

NO.EXC/MTG/166

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

Date : 28th December, 1995.

The minutes of the Hundred and Sixty Sixth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 30th November, 1995 are enclosed.

S.V. Asgaonkar
28/12/95
(S.V. ASGAONKAR)
SECRETARY,
EXECUTIVE COMMITTEE

To :

- The Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya. - Chairman
- Shri D.M. Sukthankar, 'Priya', Worli Sea-Face, Worli, Mumbai - 400 018 - Member
- Shri R.Y. Tambe A/600, Shivam Apartments, R.P.T.S. Road, Surendranagar, NAGPUR -440 015. - Member
- Shri Deepak Parekh Chairman, H.D.F.C. Ltd. Ramon House, Churchgate, Mumbai - 400 020 . - Member
- The Secretary (TPWSS) 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 Municipal Corporation of Greater Bombay. - Member
- The Managing Director C.I.D.C.O. - Member
- The Metropolitan Commissioner B.M.R.D.A. - Member

INVITEES :

The Secretary (ULB) 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 166TH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 30th November, 1995 (Thursday)

TIME : 3.00 P.M.

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

MEMBERS PRESENT :

Shri Sharad Upasani Chief Secretary to Government	- Chairman
Shri D.M.Sukthankar	- Member
Shri Deepak Parekh	- Member
Shri D.T.Joseph Secretary (TIWSS) to Government Urban Development Department	- Member
Shri J.D.Jadhav Municipal Commissioner Municipal Corporation of Greater Bombay	- Member
Shri B.B.Sharma Managing Director CIDCO	- Member
Shri D.Mehta Metropolitan Commissioner	- Member

INVITEES :

Shri K.Nalinakshan Secretary (ULB) to Government Urban Development Department	
Shri Vinay Bansal Secretary to Government Industries Department	
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.R. Shanbhogue
Chief Accounts Officer & Financial Adviser
Finance & Accounts Division, BMRDA

Shri P.D. Wani
Chief, Transport & Communications Division
BMRDA

Shri S.P. Pendharkar
Chief, Town & Country Planning Division
BMRDA

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

Item No. 1 : Confirmation of the minutes of the
(i) 164th Meeting, (ii) 165th Meeting and
(iii) Adj. 165th Meeting of the Committee
held respectively on 30th August, 1995,
29th September, 1995, and 6th October,
1995.

The minutes of the abovementioned meetings were confirmed.

Item No.2 : Action taken on the minutes of the
(i) 164th Meeting, (ii) 165th Meeting
and (iii) Adj. 165th Meeting of the
Committee held respectively on 30th
August, 1995, 29th September, 1995
and 6th October, 1995.

In connection with the action taken report in respect of Item No. 14, viz. "Environmental Impact Assessment and Techno-Economic Feasibility Study for Western Freeway - Selection of Consultants" considered in the 164th meeting of the Executive Committee, held on 30th August, 1995, the Committee also considered the supplementary note which was subsequently circulated. The Committee recapitulated that while approving the consultancy contract (vide Resolution No. 647, dated 30.8.1995), additional expenses of Rs.20 lakhs were approved for essential surveys, subject to the condition that these surveys were carried out by the selected consultants on the lowest unit rates quoted by the

three consulting firms. It was stated in the supplementary note that the issue was negotiated with the selected consultants. Even though, the selected consultants have agreed to complete all the 4 studies within the overall ceiling of Rs. 20 lakhs, for one of the Items, viz. "marine bores (6 Nos. - 15 Mtr. deep)" they have agreed to Rs. 8,000 per mtr. as against the lowest unit rate quoted of Rs. 3500 per metre. The Executive Committee was requested to approve this variation. Accordingly, the Executive Committee, in partial modification of its Resolution No. 647, dated 30th August, 1995 approved that in respect of Item of Marine Bores rate of Rs. 8000 be allowed to the selected consultants within the overall ceiling of Rs. 20 lakhs.

Subject to the above the action taken report on the minutes of three meetings mentioned above was noted by the Committee.

