

ITEM NO. 4
MINUTES OF THE 169TH MEETING OF THE EXECUTIVE COMMITTEE

M.M.R.D.A.

DATE : 17th September, 1996 (Tuesday)
TIME : 3.00 P.M.
PLACE : Chief Secretary's Committee Room
5th Floor, Mantralaya

MEMBERS PRESENT :

Shri Dinesh Afzulpurkar - Chairman
Chief Secretary to Government

Shri D.M. Sukthankar - Member

Shri R.Y. Tambe - Member

Shri R.C. Sinha - Member
Addl. Chief Secretary (TP)
to Government
Urban Development Department

Shri Ajit Warty - Member
Principal Secretary
to the Government
Housing & Special Assistance
Department

Shri Girish Gokhale - Member
Municipal Commissioner
Municipal Corporation
of Brihan Mumbai

Shri D. Mehta - Member
Metropolitan Commissioner

INVITEES :

Shri Vinay Bansal
Secretary to Government
Industries Department

Shri A.G. Borkar
Technical Adviser to
the Metropolitan Commissioner

Shri K.N. Patel
Legal Adviser, MMRDA

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

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

Shri N.B. Mhaskar
Chief Engineer, Engineering Division, MMRDA

Shri M.B. Salvi
Lands Officer, MMRDA

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

Item No.1 : Confirmation of the minutes of the 168th Meeting of the Executive Committee held on 28th May, 1996.

The minutes of 168th Meeting were confirmed.

Item No.2 : Action taken on the minutes of (a) 167th and (b) 168th Meetings of the Executive Committee held respectively on 3rd April, 1996 and 28th May, 1996.

Referring to the action taken report, viz. para. 2.1.2 regarding prooosed construction of multipurpose dams on rivers Gadhi, Kasadi and Ulwe, it was suggested to expedite the decision as the proposal would not only provide anti-flood measures in Panvel and surrounding areas but also provide at a low cost 450 mld. of water. After discussion, it was agreed to consider this issue in the meeting to be called specifically for considering the water resource, planning and development in the Mumbai Metropolitan Region. The action taken report was then noted by the Committee.

Item No.3 : Selection of consultants for feasibility study of Mumbai Trans Harbour Link (MTHL) -Northern link.

3.1 The Metropolitan Commissioner informed the Meeting that as per the Executive Committee's approval to the modified Terms Of Reference & Letter Of Invitation, offers for updating of the study of the northern alignment of Mumbai Trans Harbour Link (MTHL) were invited and the offers received were evaluated by the Evaluation Sub-Committee of the Expert Committee appointed under the Executive Committee's Resolution No.668, dated the 3rd April, 1996 and the lowest offer of M/s.Consulting Engineering Services (CES) amounting to Rs.40.52 lakhs recommended by the said Expert Committee was placed before the Executive Committee for approval.

3.2 The Committee was also informed that the study would be completed within 6 months of the appointment of consultants.

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

RESOLUTION NO.670 :

"RESOLVED THAT as recommended by the 'Expert Committee' appointed for evaluation and recommending

the selection and in exercise of powers under Section 7(3)(iii) of the MMRDA Act, 1974, the Executive Committee hereby approves the selection of Consulting Engineering Services (India) Pvt.Ltd., New Delhi, as the Consultants for carrying out the feasibility study for Mumbai Trans Harbour Link (MTHL) (Northern link) at a cost of not exceeding Rs.40.52 lakhs (Rupees Forty lakhs fifty two thousand only).

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to negotiate with the selected consultants as proposed and take further necessary action for carrying out the proposed feasibility study."

Item No.4 : Mumbai -Resettlement and Rehabilitation Project
-Appointment of Resettlement and Rehabilitation (R&R) Adviser to MMRDA.

