


No. EXC/MTG/177

MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Bandra-Kurla Complex,
Bandra(East), Mumbai-400051.

Date : 6th January, 1998

The minutes of the Hundred and Seventy-Seventh Meeting of the Executive Committee of the Mumbai Metropolitan Region Development Authority, held on 26th December, 1997 are enclosed.


(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-400018. - 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 Principal Secretary
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 Brihan Mumbai. | - | Member |
| The Managing Director C.I.D.CO. | - | Member |
| The Metropolitan Commissioner M.M.R.D.A. | - | Member |

INVITEES :

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

Copy to :-

- The Legal Adviser, MMRDA
The Officers of the MMRDA.

**MINUTES OF THE 177TH MEETING OF THE EXECUTIVE
COMMITTEE, MMRDA.**

DATE : 26TH DECEMBER, 1997 (FRIDAY)
TIME : 12.00 NOON.
PLACE : COMMITTEE ROOM, 5TH FLOOR,
MANTRALAYA,

MEMBERS PRESENT :

Shri P. Subrahmanyam Chief Secretary to Government	:	Chairman
Shri D.M. Sukthankar	:	Member
Shri K. Nalinakshan Principal Secretary to Government, Urban Development Department	:	Member
Shri V.P. Raja Secretary to the Government Housing & Special Assistance Department	:	Member
Shri K.C. Srivastava Metropolitan Commissioner	:	Member

INVITEES :

Shri Asoke Basak
Principal Secretary to Government
Environment Department

Shri Yashwant Bhawe
Secretary to Government
Industries Department

Shri K.N. Patel
Legal Adviser, MMRDA

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

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

Shri S.B. Pardeshi
Chief Accounts Officer & Financial Adviser, F. & A. Division, MMRDA

Shri A.V. Deshingkar
Chief Engineer, Engineering Division, MMRDA

Shri A.V. Ghangurde
Chief, Transport & Communications Division, MMRDA

Shri Dayanand Shrivardhankar
Lands Officer, MMRDA

Shri M.R. Tidke
Personnel Officer, MMRDA

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

Item No.1 : Confirmation of the minutes of the last (176th) Meeting of the Executive Committee held on the 13th November, 1997.

The minutes were confirmed.

Item No.2: Appointment of Consultant for evaluation of bids for the lease of plot C-65 for a Multistoried Car Park & Hotel in 'G' Block of Bandra-Kurla Complex.

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

RESOLUTION NO. 735 :

"RESOLVED THAT in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the MMRDA Act, 1974 and all other powers enabling

it in this behalf, the Executive Committee hereby accords ex-post facto approval to the appointment of M/s.Raiji & Horwath Consulting Services(Pvt). Ltd., as Consultants for evaluation of first two highest bids received for lease of Multistoried Car Park & Hotel Plot (plot No. C-65), in 'G' Block of Bandra Kurla Complex , at a professional fee of Rs.5.90 lakhs, as proposed.”

Item No.3 : Payment to the Maharashtra Pollution Control Board(MPCB) being reimbursement of the fees paid by them to the National Environmental Engineering Research Institute (NEERI) for environmental appraisal of Bandra Kurla Complex as per the orders of the Supreme Court of India.

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

RESOLUTION NO.736 :

”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 ex-post facto sanction to the expenditure of Rs.5 lakhs made towards the payment of fees for environmental appraisal of Bandra-Kurla Complex to the National Environmental Engineering Research Institute (NEERI), as per the orders of the Supreme Court of India and the same amount reimbursed to the Maharashtra Pollution Control Board (MPCB) who had already made the payment to the NEERI, as proposed.”

Item No.4 : Mumbai Urban Rehabilitation Project (MURP) -Terms of Reference for preparation of Resettlement Action Plans (RAPS) and Community Environmental Management Plans (CEMPS) for (1) Road-over-bridge at Jogeshwari L.C.No.24 & 25 and (2) Road-over-bridge at Jogeshwari L.C. No.26 & 27.

4.1 During discussions on the item it was clarified that the work of preparation of RAP/CEMP for Anik-Panjarpol Road was deleted since it affected a large number of

households (about 7500) and World Bank had desired to take up simpler schemes as demonstration sites. The general consensus, however, was that the Anik-Panjarpol Road was a very important and priority road project and needed to be taken up urgently. In view of this it was decided that World Bank be requested to reconsider their stand so that RAP/CEMP of Anik Panjarpol Road would also be taken up simultaneously.