Item No. 3 : • Development of Oshiware District Centre
Approval to the tender for the work of construction of closed type nalla on the East and West sides of S.V. Road, in the Oshiware District Centre.

During the course of discussion on this Item it was suggested that the space which would be available by covering the nalla under reference should be used for the purpose, for which it was earmarked, viz. parking, and it should be ensured that unauthorised structures did not come on them. Since the newly created parking space would belong to BMRDA it should be examined whether tenders could be invited from developers to develop the parking lot.

Subject to the above, the Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO. 649 :

"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 lowest offer of M/s. Manjalankal Construction @ (+)4.90% above the estimated cost amounting to Rs. 5,29,52,979/- (Rupees Five crores twenty nine lakhs fifty two thousand nine hundred seventy nine only) for the work of construction of Nalla work (closed type) on the East & West sides of S.V. Road in the Oshiware District Centre, being accepted, as proposed."

Item No. 4 : Development of Oshiware District Centre Approval to the tender for the work of construction of roads and storm water drains at Oshiware District Centre.

After discussion, the Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO. 650 :

"RESOLVED THAT in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the 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 Company at 36.99% below the estimated cost, amounting to Rs. 1,97,41,979/- (tendered cost) (Rupees One crore ninety seven lakhs forty one thousand nine hundred and seventy nine only) for the construction of roads

...5/-

and storm water drains on the East side of S.V. Road in Oshiware District Centre, as proposed."

Item No. 5 : Sanction of interest free loan from the Reserve Fund to Traffic Control Branch, Greater Mumbai-

In connection with this Item, the Legal Adviser, BMRDA suggested that the proposed interest free loan would have to be granted to the Government of Maharashtra in Home Department for the use of Traffic Control Branch, Greater Mumbai and not to Traffic Control Branch, Greater Mumbai. This was agreed to and accordingly, the Committee passed the following Resolution :-

RESOLUTION NO. 651 :

"RESOLVED THAT in exercise of the powers conferred under Regulations No. 7.1 of the BMRDA (Grant of loan from Reserve Fund) Regulations, 1992, the Executive Committee hereby accords sanction to grant interest free loan of Rs. 10 crores to the Government of Maharashtra in Home Department, for the Traffic Control Branch Greater Mumbai for the purpose of purchase of equipments required for Area Traffic Control Pilot Study.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take further necessary actions including releasing of loan in suitable instalments.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(iii) of BMRDA Act, 1974, the Executive Committee hereby authorises the Metropolitan Commissioner to select the consultants to procure the necessary equipment required for the pilot study and if

he so desires to appoint a Committee to advise him in this matter."

Item No.6 : Financial Assistance to Thane Municipal Transport (TMT) for bus fleet augmentation.

In connection with this Item, the Committee noted that a loan of Rs. 325 lakhs was proposed to be granted to the Thane Municipal Transport Undertaking of Thane Municipal Corporation for purchase of 35 new buses at an interest rate of 12% per annum and the repayment was to be made within 10 years. Since the loan was for purchase of buses required for public transport, the duration of repayment period proposed was, according to the Committee, on a higher side as generally within 5 - 7 years such vehicles are scrapped. The Committee, therefore, suggested that the proposed loan of Rs. 325 lakhs be granted to the Thane Municipal Transport Undertaking at the rate of 12% interest per annum and with the other conditions on the lines of conditions of Industrial Development Bank of India for granting such loans to public transport undertaking. The Committee accordingly passed the following Resolution :-

RESOLUTION NO. 652 :

"RESOLVED THAT in exercise of the powers conferred under Regulation No. 7.1 of the BMRDA (Grant of Loan from Reserve Fund) Regulations, 1992, the Executive Committee hereby accords its approval to grant to the Thane Municipal Transport Undertaking of Thane Municipal Corporation, a loan of Rs. 325 lakhs for purchase of 35 new buses at an interest rate of 12% per annum and with other conditions on the lines of conditions of

Industrial Development Bank of India for granting such loans to public transport undertakings.

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

Item No. 7 : Selection of consultants for Bombay Trans Harbour Link.