4.1 The Metropolitan Commissioner informed the Meeting that since MMRDA did not have adequate experience of resettlement and rehabilitation, the World Bank had suggested the appointment of consultant for this purpose. It was, therefore, proposed to appoint an experienced consultant i.e. Shri P. Ramachandran, as Resettlement & Rehabilitation (R&R) Adviser to MMRDA for formulation and coordination

for implementation of Mumbai -Resettlement and Rehabilitation Project. Initially, the appointment would be for a period of one year. The expenditure in this connection would be debited to the grant made available by the World Bank which has already agreed to his appointment.

4.2 The Executive Committee approved the proposal of appointment of Shri P. Ramachandran as Resettlement and Rehabilitation Adviser contained in the Item Note and passed the following Resolution :-

RESOLUTION NO. 671 :

"RESOLVED THAT in exercise of powers conferred under Section 7(3)(iii) of MMRDA Act, 1974, the Executive Committee approves the proposal of appointment of Shri P. Ramachandran as Resettlement and Rehabilitation Adviser initially for a period of one year on a monthly consultancy fees of Rs.30,000/- (Rupees Thirty thousand only) per month and out-of-pocket expenses of Rs.3,000/- (Rupees Three thousand only) per month, as proposed."

Item No.5 : Mumbai -Resettlement and Rehabilitation (R&R) Project -Terms of Reference for preparation of Resettlement Action Plan (RAP) and Community Environmental Management Plan (CEMP) for demonstration projects.

5.1 The Metropolitan Commissioner informed the Meeting that it was necessary to expedite approval of the Cabinet to the proposed Resettlement and Rehabilitation Policy for Mumbai -Resettlement and Rehabilitation (R&R) Project. He stated that since the President of World Bank would be visiting Mumbai during 12th to 14th October, 1996, it would be desirable to get the said approval before that date. He further stated that the information sought by the Cabinet at its Meeting held on 2nd August, 1996 was already submitted by MMRDA to the Housing & Special Assistance Department.

5.2 The Chairman, Executive Committee expressed his view that the R&R Policy was not likely to be finalised before visit of the President of World Bank but suggested that the Housing and Special Assistance Department should arrange at an early date a meeting with the Chief Minister to discuss the R&R Policy.

5.3 After further discussion, the Executive Committee approved the proposal for preparation of Resettlement Action

Plans and Community Environmental Management Plan for demonstration projects contained in the Item Note and passed the following Resolution :-

RESOLUTION NO. 672 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) & (iii) of the MMRDA Act, 1974, the Executive Committee accords its approval (i) to take up preparation of Resettlement Action Plans (RAPs) and Community Environmental Management Plans (CEMPs) for persons affected by four sub-projects viz. (i) Road Over Bridge at Borivli in lieu of level crossing No.33 on Western Railway, (ii) Road Over Bridge at Chunabhatti in lieu of level crossing No.1 on Harbour Branch, (iii) Anik-Panjarpol Road and (iv) completion of Jogeshwari-Vikhroli Link Road and widening to 4 lane highway and (2) to the Terms of Reference to the Item Note (Appendix 1) / and (3) to the short- list of consultants to the Item Note, (Appendix 2) / as proposed.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(iii) of the MMRDA 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 consultants in consultation with the World Bank, negotiations and executing necessary agreements

with the selected consultants for preparation of RAPs and CEMPs in consultation with the World Bank etc., for implementation of this Resolution, as proposed in para.6 of the Item Note."

Item No.6 : Expeditious implementation of World Bank aided Mumbai Urban Transport Project-II (MUTP-II) and related Mumbai -Resettlement and Rehabilitation (R&R) Project.

6.1 The Metropolitan Commissioner informed the Meeting that the World Bank had emphasised the need to expedite project preparation studies for Mumbai Urban Transport Project-II (MUTP-II) and Mumbai -Resettlement and Rehabilitation (R&R) Project. As delay in obtaining approvals as per the present procedure resulted in delay in commissioning the studies, the World Bank was insisting on expediting the process of sanction. It would, therefore, be appropriate to appoint a Sub-Committee and to delegate Executive Committee's powers to the Sub-Committee and the Metropolitan Commissioner as proposed in the Item Note.

