

No. EMRDA(3)/784
Bombay Metropolitan Region Development Authority,
18th floor, New Administrative Building,
Opp. Sachivalaya, Madama Cama Road, Bombay 400 021.

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29th January 1976.

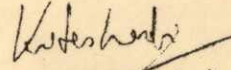
K. V. Seshadri,
Metropolitan Commissioner.

Dear Sir/Madam,

I enclose the minutes of the third meeting of the
Authority held on 21st November 1975.

With regards,

Yours sincerely,



(K. V. Seshadri)

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Minutes of the Third meeting of the Bombay Metropolitan Region Development Authority held at 11 a.m. on the 21st November 1975.

1. The meeting began with an address by the Chairman.
2. The list of members present is annexed (Annexure 'A').
3. Item No.1: Confirmation of the minutes of the Second Meeting of the Authority.

RESOLUTION 31:

The minutes of the meeting held on 3rd August 1975 were confirmed.

4. Item No.2: Action taken on the minutes of the previous meeting.

RESOLUTION 32:

1. While every effort should be made to get waived the extra interest charged at $\frac{1}{2}$ per cent per annum by the State Government on the contribution made by the Central Government to the Revolving Fund of Rs.1.5 crores in 1974-75, it was decided that the Central Government might be requested to insert the condition in all its further sanctions of such contribution that the loan amount should be passed on to the Authority by the State Government without the addition of any such extra charge.

2. It was noted that the manner in which amounts surplus to the prescribed limit with the Authority should be invested, would have to depend upon the circumstances of each occasion. It was, however, unanimously agreed that, while giving approval to such investment from time to time, the State Government should not oblige the Authority to suffer any loss by asking it to invest such amounts in a manner which would yield relatively lower returns.

3. The Authority authorised the Executive Committee to finalise the arrangements for the Traffic & Transportation Survey with the Central Road Research Institute and report these in due course.

5. Item No.3: Development of the Kalyan Complex.

RESOLUTION 33:

1. The Authority discussed the agenda notes on the subject and decided that the State Government may be requested to appoint the Authority as a Special Planning Authority under the provision of Section 40(1) of the Maharashtra Regional and Town Planning Act 1966, read with the last entry in Schedule II of the Bombay Metropolitan Region Development Authority Act, 1975, for the area of the Kalyan Complex, generally described below and more specifically delineated and on the map attached hereto and placed on the table of the Authority.

The area bounded by :-

- (1) On the north by the Thana Creek and the Ulhas river upto the eastern boundary of Titwala village.

- (2) On the east, by a line running along the eastern boundary of Titwala, Ghatsai and Rayate villages upto the Ulhas river and thereafter along that river upto northern limit of Yeranjad village and thereafter along the eastern boundaries of Yeranjad and Badlapur villages upto the Ulhas river,
- (3) On the South by a line running from the Ulhas river along the southern boundaries of Joveli and Savaroli villages, thereafter along the boundary of Thana district upto the south-eastern corner of Ustane village and thereafter along the southern boundaries of Nagzari, Karvale, Taloja T. Hajpur, Pisarve, Bohinjar, Pati T. Taloje, Bid and Kasiwadi villages of Panvel taluka of Kolaba District, and
- (4) On the west by the boundary of the area notified by Government as the site for New Town development by CIDCO.

2. The Authority authorised the Metropolitan Commissioner to move Government for issue of the above Notification as soon as possible.

2. It was also decided that Shri H.D. Kopardekar presently Under Secretary to the Govt. in the Urban Development Deptt. and an Officer of the State Cadre of Town Planning, should be appointed on deputation as the Chief Planning Officer for the above Complex. The Chairman was authorised to decide the terms and conditions of his employment by the Authority.

3. It was also decided that for the staff and services provided by CIDCO for the work of the above Complex, the Authority should reimburse CIDCO of the expenditure incurred. A separate account for the purpose should be maintained by CIDCO and the Authority. The details would be decided by the Metropolitan Commissioner with the Managing Director, CIDCO, with the approval of the Executive Committee.

4. It was further decided that the views expressed and the suggestions put forth at the two meetings held on the 26th August 1975 by the Minister of State for Urban Development at Kalyan in regard to (a) the Authority becoming the Special Planning Authority for the above Complex and (b) the development needs of the Thana District part of the Metropolitan Region, would be taken into consideration by the Chief Planning Officer in formulating the relevant proposals under the Maharashtra Regional and Town Planning Act, 1966 for the said Complex.

