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NINETY-NINTH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 29th August, 1985 (Thursday)

TIME : 11.30 A.M.

PLACE : The Committee Room,
Mantralaya (5th Floor).

MEMBERS PRESENT :

- Shri B.G. Deshmukh, - Chairman
Chief Secretary to the
Government of Maharashtra.
- Shri S.R. Kakodkar, - Member
Metropolitan Commissioner.
- Shri S.S. Tinaikar, - Member
Secretary to Government of
Maharashtra, Housing and Special
Assistance Department.
- Shri L.C. Gupta, - Member
Managing Director, CIDCO.
- &
- Secretary to the Government of
Maharashtra, Urban Development
Department.
- Shri J.G. Kanga, - Member
Municipal Commissioner,
Bombay Municipal Corporation.
- Shri Charles M. Correa. - Member
- Shri Shirish B. Patel. - Member
- Dr. P.G. Patankar. - Member

INVITEES :

- The Financial Adviser, B.M.R.D.A.
The Chief, T&CP Division, B.M.R.D.A.
The Chief, T&C Division, B.M.R.D.A.
The Chief, Planning Division, B.M.R.D.A.
The Chief Engineer, Engineering Division, B.M.R.D.A.
The Director (Engineering Services & Projects),
Municipal Corporation of Greater Bombay.
The Senior Planner, T&CP Division, B.M.R.D.A.
The Legal Adviser, B.M.R.D.A.

SPECIAL INVITEE :

- Shri P.S.A. Sundaram, Vice-President and Chief
Executive Officer, Maharashtra Housing and
Area Development Authority.
- Shri S.V. Asgaonkar, Secretary, Executive Committee, BMRDA.

Item No.1 : Confirmation of the minutes of
the last (98th) Meeting of the
Executive Committee.

The minutes were confirmed.

Item No.2 : Action ...

Item No.2 : Action taken on the minutes of the last (98th) Meeting - together with progressive action on the past decisions (Parts 'a' and 'b').

During the course of discussion on this item, the following points/suggestions emerged, after which the action taken report was noted by the Committee :-

- (1. Referring to Committee's request for vacating the stay and for shifting of Hanuman Nagar, Secretary, Housing Department informed that some of the hutment dwellers thereat were promised Government land as alternate accommodation. However, the Revenue Department was not in a position to allot the land promised to them as a result of which the hutment dwellers were not willing to shift.

Chairman, Executive Committee desired that Housing and Special Assistance Department should submit to him a note incorporating the difficulties encountered in this respect so that the matter could be discussed with the Chief Minister and his orders obtained.

2. Referring to the proposed modifications to the Industrial Location Policy in Bombay Metropolitan Region, it was stressed that Industrial Location Policy has necessarily got to be in conformity with the Bombay Metropolitan Regional Plan sanctioned by State Government. Any modifications to the Industrial Location Policy could be legally effected only by resorting to the provisions of the Maharashtra Regional and Town Planning Act, 1966. It was pointed out that the Industries Department, while making changes in the Industrial Location Policy in the past, had neither observed the above mentioned legal requirement nor even consulted the BMRDA which is charged with the responsibility for overall planning and coordination of Bombay Metropolitan Region.
3. It was pointed out that the Industries Department might have consulted Urban Development Department if not the BMRDA. However, it was emphasized that interdepartmental consultation was not enough and BMRDA ought to be necessarily consulted formally and its considered views obtained in writing. It was decided that in future Industries Department should be required to refer any proposal for modification of Industrial Location Policy to the BMRDA and that Industries Department should be permitted to process the proposal further only after the Executive Committee had deliberated the matter and given its concurrence.
4. It was also decided that BMRDA should bring to the notice of Government matters in which Urban Development Department and other Departments should be required to have prior consultations with BMRDA so that it could be incorporated in Government's Rules of Business.
5. With a view of apprising the Executive Committee of decisions taken by the Authority from time to time it was decided that minutes of the Authority

should.....

should be placed before the Executive Committee for information. In the first instance it was decided that minutes of the Authority for the last four meetings together with action taken report thereon be placed before the next meeting of the Executive Committee. Thereafter, action taken report on the decisions taken by the Authority should be submitted to subsequent meetings of the Executive Committee.

