

No.EXC/MTG/187

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

Date : 16th June, 2000.

The minutes of the Hundred and Eighty Seventh Meeting of the Executive Committee of the Mumbai Metropolitan Region Development Authority, held on 5th June, 2000 are enclosed.


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, <u>Mumbai-400 018</u> | - | Member |
| Shri | R.Y.Tambe
A/600, Shivam Apartments,
R.P.T.S.Road, Surendranagar,
<u>NAGPUR-440015</u> | - | Member |
| Shri | Deepak Parekh
Chairman,
H.D.F.C.Ltd., Churchgate,
<u>Mumbai-400 020.</u> | - | Member |

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The	Principal Secretary (I) to the Government of Maharashtra, Urban Development Department, Mantralaya.	-	Member
The	Municipal Commissioner Municipal Corporation of Brihanmumbai.	-	Member
The	Secretary to the Government of Maharashtra Housing & Special Assistance Department, Mantralaya.	-	Member
The	Managing Director, C.I.D.C.O., Mumbai.	-	Member
The	Metropolitan Commissioner M.M.R.D.A.	-	Member

INVITEES :

The Principal Secretary (II) to Government of Maharashtra,
Urban Development Department,
Mantralaya.

The Principal Secretary to Government of Maharashtra,
Industries Department, Mantralaya.

The Principal 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

**MINUTES OF THE 187TH MEETING OF THE EXECUTIVE
COMMITTEE, MMRDA**

DATE : 5TH JUNE, 2000 (MONDAY)
TIME : 1.00 P.M.
**PLACE : CHIEF SECRETARY'S COMMITTEE
ROOM, 5TH FLOOR, MANTRALAYA**

MEMBERS PRESENT :

Shri D.M. Sukthankar	:	Member
Shri R.Y. Tambe	:	Member
Shri V. Ranganathan Municipal Commissioner Municipal Corporation of Brihanmumbai	:	Member
Shri Ajit Warty Metropolitan Commissioner and Principal Secretary to Government, Housing & Special Assistance Deptt.	:	Member

INVITEES :

Shri Ramanand Tiwari
Principal Secretary (II) to Government
Urban Development Department

Shri Vinay Bansal,
Principal Secretary (Industries) to Government
Industries & Labour Department

Dr. Pramod Deo
Principal Secretary (Environment) to Government
Environment & Energy Department

Shri U.P.S. Madan,
Project Director, MUTP

Shri K.N. Patel
Legal Adviser, MMRDA

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

Shri S.P. Pendharkar
Chief, Planning Division

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

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

As the Chairman was not present, it was decided that Shri Ajit Warty to take the Chair. Accordingly, Shri Ajit Warty took the Chair.

Item No.1: Confirmation of the Minutes of the last (186th) Meeting of the Executive Committee held on 27th April, 2000

The Minutes were confirmed.

Item No.2: Action taken on the minutes of the last (186th) Meeting of the Executive Committee held on 27th April, 2000.

The action taken report was noted by the Committee.

Item No.3: MUDP-RF Loan Assistance to Ulhasnagar Municipal Corporation for Construction of Cement Concrete Roads and Road Over Bridge.

The Metropolitan Commissioner informed the Committee that as desired by the Chairman of the Executive Committee, the loan proposal was referred to Urban Development Department for suggesting any conditions to be incorporated in the loan agreement for improving the working of the Ulhasnagar Municipal Corporation (UMC). The Chief, Planning Division informed further that the Urban Development Department endorsed MMRDA's condition that the UMC would open an Escrow Account to ensure timely repayment of loan and also granted its approval to the UMC's proposal of obtaining loan under the MUDP Revolving Fund as required under the BPMC Act. He also informed that the UDD did not propose any other loan condition.

Taking note of the foregoing, the Committee approved the loan proposal and passed the following Resolution :-

RESOLUTION NO. 796 :

"RESOLVED THAT in exercise of its powers under Section 21(A) of the MMRDA Act, 1974 delegated to the Executive Committee by the Authority, vide Resolution No. 422, dated March 31, 1990, the Executive Committee hereby approves the proposal of providing loan assistance of Rs. 9.26 crores from the MUDP-RF to the Ulhasnagar Municipal Corporation for the Phase-I of the Roads Improvement Programme.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorized to take all necessary steps to advance the loan assistance and to take necessary actions for the timely completion of the project and compliance of the conditions of the loan."