5. In the course of discussions it was clarified by the Chairman that, in terms of the statute constituting it, the Authority was bound by the contents of the Bombay Regional Plan as sanctioned by Government in 1973, in the matter of the Industrial Location Policy, but that in order to facilitate at the Government level the disposal of cases pending approval around this time, an Officers Committee had been set up, including the Metropolitan Commissioner, to screen the cases and submit its findings to the Committee of Ministers/Chief Minister who would be deciding them finally.

6. Item No.4: Urban Transport Project - Matters arising out of the Appraisal Mission's visit.

RESOLUTION 34:

1. The Authority discussed the agenda note and approved the establishment of a Statistical Group and a Traffic Planning and Evaluation Group as permanent committees of the Transport and Communications Board. It was decided that their composition would be as set down in the agenda note respectively. It authorised the Metropolitan Commissioner to make a request to the State Government for appointing the Director of the State Bureau of Economics and Statistics to head the Statistical Group. It also authorised the Executive Committee to make the appointment of a competent Statistician or Specialist as proposed to assist the Member-Secretary of the Functional Board in regard to work of the Statistical Group.

The Authority also approved, subject to the State Government's consent to the appointment of Shri K. S. Keswani on deputation from Government as the Head of the Traffic Planning and Evaluation Group. It authorised the Metropolitan Commissioner to make proposals to the Executive Committee for appointment of the other members of the Group in consultation with him.

The Chairman was authorised to decide the terms and conditions for the employment of SHRI K. S. Keswani by the Authority.

2. There was a discussion about the fare rise proposals in regard to the bus transport, pending with the BEST Committee. The Chairman emphasised the urgency of approving it and bringing it into effect, in the context of the prospective World Bank loan assistance. The Metropolitan Commissioner clarified also that the Appraisal Mission of the Bank had observed that, so long as a large debit towards arrears of Passenger Tax continued to be shown in the audited accounts of the BEST, it would be difficult for the Mission to recommend to its management any loan assisting the BEST under the Bombay Urban Transport Project; it was thus important to resolve this issue before January 1976.

- (1) Improvement to Shivajinagar Water Supply Scheme - State IV.
- (2) Improvements to Alipha Water Supply Scheme (from the Umata Rural Water Supply Scheme).
- (3) Bassain Road Rural Water Supply Scheme.
- (4) Kopolli Sewerage Scheme (including industrial effluents).
- (5) Rewas Rural Water Supply Scheme.

3. It was also decided that such assistance should be in the form of loan from the Revolving Fund of the Authority for a term of 10 years (with no grace period), the rate of interest being that charged by the nationalised banks on an overdraft taken on monies deposited by the Authority with them.

4. The Metropolitan Commissioner was authorised to apply from time to time to the State Bank of India or the Bank of India or the Bank of Maharashtra (for securing overdrafts sufficient to finance the above schemes) against the pledge

7. ITEM No.5: Appointment of Shri R.B. Ajgaonkar as Secretary of the Executive Committee of the Authority.

RESOLUTION 35:

1. The Authority reaffirmed the decision taken in Resolution 27 and authorised the Chairman to decide the terms and conditions of the deputation of Shri Ajgaonkar, having regard to the content of the agenda note in this regard. The Government of India in the Ministry of Railways should be requested by the Metropolitan Commissioner to agree to the deputation of Shri Ajgaonkar for a period of two years ending 3rd September 1977 accordingly.

2. It was also decided that the State Government may be requested to requisition a suitable flat and make it available to Shri Ajgaonkar for his residence.

8. ITEM No.6: Travelling Allowance and Daily Allowance Regulations.

RESOLUTION 36:

1. The Authority approved the Travelling Allowance and Daily allowance Regulations as circulated with the agenda note item 17 at the second meeting held on the 3rd August 1975.

2. It was decided that the above Regulations would have retrospective effect from the date of the constitution of the Authority.

9. ITEM No.7: Programme of work for the current year.

RESOLUTION 37:

1. The subject was discussed in detail. The Authority approved the proposal to assist the Zilla Parishads and the Municipal Councils in Thana and Kolaba Districts in implementing the following urban and rural water supply and drainage schemes, by providing that portion of the cost of each as was expected to be available from the LIC, so as to match the prescribed local contribution and the Government assistance for it:

- (1) Dombivli Underground Drainage Scheme.
- (2) Re-modelling of the Water Supply Distribution System at Ambarnath (Low-level area).
- (3) Improvement to Bhiwandi Water Supply Scheme - Stage IV.
- (4) Improvements to Alibag Water Supply Scheme (from the Umata Rural Water Supply Scheme).
- (5) Bassein Road Rural Water Supply Scheme.
- (6) Khopoli Sewerage Scheme (including industrial effluents).
- (7) Rewas Rural Water Supply Scheme.