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

RESOLUTION NO. 673:

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) & (iii) of the MMRDA Act, 1974 read with Section 7(5) thereof, the Executive Committee

accords its approval (i) to appointment of Sub-Committee comprising the Metropolitan Commissioner, MMRDA; the Additional Chief Secretary/Secretary, Urban Development Department and Shri Deepak Parekh, Chairman, Housing Development Finance Corporation Ltd. and (ii) to delegate its powers to the Sub-Committee to award work/study to the selected consultants as approved by the World Bank, as well as to settle the additional claims, upto 10% of the cost of the work/study, of the consultants appointed for the various studies, subject to report thereof at the next Meeting of the Executive Committee, as proposed.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(ii)&(iii) of the MMRDA Act, 1974 read with sub-section(5) thereof, the Metropolitan Commissioner be and is hereby authorised to (i) approve Terms of Reference, shortlist of consultants or selection of sole source consultants where appropriate as well as evaluation of proposals received; (ii) appoint consultants for short period consultancies irrespective of cost of the study and (iii) appoint staff on contract without sanctioned posts, as proposed."

Item No.7 : Mumbai -Resettlement and Rehabilitation (R&R) Project -Continuing involvement of Non-Governmental Organisations in R&R Project.

7.1 The Metropolitan Commissioner informed the Meeting that the baseline socio-economic surveys of persons affected by the projects proposed under Mumbai Urban Transport Project - II (MUTP-II) have been taken up

through 3 Non-Governmental Organisations (NGOs) viz. Society for Promotion of Area Resource Centres (SPARC), Slum Rehabilitation Society (SRS) and Society for Initiative in Development and Directed Human Intervention (SIDDHI). The baseline surveys were completed and the draft reports were being prepared by the NGOs. He further stated that as suggested by the World Bank, there was a need to continue involvement of NGOs in R&R Project with a view to maintaining contacts with the project affected persons throughout the R&R process, especially during the completion of the surveys and the actual resettlement in the new shelters.

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

RESOLUTION NO.674 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) & (iii) of the MMRDA Act, 1974, the Executive Committee accords its approval to continuing involvement of Non-Governmental Organisations (NGOs) in Resettlement & Rehabilitation (R&R) Project, its Terms of Reference and retaining the 3 NGOs viz. Society for Promotion of Area Resource Centres (SPARC), Slum Rehabilitation Society (SRS) and Society for Initiative in Development and Directed Human Intervention

(SIDDHI) for carrying out the assignment, as proposed.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7 (3) (iii) of the MMRDA 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 3 NGO Consultants, viz. SPARC, SRS and SIDDHI, negotiations and executing necessary agreement with the selected NGO consultants, for implementation of this Resolution as proposed in para.3 of the Item Note."

Item No.8 : Strengthening of Transport & Communications Division, MMRDA for Mumbai Urban Transport Project-II (MUTP-II) and Mumbai -Resettlement and Rehabilitation (R&R) Project.

8.1 The Metropolitan Commissioner informed the Meeting that the World Bank was insisting on immediate strengthening of institutional capacity within MMRDA. Though the World Bank had some time back suggested an alternative institutional arrangement for Mumbai -Resettlement & Rehabilitation (R&R) Project, the World Bank's proposal in that respect was not acceptable. therefore, The MMRDA / prepared an alternative proposal which was under consideration of the State Government. As per MMRDA's proposal, MMRDA would continue to be responsible for project preparation, coordination and monitoring for Mumbai -R&R Project. As such, immediate strengthening of MMRDA was necessary so

that MMRDA's proposal could be pursued with the World Bank.

8.2 Regarding three new posts of Coordinating Officers for Railway Planning and Coordination Unit (vide para.3.2 of the Item Note), the Metropolitan Commissioner stated that the Metropolitan Authority in its 75th Meeting held on 20.09.1994, approved the proposal of setting up of Railway Planning and Coordination Unit in the T&C Division of MMRDA with three posts of Coordinating officers and other staff. The Chairman, Executive Committee suggested that in the beginning only one post of Coordinating Office in the Railway Planning and Coordination Unit be filled.