7.1 Opening the discussions, the Metropolitan Commissioner informed the meeting that the Authority in its 79th Meeting held on 18th October, 1995 considered this issue and had desired the Executive Committee for taking an early decision for selection of consultants for the proposed Bombay Trans Harbour Link (BTHL) Study so as to expedite comparative study of both southern and northern alignments to enable early further action. He clarified that the Memorandum of Understanding (MOU) signed by SICOM with the consortium of consultants for the pre-feasibility study of Second International Airport at Rewas/Mandwa did not include the study for BTHL. The Metropolitan Commissioner also referred to the representation made by Shri Ratan Tata to the Chief Minister advocating construction of the link along northern alignment only whereas Tata Consulting Services, a subsidiary of Tata Group was one of the short listed consultants which had submitted its bid for the comparative study of southern and northern alignments. The Metropolitan Commissioner further referred to the rapid pre-feasibility study report prepared by M/s. Parsurampur Pvt. Ltd. and stated that, that report mainly pertained to the southern alignment and was based on old studies. No fresh studies such as

traffic surveys. geotechnical surveys and environmental assessment surveys have been carried out by them. Concluding his observations, the Metropolitan Commissioner emphasised the need to entrust at the earliest the proposed comparative study to an independent organisation.

7.2 The Managing Director, CIDCO observed that impact of BTHL on the existing road network, especially in South Mumbai needed to be studied and that establishing a rail link along BTHL should be given priority. It was clarified that the Terms of Reference (TOR) for the BTHL study included both these aspects.

7.3 The Chairman, Executive Committee referred to the recent discussion with the Chief Minister on the above subject in which the Chief Minister had generally desired immediate follow-up action regarding :-

- (i) Expediting Government of India's clearance to the link across the harbour, on the background of assurance given by the State Government in the past to the effect that there would be no such link;
- (ii) Need to finally decide about the northern or southern alignment.
- (iii) The water transport alternative should not be ruled out.

7.4 After discussion, it was decided that Urban Development Department might pursue the issue of necessary clearance from Government of India and that other issues might be discussed in the subsequent meeting.

7.5 Accordingly, consideration of the Item was deferred.

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Item No. 8 : Purchase of one new jeep and one car for Transport & Communications Division, BMRDA.

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

RESOLUTION NO. 653 :

"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 proposal of purchasing one jeep and one car for the Transport & Communications Division for undertaking surveys, studies and to co-ordinate and monitor important projects, utilising Project Preparation Facility for BUTP-II-B Resettlement and Rehabilitation (R & R) Project.

"RESOLVED FURTHER THAT the Executive Committee also approves the proposal to appoint 2 Drivers for these vehicles on work charge establishment.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take necessary action for implementation of this Resolution."

Item No. 9 : Study for Preparation of Transportation Plan for Kalyan Complex Notified Area through consultancy services.

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

RESOLUTION NO. 654 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) of the BMRDA Act, 1974, the Executive Committee accords its sanction to take up

the consultancy study for Kalyan Complex Notified Area as detailed in the Item Note.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974, the Executive Committee accords post-facto sanction to

- (i) short list of consultants invited to submit the proposals, as stated in para 4.2 of the Item Note;
- (ii) Terms of Reference and Letter of Invitation as stated in Annexure 1 and paragraphs 4.1 and 4.4 of the Item Note ; and
- (iii) Constitution of Evaluation Committee and Study Advisory Committee, as stated in para 4.3 of the Item Note, as proposed.

"RESOLVED FURTHER THAT the Executive Committee hereby authorises the Metropolitan Commissioner to select and appoint suitable consultants for this study and to take further necessary action."

Item No. 10 : Urban Infrastructure Development
Need for a Financial Intermediary.