Item No.4 : MUDP-Providing transit accommodation to the hutment dwellers affected by demolition along the Central Railway Harbour Branch.

4.1 Agenda Items - Construction of Transit Accommodation and Purchase of Readymade Tenements were discussed together. At the outset, the Project Director, MUDP clarified that according to the estimate prepared by the Engineering Division, MMRDA, the average cost per transit accommodation inclusive of internal infrastructure works out to around Rs.50,000/-. The NGO, SPARC who would also be working as consultants to prepare BSIS, RAP and to provide implementation support has offered to construct the transit accommodation at an average cost of Rs.25,000/-. SPARC proposes to use unskilled labour from among the Project Affected Persons (PAPs) as their contribution to the cost in addition to some cash contribution being collected from each of them. The World Bank Mission had indicated their agreement to appoint SPARC to carry out the work of construction of transit tenements. The Project Director informed that in the Annual Works Programme for the year 2000-2001 of the Authority, the provision of Rs.100 crores has been made towards implementation of R&R of MUDP.

4.2 The Principal Secretary (Industries), Govt. of Maharashtra and the Municipal Commissioner, Brihanmumbai Municipal Corporation (BMC) suggested that care should be taken that PAP's in transit camps vacate the transit quarters when permanent tenements are made available for them. For this purpose, they should give an undertaking to move to the permanent location within a reasonable period, say one month, after these tenements are ready, failing which they will permanently lose the option to shift there. The Municipal Commissioner, BMC also suggested that Housing Societies may be formed from among the PAPs accommodated in the transit camps which are more or less contiguous or in serial order.

With this, the Item was approved and the following Resolution was passed :-

RESOLUTION NO. 797 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) and (iii) of the MMRDA Act, 1974, the Executive Committee accords its approval for Rs.6.25 crores towards the construction of 2500 transit tenements at Turbhc-Mandale / Mankhurd/ Vikhroli.

"RESOLVED FURTHER THAT in exercise of the powers conferred under Section 7(3)(ii) and (iii) of the MMRDA Act, 1974, the Executive Committee accords its approval to the appointment of SPARC on single source basis for the construction of these 2500 transit tenements.

"RESOLVED FURTHER THAT the Metropolitan Commissioner be and is hereby authorised as proposed in the Item Note to take further necessary action for construction of 2500 transit tenements at a cost of Rs.6.25 crores through the NGO, SPARC."

Item No.5 : Purchase of readymade tenements from MHADA for the purpose of Rehabilitation & Resettlement (R&R) of Mumbai Urban Transport Project.

- 5.1 The Project Director, MUTP explained the three options being considered for permanent rehabilitation of PAPs affected by the project. It was clarified that the Option 'C', i.e. purchase of readymade tenements from Maharashtra Housing & Area Development Authority (MHADA) or Shivshahi Punarvasan Prakash Ltd. (SPPL) though not as per the extant procurement policy of the World Bank, the Bank has agreed to make one time exception to the policy with the condition that only upto 10% of the World Bank loan component towards R&R can be utilised for the purpose. Accordingly, about 2688 readymade flats can be purchased at the rate of Rs. 1.25 lakhs per tenement.
- 5.2 On specific enquiry from Shri R.Y. Tambe as to whether the 10% limit as mentioned by World Bank has any relation with the percentage limit on retroactive financing, it was clarified that there is no bearing between the two. Detailed discussion took place about the role of MMRDA in the purchase of readymade tenements and ultimately handing them over to the PAPs. Shri Sukthankar suggested that MMRDA's role should only be as a facilitator in providing permanent tenements to the PAPs and it should not physically acquire or take possession of the tenements from MHADA.
- 5.3 As per the prevailing practice, the ownership/leasehold rights of tenements can only be given to the registered Co-operative Housing Societies and not to the individual PAPs and therefore the responsibility of payment of taxes, rent, charges, etc. during the period the housing societies are formed and tenements transferred to them will be with the occupant themselves.
- 5.4 The Principal Secretary (Industries) enquired the modalities of handing over the possession to the PAPs. It was clarified that with the help of SPARC, the eligibility of the PAPs is verified before handing over the tenements which are at present being given on rental basis to the individuals.
- 5.5 As regards the observation made by the Legal Adviser on the draft agreement between MMRDA/MHADA the Metropolitan Commissioner, MMRDA explained that the same will be modified in light of the decision of the Executive Committee.