8.3 After further discussion, it was decided that MMRDA's proposal of strengthening of Transport & Communications Division be discussed by the Metropolitan Commissioner with the Additional Chief Secretary, Urban Development Department and after approval of the proposal by the Government, staff be appointed in T&C Division in anticipation of the sanction of the Metropolitan Authority as required under Section 11(2) of the MMRDA Act, 1974.

Item No.9 : Deletion of Road Over Bridge (ROB) at Bhayander from Mumbai Urban Transport Project-II (MUTP-II) Components and grant of loan from the Reserve Fund to Mira-Bhayander Municipal Council for construction of ROB.

9.1 On enquiry from Members, the Metropolitan

Commissioner informed that the work of Road Over Bridge at Bhayander would be executed by the State Public Works Department (PWD), which was the technical sanctioning authority, on behalf of the Mira-Bhayander Municipal Council. He also informed that the Council had made a provision of about Rs.4 crores in its current budget and as such it was proposed to grant a loan of upto 70% of the cost of the project from the Reserve Fund of MMRDA.

9.2 The Committee then passed the following Resolution:-

RESOLUTION NO.675:

"RESOLVED THAT in view of the urgency of construction of Road Over Bridge (ROB) to replace the level crossing, the Executive Committee accords its approval for deletion of the project of ROB at Bhayander from the proposed Mumbai Urban Transport Project - II (MUTP-II) component.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Regulation No.7.1 of the MMRDA (Grant of Loan from Reserve Fund) Regulations, 1992, the Executive Committee hereby accords its approval for grant of loan upto 70% of the cost of the project from the Reserve Fund to Mira-Bhayander Municipal Council for construction of ROB to replace level crossing No.35, subject to the conditions that (i) the loan will carry an interest of 12% per annum, (ii) sanction of the Government of Maharashtra in Urban Development

Department to obtain loan from MMRDA be produced before agreement to loan is executed; (iii) repayment period of loan will be 10 years with moratorium of two years and (iv) the Public Works Department, Government of Maharashtra will be appointed as executive agency for the work.

"RESOLVED FURTHER that the Metropolitan Commissioner, be authorised to take all further necessary action including releasing of loan in appropriate instalments."

Item No.10 : Development of Inter State
Bus Terminal (ISBT) at Wadala.

10.1 Opening the discussion the Metropolitan Commissioner explained the problems caused and faced by the present uncontrolled Inter State Bus Operations mainly by private operators in terms of parking and repairs of buses on roads, hardships to the travelling passengers, congestion and disruption caused to the general traffic. He further stated that the main purpose of the Inter State Bus Terminal (ISBT) was to provide for parking of the buses along with terminal parking overnight, facilities, / space for booking office, urgent repairs and diesel filling, etc.

10.2 The Chairman, Executive Committee observed that though in principle he supported the development of the ISBT at Wadala he felt that for convenience of travelling public pick up and drop off facilities needed to be dispersed keeping in view the residential development. He suggested that 3 to 4 additional sites needed to be identified in Brihan Mumbai for the purpose of ISBT as also for parking. He suggested that the advantage of Development Control Rules permitting free underground parking could be availed of.

10.3 Shri R.Y. Tambe was apprehensive about the economics of the project and suggested that operators' views should also be taken into consideration.

10.4 It was finally decided that the Terms Of Reference (TOR) for appointment of consultants for Stage I study should be framed comprehensively taking into account the suggestions made during the discussion. Subject to the above, the Executive Committee approved the proposal contained in the Item Note and passed the following Resolution :-

RESOLUTION NO. 676 :

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

to develop an Inter State Bus Terminal (ISBT) at Wadala as stated in the Item Note and subject to suggestions made at the Meeting.