4.2 Subject to the above, the Executive Committee approved the proposal of taking up RAP/CEMP for the two sites of (i) ROB at Jogeshwari to replace Level Crossing No. 24 & 25 and (ii) ROB at Jogeshwari to replace Level Crossing No.26 & 27 as proposed in the Item Note and passed the following Resolution :-

RESOLUTION NO. 737 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) of the MMRDA Act, 1974 the Executive Committee accords its approval (1) to take up preparation of Resettlement Action Plans (RAPS) and Community Environmental Management Plans (CEMPS) for persons affected by two sub-projects, viz. (i) Road-over-bridge at Jogeshwari in lieu of Level Crossing Nos.24 & 25 on Western Railway, (ii) Road-over-bridge at Jogeshwari in lieu of Level Crossing Nos.26 & 27 on Western Railway and (2) to the short-list of consultants (Appendix-1 to the Item Note), 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 as proposed in the Item Note to take further necessary actions including inviting technical and financial proposals from the shortlisted consultants; selecting consultants, in consultation with the World Bank; carrying out negotiations and executing necessary agreements with the selected consultants for preparation of RAPs and CEMPs in consultation with the World Bank, etc. for the implementation of this Resolution.

**Item No.5 : Fifth International Conference on Computers in Urban Planning and Urban Management (CUPUM-97) held from 16th to 19th December, 1997 at IIT, Powai.
-Sponsoring of the ---**

5.1 In connection with this Item, the Metropolitan Commissioner stated as under:-

This item was placed before the last meeting of the Executive Committee held on the 13th November, 1997, at which it could not be taken up for consideration for want of time. As the conference was scheduled to be held from 16th to 19th December, 1997 the organizers had requested to confirm the sponsorship. In view of the urgency, the confirmation of the sponsorship was made in anticipation of the sanction of the Executive Committee, with the permission of the Chairman, Executive Committee.

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

RESOLUTION NO. 738 :

"RESOLVED THAT the Executive Committee hereby approves the proposal of sponsoring the Fifth International Conference on Computers in Urban Planning and Urban Management held in Mumbai from 16th to 19th December, 1997 by contributing a sum of Rs. 5 lakhs towards patron sponsorship, as proposed."

Item No.6: Review of the policy on the disposal of land in the International and Finance and Business Centre, in Bandra Kurla Complex.

6.1 After considering various proposals in the Item Note the Committee decided to make the following recommendations to the Authority :-

- (1) The disposal of area for six categories as suggested in the table under para.7 of the Item Note be approved subject to the modifications mentioned at Sr.Nos.(5), (6) and (7) being made therein. Out of the 22 commercial plots with total plot area of about 9.44 ha. mentioned in the said table, tender for one plot in each category be invited by public advertisements;

- (2) Out of 10 Residential Plots, tenders for 2 plots be also invited from the plot holders of Bandra-Kurla Complex and others specified categories of the applicants by public advertisements;
- (3) In view of the decline in the real estate prices in Mumbai, reserve price might not be fixed for disposal of either Commercial Plot or Residential Plot.
- (4) The proposal to allow allottees of plots to transfer upto 40% of the built-up area to organisations, etc. in other categories, without charging any extra premium for the first transfer be approved in respect of all the six categories;
- (5) In Category 1, namely Financial Institutions and Banks, Insurance Companies should also be included.
- (6) Under category 4, namely Trade and Business Promotion Agencies although land could be allotted to trade missions, consulate offices not directly connected with trade function should not be allowed in International Finance & Business Centre at this stage. The Dean of the Consular Corps may, however, be consulted and if necessary, one or more plots might be offered for accommodating consulate offices, if necessary, in Integrated building/buildings.
- (7) In Category 6, namely Business Support Services, other professionals such as Lawyers, Doctors, Valuers, Management Consultants, etc. should also be mentioned.

6.2 The Executive Committee also recommended to the Authority that the School Plot available in the 'G' Block should as far as possible be used for setting up an International School open to all (i.e. Indians, NRI's and Expatriates).

Item No.7: Filling the post of Chief, Transport & Communications Division in MMRDA.

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

RESOLUTION NO. 739:

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(i) of the MMRDA Act, 1974, the Executive Committee hereby accords ex-post facto sanction to the appointment of Shri A.V. Ghangurde as the Chief, Transport & Communications Division in MMRDA, in the usual grade and allowances with effect from 18th August, 1997, as proposed."

Item No.8: (a) Quarterly Accounts of the MMRDA for the quarter ending 30.6.1997.

(b) Quarterly Accounts of the MMRDA for the quarter ending 30.9.1997.

Accounts for the two quarters ending 30.6.1997 and 30.9.1997 were noted by the Committee.

Item No.9: MUDP- REVOLVING FUND
-Quarterly Management Report
From 1st July, 1997 to 30th September, 1997.

The quarterly management report for the quarter ending 30th September, 1997 was noted by the Committee.

Item No.10: Proposal of allotment of a plot in International Finance & Business Centre, 'G' Block, Bandra Kurla Complex to set up a German Centre for Industry and Trade in Mumbai.

Consideration of the Item was deferred.