5.6 The Project Director, MUTP, mentioned that the Authority has approved the Annual Works Programme for 2000-2001 which include the provision of Rs.100 crores towards implementation of Rehabilitation & Resettlement of the MUTP.

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

RESOLUTION NO.798:

“RESOLVED THAT in exercise of the powers conferred under Section 7(3)(ii) of the MMRDA Act, 1974 the Executive Committee accords its approval for incurring an expenditure of Rs.33.60 crores towards the purchase of 2688 readymade houses from Maharashtra Housing & Area Development Authority (MHADA) or Shivshahi Punarvasan Prkalpa Ltd. (SPPL) for the R&R of MUTP Phase-I.

“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 for purchasing 2688 readymade tenements from MHADA/SPPL costing Rs.33.60 crores.”

Item No.6: Development of City Park in 'E' Block of Bandra-Kurla Complex.

6.1 The Principal Chief, Town & Country Planning Division explained the background of the proposal to develop an Urban Plaza in 'E' Block of Bandra-Kurla Complex. Based on the detailed proposals and the fee quoted, Shri Kishore Pradhan was selected and the Metropolitan Commissioner has appointed him at a total fee of Rs.18.2 lakhs. He further explained the selection of Landscape Architect and the Conceptual Designs that have been produced by the Landscape Architect.

6.2 Shri Sukthankar advised that assistance of World Wide Fund for Nature India (WWF-I) and particularly Dr. Puneta who have been involved in developing a garden at Bombay Port Trust (BPT) in Sassoon Dock may be obtained.

6.3 Shri Vinay Bansal observed that the paved path near the proposed railway station may be inadequate to deal with the pedestrian movement as it leads to some bottlenecks. It was clarified that the railway station would be elevated and the pedestrian area would be continued at the level of the station over the park area, which would descend in the Urban Plaza.

6.4 As regards the cost estimates, it was clarified that these are based on preliminary designs and block estimates. The Executive Committee will be apprised of the detailed cost estimates and award of work to contractors, according to the usual practice. Thereafter, the Executive Committee's administrative approval to the proposal was sought. The Executive Committee passed the following Resolution:-

RESOLUTION NO.799:

“RESOLVED THAT in exercise of the powers conferred under clause (ii) of sub-section (3) of Section 7 of the MMRDA Act, 1974, the Executive Committee hereby approves the proposal for the development of City Park in ‘E’ Block of the Bandra-Kurla Complex, at an estimated cost of Rs. 420/- lakhs (Rupees Four crores and twenty lakhs) only.”

Item No.7: Payment of Commercial Rent to the Department of Atomic Energy in respect of Shri U.P.S. Madan, Project Director, MUTP.

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

RESOLUTION NO.800:

“RESOLVED THAT Shri U.P.S. Madan, Project Director, MUTP-II, MMRDA be paid : (a) the difference between the Normal Lease Rent and the Lease Rent charged by the

Department of Atomic Energy (D.A.E.) from 6th December, 1999 to 5th June, 2000 and (b) the Commercial Rent of Rs.11,000/- to Rs.12,000/- per month approx. to be paid from 6th June, 2000 onwards till suitable accommodation is provided to Shri U.P.S. Madan, Project Director, by the State Government/MMRDA.”

Item No.8: MUDP-Revolving Fund Quarterly Management Report from 1st January, 2000 to 31st March, 2000.

The Quarterly Management Report for the quarter ending 31st March, 2000 was noted by the Committee.

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