10.1 The Metropolitan Commissioner explained the background to the proposal for setting up of a Financial Intermediary including the change in the World Bank policy of urban infrastructure financing. Instead of financing individual projects the World Bank would prefer to support a financial intermediary which in turn would finance the infrastructure projects. He then explained the proposed structure of the financial intermediary, where a trust would be created which would be governed by a Board of Trustees, comprising representatives of Government and Financial Institutions. The World Bank

would also contribute its funds to the Trust. An Asset Management Company (AMC) with 51% of equity by the financial institutions and 49% by Government and its agencies, would manage the Trust fund. The AMC would be responsible for technical and financial appraisal of the projects and recommending projects for financial assistance to the Trust. Similarly, the AMC would prepare proposals for appropriate debt instruments to tap the capital market and augment the resources available for the Trust.

10.2 It was clarified that at present the proposal was in the conceptual stage and the intention to place it before the Executive Committee was to pursue it further. In this regard the following points were made :-

- (a) It would be essential to ensure both the IBRD Loan and IDA Credit from the World Bank, the latter being the assistance from a soft loan window.
- (b) Legal and fiscal implications of the Trust and AMC model and its comparison with other institutional models should also be examined including State level institutions on the lines of HUDCO.

10.3 In this regard Shri Deepak Parekh was requested to prepare a note highlighting the merits and demerits of alternative institutional models particularly in regard to the regulatory and taxation regime.

10.4 In the meantime the basic approach to promote a financial intermediary was endorsed and the Metropolitan Commissioner was asked to pursue the subject with Government of India and Financial Institutions, both

Indian and International. It was further decided that based on the feedback from them, the final proposal might be submitted to the State Government and Authority's approval taken for contribution to the proposed intermediary.

Item No. 11 : Establishing Trusts for Environmental Improvement and Heritage Conservation.

The proposal to establish Trusts for Environmental Improvement and Heritage Conservation was generally approved. However, it was decided that the Trust should provide financial assistance to individual experts instead of private industry (paragraph 5 of the Agenda Note). In terms of composition of the Trust, Secretary, Urban Development Department explained that the Urban Development Department would be an appellate authority in case of disputes related to heritage conservation. He therefore, suggested that the Secretary, Urban Development Department should be excluded from the Heritage Trust which was agreed to and it was decided to nominate the Municipal Commissioner, Municipal Corporation of Greater Bombay in place of him. Finally the Metropolitan Commissioner was asked to prepare a detailed Trust Deed and approach the Authority for further sanction.

Item No. 12 : Second Bombay Urban Transport Project (BUTP-II) - Resettlement & Rehabilitation (R & R) Project - Institutional Study.

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

RESOLUTION NO. 655 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974, the Executive Committee accords its approval to taking up

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the Institutional Study, its Terms of Reference and the short-list of consultants for carrying out the study.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(iii) of the BMRDA Act, 1974 read with Section 7(5) thereof, the Metropolitan Commissioner be and is hereby authorised to take further necessary action including inviting technical and financial proposals from the short-list of consultants, selecting consultant in consultation with the World Bank, negotiations and executing necessary agreement with the selected consultant in consultation with the World Bank, etc. for implementation of this Resolution, as proposed in para.6 of the Item Note."

Item No.13 (a) : BU DP - Revolving Fund -
Quarterly Management Report -
from 1st April, 1995 to 30th June, 1995.

(b) : BU DP - Revolving Fund -
Quarterly Management Report -
from 1st July, 1995 to 30th Sept. 1995.

Management Reports of the BU DP-Revolving Fund Accounts for the two quarters ending on 30th June, 1995 and 30th September, 1995 were noted by the Committee.

Item No.14 : Quarterly Accounts of the B.M.R.D.A.
for the quarter ending 30.6.1995

The Accounts of the BMRDA for the quarter ending on 30th June, 1995 were noted by the Committee.

The following Item was then considered as Table Item, with the permission of the Chair :-

Table Item : Changing the EPABX System in BMRDA's Office Building.

The Committee approved the proposal contained in

the Item Note and passed the following Resolution :-

RESOLUTION NO. 656

"RESOLVED THAT the Executive Committee hereby authorises the Metropolitan Commissioner to enter into a contract for supply and installation of new EPABX System with 150 Extensions for BMRDA's Office after inviting quotations from reputed companies and to incur an expenditure not exceeding Rs.6 lakhs in that connection, as proposed."

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

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