

No.EXC/MTG/192

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

Date : 26th June, 2001

The minutes of the Hundred and Ninety-second Meeting of the Executive Committee of the Mumbai Metropolitan Region Development Authority, held on 25th May, 2001 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, Suredranagar,
<u>NAGPUR-440 015</u> | - | Member |
| Shri | Deepak Parekh
Chairman,
H.D.F.C.Ltd., Churchgate,
<u>Mumbai-400 020.</u> | - | Member |

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 192ND MEETING OF THE
EXECUTIVE COMMITTEE, MMRDA**

DATE : 25TH MAY, 2001 (FRIDAY)
TIME : 5.30 P.M.
PLACE : CHIEF SECRETARY'S
COMMITTEE ROOM
5TH FLOOR, MANTRALAYA

MEMBERS PRESENT :

Shri V. Ranganathan Chief Secretary to Government	:	Chairman
Shri D.M. Sukthankar	:	Member
Shri R.Y. Tambe	:	Member
Shri K.C. Srivastava Municipal Commissioner Municipal Corporation of Brihanmumbai	:	Member
Shri A.P. Sinha Principal Secretary (I) to Government Urban Development Department	:	Member
Shri R.B. Budhiraja Principal Secretary to Government Housing & Special Assistance Department	:	Member
Shri Anilkumar Lakhina Managing Director CIDCO	:	Member
Shri Ajit Warty Metropolitan Commissioner	:	Member

INVITEES :

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, MMRDA

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

Shri J.T. Nashikkar
Chief Engineer, Engineering Division, MMRDA

Item No.1: **Confirmation of the minutes of the last (191st)
Meeting of the Executive Committee held on
13th February, 2001.**

The minutes were confirmed.

Item No.2: **Action taken on the minutes of the last (191st)
Meeting of the Executive Committee held on
13th February, 2001.**

The action taken report was noted by the Committee. The Chairman, Executive Committee further directed that apart from the action taken report on the minutes of the previous meeting, action taken on the pending items from minutes of the earlier meeting should also be separately reported hereafter.

Item No.3 : International Fleet Review Programme - MMRDA's contribution towards sponsorship of Rs. 30 lakhs.

The Committee noted the contents of the agenda item and accorded ex-post-facto approval to the expenditure of Rs.30 lakhs incurred on account of MMRDA's contribution towards sponsorship of International Fleet Review held in Mumbai from 15th to 19th February, 2001.

Item No.4 : Rs.10 crores received from CIDCO and its adjustment towards the outstanding interest.

M.C. informed the Executive Committee that the Principal Secretary, UDD had pursued the issue of MMRDA's deposits with the Managing Director, CIDCO as per the directions of the Chairman, Executive Committee and the Chief Secretary. Accordingly CIDCO has paid an amount of Rs.10 crores and has requested to adjust it against the principal. After detailed discussion, it was decided that the amount paid by the CIDCO should be adjusted against the outstanding interest. The Chairman, Executive Committee further asked the Principal Secretary, UDD to persuade the CIDCO to submit the detailed proposal indicating the repayment schedule of outstanding interest and term deposits.

Item No.5 : Organisation Study of MMRDA.

The Metropolitan Commissioner introduced the agenda note, but considering the importance and complexity of the subject suggested that it could be discussed in a separate Executive Committee to be held in the MMRDA office at Bandra. This was agreed to by the Committee. The consideration of the item was therefore deferred.

Item No.6: Approval to the tender for the work of Replacement of existing road bridge (Pipe Causeway) with high level bridge across Vakola Nalla at Bharat Nagar.

6.1 The Chief Engineer presented the proposal. While discussing the agenda item Nos. 6,7 & 9 together, the Chairman, Executive Committee and the Chief Secretary, Govt. of Maharashtra observed that same agency i.e. M/s.Manjalankal Construction has quoted the lowest rate in all three tender works. He desired to know how many tenders were issued and how many tenders were received by the MMRDA. The Chairman further directed that it is necessary to ensure that the proposed agency has the capacity to carry out those works properly.

The Chief Engineer explained and gave the details regarding the number of blank tenders issued and the offers received.

6.2 The Committee felt that the rates quoted (2.14% below) are slightly on higher side as compared to other two tenders quoted by the same agency.