6. It was observed that the meetings of the Executive Committee are held generally every month. It was, however, not possible for the Executive Committee to keep track of all important developments that take place which may have a bearing on the Bombay Metropolitan Region. It was, therefore, decided that BMRDA Office should keep track of such important developments and bring them to the notice of the Executive Committee from time to time. Arising out of the above, it was also suggested that the objections and suggestions filed by BMRDA on the Revised Draft Development Plan of Greater Bombay published by the Bombay Municipal Corporation together with the views of the BMRDA presented before the Planning Committee at the time of hearing should be placed before the Executive Committee for information.
- 6A. Referring to Government's decision to grant of extra FSI to Mukund Nagar Cooperative Housing Society for rehabilitation of slum-dwellers in a reconstructed building at Dharavi, the Secretary, Housing pointed out that certain decisions regarding relaxation of FSI were already taken by Government and that under the new Bill amending the Maharashtra Housing and Area Development Act, further relaxation in FSI in a manner which would give the advantage of the relaxed FSI to builders and others was proposed and that the effect of such relaxations in FSI on the housing situation in Bombay needs to be carefully considered and above all the BMRDA which is the Authority for controlling FSI in Bombay city in particular ought to be consulted before such major decisions are taken by Government.
- 6B. Arising out of discussion on the above point, it was stated out by the Managing Director, CIDCO, that an item note on this subject was circulated for obtaining decision of the Authority by circulation and the Authority had decided that cases involving grant of extra FSI for reconstruction of old dilapidated cess buildings be considered by the Executive Committee on case to case basis on merits.....

(Paras 6A and 6B have been inserted now at the suggestion of Sarvashri S.S. Tinaikar, then Secretary, Housing and Special Assistance Department and L.C. Gupta, Managing Director, CIDCO, subject to Committee's approval. This footnote has been inserted by way of clarification and will not form part of the minutes.)

on merits of each case. It was pointed out that when a regular meeting to ratify this decision inter alia was held on 8th April, 1985, by Resolution No.289(1), the said decision was superseded and it was decided that such cases of grant of extra FSI should be excluded from the purview of BMRDA's Notification under Section 13 with a view that only Municipal Corporation of Greater Bombay and Maharashtra Housing and Area Development Authority should deal with such cases. It was thereupon pointed out that this action of the Authority in superseding its previous decision at the time of ratification was ab initio, void and illegal as the Authority cannot while ratifying the minutes of the meeting change, the decision taken in the meeting earlier.

Item No.3 : Regional Investment Plan for Bombay Metropolitan Region - Final Report.

7. While presenting the Regional Investment Plan for Bombay Metropolitan Region - 1985-90, it was explained that the draft Report was earlier submitted to the Executive Committee, and was also circulated amongst the functional agencies. Based on the suggestions received, the Regional Investment Plan had been finalised and placed before the Executive Committee. It was pointed out that as compared to the desired level of investment in Bombay Metropolitan Region, the actual resource availability was extremely limited. In this context, the need for increased mobilisation of private sector resources, strengthening of financial resources of Local Authorities through appropriate policy measures such as Rent Control and Property Tax Reforms and greater use of institutional finances, were suggested as the potential avenues for bridging the resource gap.

8. Some members questioned the validity of the Regional Investment Plan in view of the changes proposed in the Industrial Location Policy. It was explained that the objective of Regional Investment Plan was to identify the broad magnitude of investments required in different sectors for producing optimum cumulative impact. The methodology used was, however, not sensitive enough to ascertain the impact of changes in the Industrial Location Policy that may be introduced from time to time.

9. It was.....

9. It was suggested that an additional short note giving the policy frame-work in which Regional Investment Plan has been prepared, the parameters and assumptions on which it is based and the desired priorities of investments, may be added to Regional Investment Plan.

10. It was also pointed out that the investment in the Iron and Steel market at Kalamboli did not figure in the Regional Investment Plan. It was decided to obtain the information from CIDCO and incorporate it in the Regional Investment Plan.

11. It was finally decided that the Regional Investment Plan should be circulated to various functional agencies after incorporating the above additions/amendments.