Item No.11: Tender for the work of Desilting of Mithi Channel from Ch.170 m. to Ch.1250 m. in Bandra-Kurla Complex.

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

RESOLUTION NO.740:

"RESOLVED THAT in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords its approval to accept the lowest tender of M/s.Shyam Narayan & Bros., amounting to Rs.57,08,901.10 (Rupees Fifty seven lakhs eight thousand nine hundred one and paise ten only) which is 35% above the estimated cost put to tender, for the work of Desilting of Mithi Channel from Ch.170 m. to Ch.1250 m.in the Bandra Kurla Complex with a time limit of six calendar months, excluding monsoon, as proposed."

Item No.12: Tender for the work of Desilting of Mithi Channel from Ch. 4500 m.to Ch.5150 m.in Bandra-Kurla Complex .

The Committee approved the proposal contained in the Item Note and

passed the following Resolution :-

RESOLUTION NO. 741 :

"RESOLVED THAT in exercise of the powers conferred under clause (iii) of sub-section(3) of Section 7 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords its approval to accept the lowest tender of M/s. Satyam Construction Co., amounting to Rs.54,72,324.78 (Rupees Fifty four lakhs seventy two thousand three hundred twenty four and paise seventy eight only) which is 19.71% above the estimated cost put to tender, for the work of Desilting of Mithi Channel from Chainage 4500 m. to Ch.5150 m. in the Bandra-Kurla Complex with a time limit of six calendar months, excluding monsoon, as proposed."

Item No.13: Action taken on the minutes of the last (176th) meeting of the Executive Committee held on 13th November, 1997.

While noting the action taken report, the following suggestions were made in respect of construction of approach roads (from Kurla side) to the New Mithi Bridge and the New Vakola Bridge (Item No.2) :-

(a) Kurla side approach to the New Mithi Bridge connecting BKLR to Lal Bahadur Shastri Marg-

- As far as possible the required land be acquired by negotiations with the parties and with the sanction of the Authority. The process of negotiations and obtaining sanction of the Authority be completed expeditiously, so that construction of approach road would commence by March, 1998.

- (b) Kurla side approach of the New Vakola Bridge connecting BKLR to the Western Express Highway-

-As far as possible possession of the required land be taken from the Mumbai University on or before 31st January, 1998;

-The construction of road on the land taken possession from the Mumbai University to commence by March, 1998.

Item No.14: Allotment of plot No.240-240A for Multistoried Car Park and Commercial Centre at Nariman Point, Mumbai.

14.1 In connection with this Item, the Committee was informed that M/s.Colliers Jardine were appointed as Consultants for evaluating the only one bid received for disposal of the plot No.240-240A at Nariman Point for Multistoried Car Park and Commercial Centre.

14.2 Shri Sumit Anand and Shri Castuv Roy were present in the meeting by invitation as representatives of the Consultants. They apprised the Committee of the methodology the Consultants adopted for evaluating the only one bid received for this plot. They also apprised the Committee of their findings and about their recommendations.

14.3 The Consultants report was circulated to the members of the Committee. After discussion and after getting additional information from the representatives of Consultants who were present in the meeting, the Committee agreed with the Consultants recommendations.

14.4 The Committee accordingly passed the following Resolution :-

RESOLUTION NO.742 :

"RESOLVED THAT having considered the report of M/s.Colliers Jardine, Consultants, on the evaluation of offer the Executive Committee hereby recommends to the Authority that the tender received from M/s.Larsen & Toubro for disposal on lease Plot No.240-240A at Nariman Point for Multistoried Car Park & Commercial Centre be accepted subject to the terms and conditions prescribed in the Tender Booklet and subject further to suitably prescribing measures recommended by the Consultants in their report.

Item No.15: Appointment of Security Gunmen at various sites of MMRDA.

15.1 In connection with this Item, the Metropolitan Commissioner informed the Committee of the procedure followed in screening and recommending the security agencies and the need to have competitions amongst them.

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

RESOLUTION NO.743 :

"RESOLVED THAT in exercise of the powers conferred under clause (iii) of sub-section (3) of Section 7 of the MMRDA Act, 1974 the Executive Committee hereby accords its approval to the proposal to engage the services of (1) M/s.Modern V.R. Security Force; (2) M/s.Bombay Intelligence Security (India) Ltd.; (3) M/s.Singh Security and (4) M/s.Vishal Protection Force for supplying gunmen for the protection of various land sites of MMRDA, at the rate of Rs.4250/- per gunman, per month and for supply of additional labourers at the rate of Rs.83/- or the prevailing P.W.D. District Schedule of Rates (DSR) per person, on the day of demolition, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to make offers in terms of the above resolution to respective security agencies and after their acceptance deploy the services of their gunmen at various land sites of MMRDA as per requirement from time to time and to grant suitable increase in the rate per gunman and per helper in future, if necessary and to give effect to this Resolution."

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