6.3 It was explained that the rates quoted were competitive considering the nature of work, difficult site conditions, existence of a slum area in the vicinity, etc. It was submitted that the tender for the work was invited publicly by advertising in newspapers. It was also informed that this agency was already working in the Bandra-Kurla Complex and was capable of carrying out the proposed work. The rates quoted by the agency were reasonable. Considering

Chief Engineer's recommendations for acceptance of the lowest bid, the item was approved and the Committee passed the following Resolution :-

RESOLUTION NO.825 :

“RESOLVED THAT in exercise of the powers conferred under clause (iii), 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.Manjalankal Construction @ 2.14% below the estimated cost put to tender amounting to Rs.1,37,00,000/- (Rupees One Crore Thirty Seven Lakhs Only) subject to variations arising due to price variation clause and other contract provisions for the work of replacement of existing road bridge (Pipe Causeway) with high level bridge across Vakola Nalla at Bharat Nagar with a time limit of 12 Calendar months including monsoon, as proposed.

“RESOLVED FURTHER THAT the Metropolitan Commissioner, be and is hereby authorised, to issue Letter of Intent, complete other tender formalities without waiting for confirmation of the minutes and implement the contract as per contract conditions.”

Item No.7 : **Approval to the tender for the work of construction of drain along Bandra Kurla Link Road (BKLR) in 'G' Block of Bandra-Kurla Complex.**

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

RESOLUTION NO.826 :

“RESOLVED THAT in exercise of the powers conferred under clause(iii), 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 proposal of M/s.Manjalankal Construction, for construction of drain along 45 m. wide BKLR in 'G' Block of BKC work at Rs.1,68,03,903/- i.e. 9.30% below the cost put to tender, subject to variations arising out of payments towards price variation and other contract provisions.

“RESOLVED FURTHER THAT the Metropolitan Commissioner, be and is hereby authorised, to issue Letter of Intent, complete other tender formalities without waiting for confirmation of the minutes and implement the contract as per contract conditions.”

Item No.8 : Tender for the Work of Landscape Development of Urban Plaza and Park in 'E' Block of Bandra-Kurla Complex.

The response received to the tender was explained. The Committee noted that the lowest bidder quoted unworkable rates and had backed out. The Chairman, directed to forfeit the Earnest Money Deposit and further directed that the matter be referred to registering authority to initiate appropriate action of blacklisting him for 3 years as per the relevant rules.

The Committee then approved the proposal contained in the agenda note and passed the following Resolution :-

RESOLUTION NO.827 :

“RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby accords its approval to the lowest offer

of M/s. Divya Construction @(-) 22.63% below the estimated cost put to tender, amounting to Rs.2,77,28,363.51 (Rupees Two Crore Seventy Seven Lakhs Twenty Eight Thousand Three Hundred Sixty Three And Paise Fifty One Only) for the work of Landscape Development of Urban Plaza and Park in 'E' Block of Bandra-Kurla Complex (civil and electrical works) subject to variation on account of price variation and other contract provisions for the above work within time limit of ten calendar months as proposed."

Item No.9 : **Construction of bridge across Majas Nalla and earth retaining structure for nalla training work in Oshiware District Centre.**

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

RESOLUTION NO.828 :

"RESOLVED THAT in exercise of the powers conferred under Section 7(3)(iii) of the MMRDA Act, 1974, and all other powers enabling it in this behalf, the Executive Committee hereby accords its approval to the lowest offer of M/s. Manjalankal Construction @ (-) 14.30% below the estimated cost put to tender, amounting to Rs.1,93,81,484/- (Rupees One Crore Ninety Three Lakhs Eighty One Thousand Four Hundred Eighty Four Only) for the work of construction of bridge across Majas Nalla and earth retaining structure for nalla training work in Oshiware District Centre subject to variation on account of price variations and other contract provisions with time limit of eight calendar months (excluding monsoon)."

Item No.10 : Feasibility study of Convention Centre Complex in Bandra-Kurla Complex.

10.1 The reasons for carrying out a fresh feasibility study of Convention Centre Complex in Bandra-Kurla Complex were presented before the Committee.

10.2 Shri D.M. Sukthankar, Member suggested that the consultants should be asked to identify a mix of such activities, which could be taken up in the first instance. The first phase of work would consist of essential convention exhibition and supporting facilities coupled with areas that could be sold to raise resources for the overall project.