12. There was also general discussion regarding need for BMRDA to commission expert studies on specific subjects/matters which are vital and critical from the planning and development point of view for Bombay Metropolitan Region. It was decided that for the present BMRDA should commission expert studies on the following issues :

- (1) Problem of slums in Bombay Metropolitan Region; and
- (2) Shifting of Textile Mills out of Bombay Island and utilisation of land vacated by Textile Mills.

13. It was decided in this connection that before assigning the work of undertaking such studies, the scope of work and terms of reference should first be prepared and finalised in the Executive Committee.

Item No.4 : Incentives for office growth in new centres and disincentives for offices in South Bombay.

14. During the course of discussion on this item, Shri Charles Correa explained his scheme regarding Fiscal Incentives which was stated in paragraph 4.2 of the Item Note. It was decided to appoint a Study Group for working out more details and implications of this scheme. Accordingly, the Committee passed the following Resolution :

RESOLUTION NO. 311 :

"Resolved that a Study Group consisting of Shri Charles M. Correa as Chairman and the Metropolitan

Commissioner as Member-Convener be appointed to work out the details of the scheme submitted by Shri Charles M. Correa.

"Resolved further that other members of the Group may be nominated by the Metropolitan Commissioner, in consultation with Shri Charles Correa."

(Items : 5, 7, 8, 9, 11, 13 - adjourned.)

Item No. 6 : Truck Terminal at Wadala -
Status Report and Future Plan
of Action.

15. After discussion, the Committee passed the following Resolution :

RESOLUTION NO.312 :

"Resolved that the Executive Committee, after careful consideration of all relevant aspects hereby gives Administrative Approval to the provisional block Estimates of Phase-I of the truck terminal project.

"Resolved further that the Executive Committee approves the proposal to construct four buildings and associated infrastructure identified as stage-I of Phase-I of the truck terminal project, in addition to works already sanctioned.

"Resolved further that it hereby accords its Administrative Approval to the estimate for the construction of this stage-I and authorises the Metropolitan Commissioner to incur the necessary expenditure and take all such actions as may be necessary to ensure the speedy implementation of the project.

"Resolved further that the Executive Committee also hereby authorises the Metropolitan Commissioner to decide and finalise the eligibility of candidates out of the list of parties whose applications have been already registered and to inform them suitably.

"Resolved further that the Executive Committee hereby approves the proposal to constitute a Co-ordination Committee comprising Secretary, Urban Development Department; Metropolitan Commissioner, BMRDA; and Municipal

•Commissioner.....

Commissioner, Municipal Corporation of Greater Bombay to consider and resolve all matters including Statutory Approvals to ensure the speedy execution of the project."

Item No.10 : Filling up the post of Chief, Town and Country Planning Division in B.M.R.D.A. - Appointment of Selection Committee for the -

16. The Committee considered the Item Note and passed the following Resolution :

RESOLUTION NO.313 :

"Resolved that in exercise of the powers conferred by clause (i) of sub-section (3) of Section 7 of the BMRDA Act, 1974, the Executive Committee hereby appoints a Selection Committee consisting of the following Officers for scrutinising the applications that will be received as well as for interviewing and selecting a suitable candidate for the post of Chief, Town and Country Planning Division :-

- (1) Shri Charles M. Correa.
- (2) The Managing Director, CIDCO.
- (3) The Secretary, Urban Development Department.
- (4) The Metropolitan Commissioner."

Item No.12 : Appointment of M/s.PHE Consultancy Services Pvt. Ltd. as Civil Engineering Expert.

17. The Committee considered the Item Note and passed the following Resolution :

RESOLUTION NO.314 :

"Resolved that the Executive Committee hereby authorises Metropolitan Commissioner to enter into an agreement with M/s.PHE Consultancy Services Pvt. Ltd. for providing the services of Civil Engineering Expert to BMRDA for assistance in co-ordinating the Bombay Urban Development Project."

18. It was then decided that Shri P.S.A. Sundaram, Vice-President and Chief Executive Officer of Maharashtra Housing and Area Development Authority may be invited to attend the meetings of the Executive Committee as a Special Invitee.

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

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