"RESOLVED FURTHER THAT the proposal to invite suitable offers from the short listed consultants as stated in para. 7.3 of the Item Note is hereby approved.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be authorised to take further necessary action including (i) preparing comprehensive Terms Of Reference (TOR) for Stage I consultancy; (ii) preparation of Letter of Invitation for inviting offers from the short listed consultants; (iii) setting up of an appropriate committee for (a) preparation of TOR, (b) Letter of Invitation, (c) evaluation of offers and recommend selection of consultants and monitor the consultants' work during the study, (iv) selection of consultants and execution of contract agreement, (v) initiate appropriate action on related issues listed in para.8 of the Item Note, in consultation with Brihan Mumbai Municipal Corporation, Transport Commissioner, Traffic Police and the Collector, Mumbai Suburban District."

Item No.11 : Appointment of consultants for the preparation of Coastal Zone Management Plan

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

RESOLUTION NO. 677 :

"RESOLVED THAT in exercise of the powers conferred under sub-section 3(iii) of Section 7 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords its post facto approval to the proposal to engage consultants for the preparation of the Coastal Zone Management Plan, the Terms of Reference of the consultancy enclosed as Annexure 'A' and appointment of the Consulting Engineering Services (I) Pvt.Ltd. as the consultants for the assignment at a total fees of Rs.7.00 lakhs, as proposed.

"RESOLVED FURTHER THAT the Executive Committee hereby approves the proposal to request City & Industrial Development Corporation and Brihan Mumbai Municipal Corporation to pay one-third of the cost of this consultancy, i.e. Rs.2,33,333,00 each, as their contribution towards the preparation of the Coastal Zone Management Plan.

"RESOLVED FURTHER THAT the Executive Committee hereby authorises the Metropolitan Commissioner to sign an agreement with the consultants and take such other actions as may be necessary for the timely completion of the consultancy assignment."

Item No.12 : Mapping and cadastral correlation of aerial photographs for Karjat Municipal Council area in the Mumbai Metropolitan Region.

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

RESOLUTION NO.678 :

"RESOLVED THAT in exercise of the powers conferred under sub-section 3(iii) of Section 7 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby approves ^{that} the work of carrying out enlargement, mapping and cadastral correlation of aerial photographs for Karjat Municipal Council area in Mumbai Metropolitan Region be assigned to the National Remote Sensing Agency, Department of Space, Government of India, Hyderabad, at a cost of Rs.4.60 lakhs, as proposed.

"RESOLVED FURTHER THAT the Executive Committee hereby authorises the Metropolitan Commissioner to decide the schedule of payment to National Remote Sensing Agency (NRSA) and ^{to} take all other necessary actions."

Item No.13 : Appointment of Brihan Mumbai Municipal Corporation (BMC) as a Project Management Consultant (PMC) for laying of sewer and water supply lines in International Finance & Business Centre (IFBC) area.

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

RESOLUTION NO. 679 :

"RESOLVED THAT in exercise of the powers conferred under sub-section 3(iii) of Section 7 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords approval (i) to the Terms of Reference for the Design and Project Management Consultancy for sewerage and water supply system in International Finance & Business Centre (IFBC) area in Bandra-Kurla Complex and (ii) to appointment of Brihan-Mumbai Municipal Corporation (BMC) to work as Design and Project Management Consultants on the terms and conditions as may be mutually agreed between the Municipal Commissioner, BMC and the Metropolitan Commissioner, MMRDA, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to negotiate and decide the terms and conditions of the consultancy and enter into a suitable agreement."

Item No.14 : Loan to Public Works Department for Upgradation of Expressway and Arterial Roads in Mumbai Metropolitan Region.

14.1 While introducing the Item before the Meeting the Metropolitan Commissioner informed that the Public Works Department (PWD) had initiated a major programme of upgradation of Western & Eastern Express Highways, Sion-Panvel Road and other major arterial roads in Mumbai Metropolitan Region (MMR) which included grade separating of all the junctions. The total cost of the proposed work was estimated at Rs.1300 crores and the PWD had requested MMRDA to make available Rs.659 crores. Inviting attention to the Item placed before the 167th Meeting of the Executive Committee held on 3rd April, 1996 the Metropolitan Commissioner further informed that a loan of Rs.213 crores/ ^{was recommended therein} for taking up priority flyovers and other works, the revised (updated) cost of these works was Rs.324 crores. The Metropolitan Commissioner further clarified that these flyovers were not listed in the investment programme recommended by W.S. Atkins per se as it was considered to be ongoing and budgetary work of the PWD, even though the report emphasised the need for restoring the Expressway characteristics of these arterial roads and PWD's proposal was in line with this recommendation.

