

No.EXC/MTG/183

MUMBAI METROPOLITAN REGION  
DEVELOPMENT AUTHORITY,  
Bandra-Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

Date : 20<sup>th</sup> December, 1999.

The minutes of the Hundred and Eighty Third Meeting of the Executive Committee of the Mumbai Metropolitan Region Development Authority, held on 26th November, 1999 are enclosed.

  
Secretary,  
Executive Committee

To :

- |      |   |   |          |
|------|---|---|----------|
| The  | Chief Secretary to the Government of Maharashtra, General Administration Department, Mantralaya | - | Chairman |
| Shri | D.M.Sukthankar<br>'Priya', Worli Sea-Face,<br>Worli, <u>Mumbai-400 018</u>                      | - | Member   |
| Shri | R.Y.Tambe<br>A/600, Shivam Apartments,<br>R.P.T.S.Road, Surendranagar,<br><u>NAGPUR-440015</u>  | - | Member   |
| Shri | Deepak Parekh<br>Chairman,<br>H.D.F.C.Ltd., Churchgate,<br><u>Mumbai-400 020.</u>               | - | 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  
Brihanmumbai. - Member
- The Managing Director,  
C.I.D.C.O., Mumbai. - Member
- The Metropolitan Commissioner  
M.M.R.D.A. - Member

**INVITEES :**

The 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, M.M.R.D.A.

The Officers of the M.M.R.D.A

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**MINUTES OF THE 183<sup>RD</sup> MEETING OF THE EXECUTIVE  
COMMITTEE, MMRDA.**

**DATE** : 26<sup>TH</sup> NOVEMBER, 1999 (FRIDAY)  
**TIME** : 4.30 P.M.  
**PLACE** : CHIEF SECRETARY'S  
COMMITTEE ROOM,  
5<sup>TH</sup> FLOOR, MANTRALAYA.

**MEMBERS PRESENT:**

Shri Arun Bongirwar Chief Secretary to Government	:	Chairman
Shri R. Y. Tambe	:	Member
Dr. Suresh Joshi Principal Secretary to Government, Urban Development Department	:	Member
Shri Govind Swarup, Secretary to the Government Housing & Special Assistance Department	:	Member
Shri A.K.Lakhina Managing Director CIDCO	:	Member
Shri Ajit Warty Metropolitan Commissioner	:	Member

**INVITEES:**

Shri Yashwant Bhawe,  
Secretary to the Government  
Industries Department

Dr. Pramod Deo  
Secretary to the Government  
Environment Department

Shri U.P.S. Madan  
Project Director, MUTP-II,  
MMRDA

Shri K.N. Patel  
Legal Adviser, MMRDA

Shri V.K. Phatak  
Chief, Town & Country Planning Division, MMRDA

Shri S.P. Pendharkar  
Chief, Planning Division, MMRDA

Shri S. B Pardeshi  
Chief Accounts Officer & Financial Adviser, MMRDA  
Secretary, Executive Committee, MMRDA (Addl. Charge)

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

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

Shri T.M. Sohoni  
Marketing Manager, MMRDA

**Item No.1: Confirmation of the minutes of the last (182<sup>nd</sup>) Meeting of the Executive Committee held on the 14<sup>th</sup> July, 1999.**

The minutes were confirmed.

**Item No.2: Action taken on the minutes of the last (182<sup>nd</sup>) Meeting of the Executive Committee held on the 14<sup>th</sup> July, 1999.**

2.1 While considering the action taken report on Item No.4, viz. Oshiware District Centre - "Rationalising the jurisdiction of Special Planning Authority" the Metropolitan Commissioner explained that this issue was discussed with Shri D.M. Sukthankar, Member of the Executive Committee and accordingly, the agenda item is being prepared and shall be placed before the next meeting of the Executive Committee.

2.2 The action taken report was then noted by the Committee.

**Item No.3 : Sale of Commercial Plots in the International Finance and Business Centre, Bandra-Kurla Complex.**

3.1 The Metropolitan Commissioner explained that the Authority had earlier approved marketing of four plots one of each category mentioned in the agenda item. However, it is now proposed to advertise seven plots.

3.2 The Metropolitan Commissioner further explained that the proposal for appointing Real Estate Consultants to help MMRDA in marketing commercial plots was presented to the Executive Committee in its Meeting held on 25.1.1999. The Committee had deferred the consideration of this proposal. The Metropolitan Commissioner then clarified that it is now intended not to appoint any Real Estate Consultants and to market the plots through in-house efforts with the help of an advertising agency. In this context the Metropolitan Commissioner further brought out certain aspects of the present MMRDA Regulations (Disposal of Land) that may inhibit good response, particularly the fact that the entire amount of premium has to be paid within three months of acceptance of the offer. He, therefore, emphasized the need to provide for a deferred payment facility under the existing real estate market conditions.