10.3 The Terms of Reference and short-list of consultants as proposed were approved subject to the above observations and passed the following Resolution:-

RESOLUTION NO.829 :

“RESOLVED THAT in exercise of the powers under sub-section 3(ii) of Section 7 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee approves the proposal to carry out the feasibility study for the proposed Convention Centre Complex in Bandra-Kurla Complex according to the Terms of Reference attached as Annexure-I to the Agenda Note by inviting proposals from the Consultants listed in Annexure-II to the Agenda Note.

“RESOLVED FURTHER THAT the Metropolitan Commissioner, be and is hereby authorised, to invite proposals from the short-listed consultants for carrying out the feasibility study, evaluating the consultants proposals and

thereafter seeking Executive Committee's approval to the award of work to the selected Consultants."

Item No.11 : **MUDP-Revolving Fund (MUDP-RF)**
Loan Assistance to Kulgaon Badlapur
Municipal Council for Water Supply
Distribution System.

Agenda Item Nos. 11 & 12 discussed together. The Metropolitan Commissioner pointed out that the proposal included a condition that the Kulgaon-Badlapur Municipal Council should open and maintain a Loan Repayment Fund and deposit a minimum of Rs.5 lakhs per month in that Fund for securing the repayment of loan and interest to MUDP. He suggested that Kulgaon-Badlapur Municipal Council should pass a resolution in their General Body authorising their main Bank to transfer minimum amount from their General Fund Account to Loan Repayment Fund Account every month. He further suggested that the bank should also be asked to give an undertaking that it would regularly transfer such funds to the Loan Repayment Fund.

Subject to this addition condition, the Executive Committee approved the loan proposal as contained in the agenda note and passed the following Resolution :-

RESOLUTION NO.830 :

"RESOLVED THAT in exercise of the powers under section 21A of the MMRDA Act 1974, delegated to the Executive Committee by the Authority vide its Resolution No.422 dated March 31, 1990, the Executive Committee do hereby sanction from the MUDP Revolving Fund a loan of Rs.355.80 lakhs to Kulgaon-Badlapur Municipal Council (KBMC) for the Water Supply Distribution Scheme, as proposed, subject to an additional condition that the

Kulgaon-Badlapur Municipal Council shall authorize its bank to transfer every month from the KBMC's other accounts in the Bank an amount required to maintain the Loan Repayment Fund in accordance with the conditions of the loan.

"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."

Item No.12 : **MUDP-Revolving Fund (MUDP-RF)**
Loan Assistance to Kulgaon Badlapur
Municipal Council for Road Over Bridge
(ROB).

As in the case of loan proposal for water supply scheme for Kulgaon-Badlapur Municipal Council (KBMC) contained in Item 11, the Executive Committee approved the proposal subject to an additional condition that Kulgaon-Badlapur Municipal Council should pass a resolution in their General Body authorising the Bank to transfer minimum amount from their General Fund Account to Loan Repayment Fund Account every month and the bank should also be asked to give an undertaking that it would regularly transfer such funds to the Loan Repayment Fund.

The Executive Committee then passed the following Resolution:-

RESOLUTION NO.831 :

"RESOLVED THAT in exercise of the powers under section 21A of the MMRDA Act 1974, delegated to the Executive Committee by the Authority vide its Resolution No.422 dated March 31, 1990, the Executive Committee do hereby sanction from the MUDP Revolving Fund a loan of Rs.300 lakhs to Kulgaon-Badlapur Municipal Council for the construction of Road Over Bridge

as proposed, subject to an additional condition that the Kulgaon-Badlapur Municipal Council shall authorize its bank to transfer every month from the KBMC's other accounts in the Bank an amount required to maintain the Loan Repayment Fund in accordance with the conditions of the loan.

"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."

Item No.13 : **MUDP-Revolving Fund**
-Quarterly Management Report from 1st
January, 2001 to 31st March, 2001.