14.2 General consensus was that though these works were not listed in the investment programme by W.S. Atkins study for the reasons mentioned above, the works were

of priority nature and therefore needed support by MMRDA. Shri R.Y. Tambe, however, observed that except for the priority for upgradation of Expressways, the concerned implementing agencies need to concentrate and allocate available funds to the works identified in the investment programme.

14.3 After further discussion it was decided that the Executive Committee should recommend to the Authority a loan to PWD for construction of priority flyovers and other works as contained in the Item Note with the interest rate of 12% per annum and further subject to conditions similar to the one applied in case of Reserve Fund loans.

14.4 The question of completion of these priority works, development of implementing capabilities within MMRDA, appointment of suitable Project Management Consultants for quality and expeditious execution of work were also discussed and it was decided that (i) out of the 8 flyovers listed in the Item Note, one each on the Western Express Highway and the Eastern Express Highway should be developed by MMRDA on behalf of the PWD with the help of appropriate consultants; (ii) loan to PWD for the remaining works be recommended subject to condition that PWD appoints appropriate consultants and take further necessary steps for timely completion of the works and (iii) Government provides appropriate guarantee for repayment of the loan with interest to MMRDA.

14.5 The Executive Committee then passed the following Resolution :-

RESOLUTION NO.680 :

"RESOLVED THAT it be recommended to the Authority that a loan of Rs.325 crores be granted to the State Public Works Department (PWD) from MMRDA Fund for taking up priority works mentioned in para.3.4 of the Item Note at the rate of 12% p.a. and also subject to the condition similar to the loans advanced under the Reserve Fund and subject further to the following conditions:-

- (1) Out of the 8 flyovers listed in the Item Note one each on the Western Express Highway and the Eastern Express Highway should be developed by the MMRDA on behalf of the PWD with the help of appropriate consultants ;
- (2) The loan to PWD for the remaining 6 works shall be subject to PWD appointing appropriate consultants and for taking further necessary steps for timely completion thereof;and
- (3) The State Government shall provide appropriate guarantee for repayment of the loan with interest to MMRDA. "

Item No.15 : Appointment of consultants for the Organisation Study of MMRDA.

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

RESOLUTION NO.681 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the MMRDA Act, 1974 the Executive Committee accords its approval to the appointment of the Consultant, Price Water House for the Organisation Study of MMRDA.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(iii) of the MMRDA Act, 1974, read with Section 7(5) thereof, the Metropolitan Commissioner be and is hereby authorised to take further necessary action including negotiations and executing necessary agreement with the selected Consultant."

Item No.16 : Amendment to the Recruitment Qualifications for the post of Chief Accounts Officer and Financial Adviser, MMRDA.

While presenting the Item Note, the Metropolitan Commissioner suggested that as in the case of MMRDA employees, the prescribed age limit should not also be made applicable to the employees of State and Central Governments and their undertakings. The Executive Committee approved the suggestion and accordingly passed

the following Resolution :-

RESOLUTION NO. 682 :

"RESOLVED THAT the Executive Committee hereby accords its ex-post facto approval to the revised recruitment qualifications for the post of Chief Accounts Officer & Financial Adviser, MMRDA, as mentioned in Annexure to the Item Note subject to the modification that the age limit shall also not be applicable to the employees of the State and Central Governments and their undertakings."

Item No.17 : Grant of reimbursement in lieu of Residence Peon to Shri G.S. Pantbalekundri, Officer on Special Duty.

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

RESOLUTION NO. 683 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(i)&(iii) of the MMRDA Act, 1974 and all other powers enabling it in this behalf, and in continuation of its Resolution No.669, dated 18th May, 1996, the Executive Committee hereby accords its sanction to grant reimbursement in lieu of Residence Peon to Shri G.S. Pantbalekundri, Officer on Special Duty during his contract period i.e. from 13th May, 1996 to 12th May, 1998, as proposed."