3.3 The Executive Committee noted the fact that the proposal for appointing the real estate consultants is withdrawn. It was decided to first modify the Regulations with the approval of the Authority and then proceed with the advertisement of plots.

**Item No.4 : Loan assistance to CIDCO for road improvement in Vasai-Virar Sub-Region under Mumbai Urban Development Project - Revolving Fund.**

The Metropolitan Commissioner stated that the two road works proposed to be widened by CIDCO were main access roads connecting Mumbai-Ahmedabad National Highway with Virar and Nallasopara towns. The Chairman desired to know why CIDCO was interested in investing the road improvement works in Vasai-Virar Sub-Region when not much real estate development activity was going on in the area. The Chairman stated that CIDCO should make fresh

assessment of the need for undertaking the proposed road works and should consider curtailing the work to avoid expenditure that is unlikely to be recovered through sale of land or development charges in the near future. Subject to such assessment, the Executive Committee approved the proposal and passed the following Resolution:-

**RESOLUTION NO. 778 :**

"RESOLVED THAT in exercise of the powers under Section 21A of the MMRDA Act, 1974, delegated to it by the Authority in its 52<sup>nd</sup> Meeting dated 31<sup>st</sup> March, 1990 under its Resolution No.422 and in partial modification of orders passed under its Resolution No.710, dated the 7<sup>th</sup> May, 1997 and at Meetings held on the 25<sup>th</sup> January, 1999 and the 9<sup>th</sup> August, 1999 the Executive Committee hereby accords its approval to the modified proposal of providing a loan of Rs.10.09 crores for the 2 works of road improvement costing Rs.11.21 crores in the Vasai-Virar Notified Area (Annexure II to the Item Note) instead of 15 works of road improvement approved under the Committee's Resolution mentioned above, as proposed subject to CIDCO making fresh assessment of the need for undertaking such road work.

"RESOLVED FURTHER THAT the terms and conditions of the loan shall be same as prescribed by the aforementioned Resolution No.710, dated the 7<sup>th</sup> May, 1997.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to execute a suitable loan agreement in terms of this Resolution and release the loan amount of Rs.10.09 crores to CIDCO."

**Item No. 5 : Mumbai Urban Development Project - Revolving Fund, Financial Assistance as grant-in-aid of Rs.12 lakhs to Virar Municipal Council for carrying out Techno-Economic Feasibility Study and Preparation of detailed engineering designs and drawings.**

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

**RESOLUTION NO. 779 :**

"RESOLVED THAT in exercise of its powers under Section 21A of the MMRDA Act, 1974, delegated to the Executive Committee by the Authority vide Resolution No.422 dated 31<sup>st</sup> March, 1999, the Executive Committee hereby sanctions an amount of Rs. 12 lakhs as grant-in-aid to Virar Municipal Council for carrying out the Techno-Economic Feasibility Study and Preparation of Detailed Engineering Designs and Drawings of the proposed Road-Over-Bridge at LC-40 through M/s. XCC Engineers and Planners, subject to condition that if and when the construction of the ROB is taken up and if further financial assistance in the form of loan is provided for its construction of the ROB by the Authority, the amount of grant-in-aid provided shall be converted into a loan on the same terms and conditions as the loan for the construction of the ROB.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to advance the grant-in-aid to Virar Municipal Council and to take such actions as may be necessary for monitoring and timely completion of the study."

**Item No.6 : MUTP-II Non-Rail Component Study - Phase-II for detailed engineering and design of Anik-Panjarpol Link (APLR).**

6.1 The Committee noted that the consultancy has been discontinued after Part 'A' i.e. completion of detailed techno-economic feasibility covering topographic geotechnical investigation, traffic survey, tunnel feasibility, preliminary alignment and economic analysis. The Committee accorded the

ex-post facto approval to the cost of consultancy for Part 'A' and income tax and service tax liability.

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

**RESOLUTION NO. 780 :**

"RESOLVED THAT in exercise of the powers conferred on it under Section 7(3)(iii) of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accorded its ex-post facto approval to the award of Part "A" consultancy to M/s. Wilbur Smith Associates at a cost of Rs.1,38,39,863 + U.S. \$ 4,37,558 (Approximately Rs.3.24 crores) including demobilisation charges plus applicable tax liability which will be approx. Rs. 60-75 lacs.

"RESOLVED FURTHER THAT the Executive Committee also accords its approval for incurring initially by the MMRDA an expenditure of Rs.1,38,39,863 + U.S. \$ 4,37,558 towards the cost of Consultancy of Part 'A' and Rs.60 lakhs to Rs. 75 lakhs for payment of taxes subject to subsequent reimbursement of expenditure by Government in Public Works Department, as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised to take necessary action for successful completion of Anik-Panjarpol Link Study and to incur the expenditure initially by MMRDA towards the cost of study as proposed."