While presenting the Quarterly Management Report, the Chief, Planning Division stated that the fund size as on 31st March 2001 was Rs.233.16 crores, out of which Rs.99.52 crores were disbursed leaving a balance of Rs.142.35 crores (inclusive of interest and repayment of Rs.8.70 crores). He further stated that the MMRDA had sanctioned 30 loans amounting to Rs.149.82 crores to 13 local authorities and that there had been no default in the loan repayment by these agencies except for occasional delay in payment of installment. Shri D.M.Sukhthankar, Member, observed that the performance of the Fund was exemplary. He suggested that based on M/s. Kirloskar Study of the local authorities, MMRDA should step up its efforts in identifying new projects for funding. The Chairman suggested that MMRDA should focus on promoting/financing projects related to solid waste management.

The Executive Committee then noted the Quarterly Management Report of the MUDP-Revolving Fund for the period 1st January 2001 to 31st March 2001.

Item No.14 : Financial assistance for improvement of infrastructure provision at Gharapuri (Elephanta) Island.

14.1 The Chairman asked the Metropolitan Commissioner, MMRDA to brief the Committee about the discussion held in the Authority meeting held on 17.5.2001, and the concern expressed by the Chairman, Authority, about the lack of basic infrastructure facilities on the Gharapuri Island.

14.2 The Metropolitan Commissioner informed that during the Authority meeting the Chairman, Authority pointed out that during his visits to the Island, he had been assuring that adequate water and electricity would be provided on the Island. However, despite his assurances, the concerned agencies were not able to improve these services. He therefore desired that MMRDA and CIDCO should take up the responsibility of providing the required basic infrastructure.

14.3 The Metropolitan Commissioner further informed that he had been pursuing for some time the question of improving water supply, electricity and other services on the Island. He said that the Maharashtra Jeevan Pradhikaran in consultation with Groundwater Survey and Development Agency (GSDA), Irrigation Department, Zilla Parishad and Forest Department had prepared a detailed report for a short-term and a long-term solution to the problem of water supply on the Island. The short-term solution involved de-silting of the existing wells, digging of two new dug wells and two bore wells. However, these works would only marginally improve the water supply. The long-term solution was in repairing the existing dam, for which the Irrigation Department was approached. Considering the urgency of improving the water supply on the Island, CIDCO had offered to undertake this work. The de-silting of bore wells was completed and tenders for the digging of two dug wells were invited by CIDCO.

The Metropolitan Commissioner added that the CIDCO had requested MMRDA for financial assistance of Rs. 14.71 lakhs for carrying out the works related to de-silting of existing wells and digging of new wells.

14.4 As regards power supply, the Metropolitan Commissioner stated that providing undersea electric cable from the mainland was found to be an expensive solution, therefore, MSEB was reluctant to assume any responsibility for power supply. As an interim solution, the MTDC had proposed to install new generators and requested MMRDA for financial assistance of Rs. 25 lakhs for purchase of two D.G. sets of 160 KVA capacity. Recently, however, the MTDC informed that it proposed to purchase three D.G. sets of 160 KVA, 100 KVA and 40 KVA capacity to facilitate supply of power to all the three Gaothan, namely, Shet Bunder, Raj Bunder and Mora Bunder at a cost of Rs. 30 lakhs. He therefore requested the Committee to consider the MTDC's request for enhanced assistance of Rs. 30 lakhs.

14.5 The Metropolitan Commissioner also mentioned about the proposal in the Agenda Note to provide Rs.2.4 lakhs for one-time cleaning of the Island and managing solid waste collection and disposal for a period of 3 months. The Chairman observed that it was necessary to strengthen the Gram Panchayat so that they were able to manage the improved services on the Island. The Metropolitan Commissioner informed that a proposal to levy capitation tax on the tourists visiting the Island was prepared by the MMRDA and sent to Rural Development Department (through Urban Development Department) for approval. The Chairman desired that the Secretary, Rural Development Department should be requested to expedite the approval, and if necessary, a meeting with her should be organised.

14.6 The Managing Director, CIDCO informed the Committee about CIDCO's initiative in improving the water supply on Island by way of cleaning the existing wells and undertaking construction of new wells. He also offered to help

improving other services such as power supply and solid waste management. The Chairman suggested that CIDCO could concentrate on improving water supply to the Island and take upon the responsibility of repairing the dams. He also indicated that for this purpose CIDCO could be appointed as the Special Planning Authority for the Island under the provisions of Maharashtra Regional and Town Planning Act 1966.