Item No.18 : BUDP-Revolving Fund
Quarterly Management Report
1st January, 1996 to 31st March, 1996

The Quarterly Management Report for the period from 1st January, 1996 to 31st March, 1996 was noted by the Committee.

Item No.19 : Powai Area Development Scheme.

19.1 While introducing the Item before the Meeting, the Metropolitan Commissioner gave the resume of the developments that occurred after MMRDA decided to undertake the Powai Area Development Scheme till date.

19.2 Thereafter the Legal Adviser apprised the Committee of the legal issues involved.

19.3 The Committee then decided to hear the views of the representatives of M/s.Mukand Ltd. and Shri Ajay Mohan.

19.3.1 On behalf of M/s.Mukand Ltd., Shri Neeraj Bajaj, Managing Director and Shri Surendra Gadi, General Manager who attended the Meeting made available the points of their representation to the members of the Committee who were present. They pointed out that M/s.Mukand Ltd. purchased the land under reference in 1968 with a view to entering into a new business activity. However, M/s.Mukand Ltd. could not proceed as the issue was pending decision for a long time. They requested that the MMRDA and Government might take early decision in the matter and allow them to develop their land

as per tripartite agreement on the lines of agreement entered into the lands formerly owned by Sharma-Varma families.

19.4.2 Shri A.K. Sengupta and Shri Avinash Parekh, Directors of Powai Housing Development Pvt.Ltd. represented Shri Ajay Mohan. They also made available points of their representation and requested for early decision by the MMRDA and the Government.

19.4 After hearing both the parties as stated above, the Committee decided to consider the issue further at its meeting to be held on 4th October, 1996 and desired that the points of representations submitted by both the parties be circulated to all the members of the Executive Committee. The Chairman, Executive Committee informed the meeting that he would frame the issues involved which could be circulated to other members to enable them to add additional issues, if necessary.

19.5 Accordingly, consideration of the Item was deferred.

Item No.20 : Appointment of Consultants for carrying out the Urban Renewal Survey of the Wholesale Textile Markets Area in South Mumbai.

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

RESOLUTION NO. 684:

"RESOLVED THAT in exercise of its powers under sub-section 3(iii) of Section 7 of MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords its approval to (i) engage consultant to carry out the Urban Renewal Survey of Wholesale Textile Markets from South Mumbai as per the Terms Of Reference of the Consultancy enclosed as Annexure I to the Item Note and (ii) appoint Asian Information Marketing and Social Research Pvt.Ltd. as Consultants for the said assignment at the total fees of Rs.8,10,000/-, as proposed.

"RESOLVED FURTHER THAT the Executive Committee hereby authorises the Metropolitan Commissioner to negotiate and execute a contract with the Consultants and take such other actions as may be necessary for the timely completion of the consultancy assignment."

Item No.21 : Development of Convention Centre and Hotel in Bandra-Kurla Complex.

During the course of discussion the Chairman, Executive Committee suggested that the Chairman of the Authority might be apprised of the proposed changes in conditions before publishing the advertisement in the newspapers. It was then decided that the allottee of the hotel plot should be required to complete the construction of Convention Centre in all respects within a period of 4½ years from the date of lease and the remaining project, i.e. the Hotel & Service (Hotel) Apartments, Office-cum-Shopping Complex within a period of 5 years. Subject to the above, the Executive Committee approved the proposal contained in the Item Note and passed the following Resolution:-

RESOLUTION NO. 685 :

"RESOLVED THAT the Executive Committee hereby approves the modification in the conditions of allotment on lease a plot for hotel in Bandra-Kurla Complex (BKC) as detailed in the Item Note, subject to the modification that (i) the construction of Convention Centre in all respects shall be required to be completed by the allottee within a period of 4½ years from the date of lease and (ii) the Hotel & Service (Hotel) Apartments and Office-cum-Shopping Complex, within a period of 5 years from the date of lease.

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