block  
of Bandra-Kurla Complex.

8.1 After discussion, it was decided that offers for both the plots be invited by public advertisement without reserving any plot for International School. It should be specifically stated in the advertisement that one organization/society etc. will be allotted only one plot in case such an organisation/society etc. is found the highest among the bidders for both the plots.

8.2 It was decided that the question of modification of the Regulation 11(3) of the Development Control Regulations for Greater Bombay, 1991, to enable provision of book store, stationery store, sports goods store upto an aggregate area of 400 sq.mtr. might be taken up with the Urban Development Department as a general modification to those Regulations.

The Committee, accordingly passed the following  
Resolution :-

RESOLUTION NO.636 :

"RESOLVED THAT the Executive Committee hereby approves

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the proposal to invite tenders through public advertisement for the disposal of two school plots admeasuring each approximately 3500 sq.m. on the basis of the main conditions stated in Annexure-B <sup>to the Item Note,</sup> subject to the following modifications :-

- (1) Offers for both the plots be invited by public advertisement without reserving any of the plot for International School; and
- (2) One organization/society etc. will be allotted only one plot in case such an organization/society, etc. is found the highest among the bidders for both the plots."

ITEM NO. 9 : Planning and urban design proposal for the International Finance and Business Centre (IFBC) in 'G' Block of the Bandra-Kurla Complex.

The contents were noted and it was decided that separate proposals for each items of action may be submitted to the Executive Committee.

ITEM NO.10 : Proposal for inviting offers for the disposal of two residential plots in 'Gn' Block of the Bandra-Kurla Complex.

Consideration of the Item was deferred.

ITEM NO.11 : Consulting Services for introduction of Area Traffic Control (ATC) in Greater Bombay - Appointment of Consultants.

11.1 While introducing the Item the Committee was informed that the World Bank after receipt of recommendations from WS Atkins Report on Comprehensive Transportation Plan, have requested BMRDA to take up the study for Area Traffic Control (ATC) system in Bombay. The Executive Committee had already approved the terms of reference and shortlist of Consultants. Accordingly, proposals were invited from 7 shortlisted Consultants. Out of these only 2 responded. A Committee was appointed to evaluate the proposals and the Committee had recommended M/s. Pell Frischmann Consultants Ltd. (PFP) of UK for selection. The World Bank had already given approval for the Pell Frischmann Consultants Ltd. being selected for the study.

11.2 There was some discussion regarding scope of consultancy. It was clarified that the study included two phases, the first phase being only for data collection,

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data analysis and recommendation of the system and the second phase was for design and implementation of the pilot project.

11.3 The Chairman desired to know why WS Atkins' proposal provided only Rs.45,000 for surveys while Pell Frischmann Consultants Ltd. have provided Rs.10,99,000/- for the same. It was clarified that since WS Atkins were already familiar with the study area they might have provided less amount for the surveys.

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

ITEM NO.12 : Consulting services for preparation of non-rail component under BUTP-II - Appointment of consultants.

12.1 The Committee was informed that it was another of the various studies proposed by World Bank. The study mainly comprised prioritisation of the various investment proposals given in the Atkins' Report, techno-economic feasibility studies of the prioritised projects, traffic management studies, etc. The Phase II of the studies will be for detailed engineering. Out of the 10 consultants invited only 4 responded. The technical proposals were evaluated by a Committee and the Committee recommended only 3 of the 4 consultants for their price proposals being opened since the fourth consultant did not obtain 75% marks limit fixed by the Committee for eligibility. On the approval of the World Bank the price proposals were also opened and the combined evaluation i.e. technical score as well as price score, was done by the Committee. The combined evaluation showed that Wilbur Smith and Associates obtained the highest marks and so have been recommended by the Committee for being selected. World Bank's approval also for selecting Wilbur Smith and Associates has been received.

11.3 However, for want of time it was not possible to discuss the item comprehensively and its consideration was deferred.

ITEM NO.20 : Convention Centre and Hotel Complex in Bandra-Kurla Complex.

After discussion, the Committee approved the proposal

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contained in the Item Note and passed the following Resolution :-

RESOLUTION NO.637 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974, the Committee hereby authorises the Metropolitan Commissioner to invite quotations from the companies mentioned in para.3 of the Item Note as also from some other companies in the field and to accept the most suitable quotation for preparing an appraisal report of the offers received for the project of Convention Centre & Hotel Complex Plot in 'G' Block of Bandra-Kurla Complex. The offers taken up for evaluation should be within the competitive range."

ITEM NO.21 : Assistance from German Government.

Consideration of the agenda item was deferred.

Consideration of other items was deferred for want of time.

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

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