14.7 The Executive Committee then approved the proposal in the agenda note after permitting increase of proposed expenditure on purchase of DG sets from Rs.25 lakhs to Rs 30 lakhs and total proposed expenditure from Rs.42.11 lakhs to Rs.47.11 lakhs., and passed the following resolution:-

RESOLUTION NO.832 :

"RESOLVED THAT in exercise of its powers under Section 7(3)(ii) read with Section 12 of the MMRDA Act, 1974 and all other powers enabling it in this behalf, the Executive Committee hereby approves the proposal to incur an expenditure not exceeding Rs.47.11 lakhs for infrastructure improvement of Gharapuri Island as proposed.

"RESOLVED FURTHER THAT the Metropolitan Commissioner, be and is hereby authorised to take all necessary actions to facilitate and monitor the implementation of the work."

Item No.15 : Grant of loan from the Reserve Fund for Area Traffic Control Project.

The Chief, Transport & Communications Division informed the Executive Committee that an interest free loan of Rs.10 crores was sanctioned to the Traffic Police from the Reserve Fund for implementation of the pilot project.

The Consultants were appointed to prepare the Techno-Economic Feasibility Study including detailed plans and estimates. The estimated cost of the pilot project is Rs.15 crores against sanctioned loan of Rs. 10 crores. The Government of Maharashtra in Home Department will repay the loan of Rs.15 crores in 10 instalments vide G.R. No. TAR 1592/24, Pol-8 dated 30th March, 1999. The project will be implemented by the Municipal Corporation of Greater Mumbai (MCGM) on behalf of the Traffic Police. The MCGM is insisting to deposit the amount at least equal to pilot project cost.

The Chairman directed to ensure that adequate budgetary provision is made by Government of Maharashtra (GOM) for repayment of the loan.

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

RESOLUTION NO. 833 :

"RESOLVED 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 sanction to grant an additional interest free loan of Rs.5 crores (in addition to Rs.10 crores loan sanctioned earlier) to the Government of Maharashtra in Home Department, for the Traffic Control Branch, Greater Mumbai for the purpose of purchase of equipment required for Area Traffic Control Project.

"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 sanction to grant ex-post-facto sanction for release of Rs.5 crores loan to MCGM on behalf of Government of Maharashtra (GOM).

"RESOLVED FURTHER THAT the earlier decision taken by the Executive Committee, not to give additional deposits/loan to the defaulting organisations is relaxed to the above extent in the case of GOM.

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

Item No.16 : Allotment of RG Plot in Bandra-Kurla Complex (BKC) to Mumbai Cricket Association (MCA) for their Cricket Academy.

The proposal to allot a plot of land admeasuring 5.2 ha. reserved for RG in Bandra-Kurla Complex to the Mumbai Cricket Association (MCA) for indoor Cricket Academy as approved by the Authority was considered with a view to finalising the terms and conditions of allotment as desired by the Authority.

- (1) In this connection the Chairman observed that the permissible uses of the built up area and the plot should be clearly defined. In particular he observed that a "club" should not be permitted as the price offered relates to educational purposes.
- (2) Principal Secretary, UDD suggested that the price 23% of the land permitted for the open uses of the MCA, need not be priced at the nominal rate of Re.1/-.
- (3) The Chairman proposed that if MCA chooses to pay the premium in instalments, the permission to construct as well as the lease of land should be in proportion to the premium paid.
- (4) Principal Secretary, UDD also suggested that the rate of premium proposed should be valid for two years (instead of 5 years as proposed) and thereafter the Authority should be free to prescribe the revised rate of premium.

- (5) Shri D.M. Sukthankar, Member expressed his views that the terms and conditions should not be so rigid and altruistic that the project becomes totally unviable.

The Metropolitan Commissioner explained in respect of (1) above, that a condition prohibiting any commercial use has already been incorporated. He suggested that this may be adequate. This suggestion was accepted.

In respect of (2) above, it was clarified that the price of built up area covers the price of the surrounding plot as well. Nominal price of such plot should therefore be acceptable. However, the land to be granted should be categorised in two parts, viz. one that can be built upon and the other being open to sky.

Suggestions at (3) and (4) above were accepted.

Based on the above, the Metropolitan Commissioner was authorised to finalise the Letter of Intent containing the terms and conditions of allotment for seeking approval of Honourable Chief Minister and the Chairman, Authority.

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