**Item No.7 : MUTP-II Non-Rail Component Study for Detailed Engineering And Design. Meeting the additional expenditure.**

7.1 It was explained that the Executive Committee in its 176<sup>th</sup> Meeting have approved the proposal of incurring expenditure to the tune of Rs.4.7 crores towards the cost of the study. However, the actual payment in Rupees exceeded Rs. 1.65 crores than the sanctioned amount on account of currency fluctuations



towards the consultancy fees and Rs. 144 lakhs towards income tax and service tax liability.

7.2 The Committee then considered the proposal contained in the Item Note and accorded the ex-post-facto sanction to the additional cost and passed the following Resolution :-

**RESOLUTION NO. 781 :**

"RESOLVED THAT the Executive Committee hereby accords its ex-post-facto approval for incurring the additional expenditure of Rs.1.65 crores by MMRDA towards the consultancy fees due to currency fluctuations and Rs.144 lakhs towards service tax and income tax liability in addition to Rs.4.7 crores already approved earlier."

**Item No.8 :** **Regulations for holding elections of Members of Mumbai Metropolitan Region Iron & Steel Market Committee, Kalamboli Under Section 10 of the Mumbai Metropolitan Region Specified Commodities Market (Regulation of Location) Act, 1983 (Maharashtra Act No. XI,II of 1983).**

8.1 Smt. Sharvari Gokhale, Divisional Commissioner, Konkan Division was present by invitation for this Item.

8.2 The Committee considered the proposal contained in the Item Note and requested the Divisional Commissioner and Chairperson of the Mumbai Metropolitan Region Iron and Steel Market Committee, Kalamboli to grant hearing to the representatives of Traders' Associations to file their suggestions and objections and advise the Executive Committee in the matter.

**Item No.9(a):** **Quarterly Accounts of the Authority for the quarter ending 30.06.1999.**

**Item No.9(b):** **Quarterly Accounts of the Authority for the quarter ending 30.09.1999.**

Quarterly Accounts of the Authority for the two quarters ending the 30<sup>th</sup> June, 1999 and the 30<sup>th</sup> September, 1999 were noted by the Committee.

**Item No.10(a) : MUDP-Revolving Fund -Quarterly Management Report from 1<sup>st</sup> January, 1999 to 31<sup>st</sup> March, 1999.**

**Item No.10(b) : MUDP-Revolving Fund -Quarterly Management Report from 1<sup>st</sup> April, 1999 to 30<sup>th</sup> June, 1999**

Management Reports of the MUDP-Revolving Fund for the two quarters ending the 31<sup>st</sup> March, 1999 and the 30<sup>th</sup> June, 1999 were noted by the Committee.

**Item No.11 : Mumbai Urban Transport Project (MUTP)  
Provision of counterpart funds by the Government of Maharashtra.**

11.1 At the outset the Metropolitan Commissioner informed the Committee that Government of Maharashtra (GOM) has so far not formally asked MMRDA to make provision for counterpart funds on behalf of GOM for MUTP-II projects. However, in various meetings it has been mentioned that MMRDA should make available funds to the GOM for the counterpart funds for MUTP-II. The present item is put up for the consideration of the Executive Committee in anticipation of GOM communication.

11.2 The probable GOM share towards counterpart funds in Alternative-A and Alternative-B were discussed. Considering the 5 years construction period, the requirement for counterpart funds works out to about Rs.110 crores and Rs.175 crores per year respectively.

11.3 After detailed discussion it was generally agreed that MMRDA should make available the required amount towards GOM's share of counterpart fund for MUTP-II projects. The terms and conditions of counterpart fund will be decided subsequently. It was further agreed that MMRDA will be allowed to retain/charge 0.5% of the total project cost towards coordination. Similarly, in the case of R&R of MUTP, MMRDA's role is beyond co-ordination and embraces actual execution. Therefore, the cost of design, supervision and management should be calculated and recovered from the Project Implementing

Agencies (PIA's) through Memorandum of Understanding (MOU) to be entered into between the PIA's and MMRDA.

11.4 Discussions were also held regarding repayment of loan to the World Bank by GOM. It was agreed that MMRDA should not assume the responsibility of repayment of loan on behalf of GOM.

11.5 It was decided to put up a proposal for consideration of the Authority on the above lines.

**Item No.12 : MUDP-RF -Loan Assistance to Ulhasnagar Municipal Corporation for construction of Cement Concrete Roads and Road Over Bridge.**

The proposal for the loan assistance sought by the Ulhasnagar Municipal Corporation (UMC) was briefly explained by the Chief, Planning Division. The Chairman observed that if the UMC had substantial surplus in their revenue budget, then they should implement such road improvement programme out of its own funds. He, therefore, suggested that loan proposal to UMC should be forwarded to the Urban Development Department for their comments/suggestions and conditions to be incorporated in loan agreement for improvement of their working. The decision on the proposal was, therefore, deferred.

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

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