2. It was also decided that such assistance should be in the form of loan from the Revolving Fund of the Authority, for a term of 10 years (with no grace period), the rate of interest being that charged by the nationalised banks on an overdraft taken on moneys deposited by the Authority with them.

3. The Metropolitan Commissioner was authorised to apply from time to time to the State Bank of India or the Bank of India or the Bank of Maharashtra (for securing overdrafts sufficient to finance the above schemes) against the pledge

of the Authority's deposits with them and to approve, finalise, sign, execute and negotiate the documents required for the said purpose on each occasion.

4. The Metropolitan Commissioner was authorised to communicate to the concerned Zilla Parishads and Municipal Councils the availability of assistance in the above manner for implementing the respective schemes from the current year onwards.

5. The Authority also decided that a suitable Sites and Services Project, consisting of more than one programme for meeting the requirements of the different parts of the Metropolitan Region, should be prepared for early implementation. In this regard the Minister of State for Urban Development & Housing explained the need for undertaking the reconstruction of about 5000 tenements per year in the Bombay Island limits, as a part of an urban renewal programme and also the necessity to find adequate funds for the Government completing the acquisition of various areas notified for the Maharashtra Housing Board in the past, so that these lands would then be developed and disposed of as plots to approved co-operative housing societies and other eligible users according to a clear policy.

6. In the course of discussion, Joint Secretary to the Government of India in the Ministry of Works & Housing informed the Committee that the loans to the Authority hereafter would carry rate of interest at $5\frac{1}{2}$ per cent per annum, and that the question of extending the term of the loan was already under consideration. In this regard the Authority requested him also to see that the repayment of the loan does not have to begin in the first three years; this is very necessary because, in the circumstances of Bombay unlike Delhi, it would not be possible to find vacant lands for quick disposal and turnover of the amount so lent.

7. The Authority authorised the Standing Committee to decide the programme of work for the current year.

10. ITEM No.8: Powers and Duties of the Functional Boards.

RESOLUTION 38:

The Authority approved the powers and duties proposed in the agenda note for the three functional Boards being constituted by Government under Section 8 of the Bombay Metropolitan Region Development Authority Act, 1974, and authorised the Executive Committee to amend or add to these appropriately from time to time, with a report to the Authority of the action so taken.

11. ITEM No.9: Creation of the Town and Country Planning Division in the Authority.

RESOLUTION 39:

The Authority approved the creation of a Town and Country Planning Division as suggested in the agenda note and also approved the appointment of Shri B.G. Fernandes, presently the Chief Designer in the Town & Country Planning Organisation of the Government of India, on deputation as the head of this Division for a period of three years. The Chairman was

authorised to decide the terms of his employment ~~of~~ on such deputation. It was also decided that the Chairman of the Executive Committee might correspond with the Secretary to Government of India in the Ministry of Works and Housing, for securing the services of Shri B.G. Fernandes as proposed.

12. ITEM No.10: B.M.R.D.A. - Staffing of offices.

RESOLUTION 40:

1. The Authority approved the creation of the following posts:-

- (1) 7 Stenographers (4 of which will be in the Selection Grade)
- (2) 1 Staff Officer (of the rank of Section Officer or Superintendent in Sachivalaya.)
- (3) 9 Assistants
- (4) 2 Clerks
- (5) 7 Typists
- (6) 5 Drivers.

2. The Authority authorised the Executive Committee to make appointments to the above posts either (a) by deputation from Government or State Public enterprises or local bodies or (b) by recruitment through Employment Exchange in accordance with the policy of Government regarding recruitment of backward classes or economically weaker sections of the society.

3. The Authority also authorised the Executive Committee to decide the type and makes of the cars to be secured, including the transfer of any good vehicles surplus to CIDCO.

13. ITEM No.11: Shri C.S. Vartak, Accountant - continuance of appointment of -

RESOLUTION 41:

The Authority approved the proposal to extend the period of deputation of Shri C.S. Vartak, Accountant, for a further period of six months from 19-11-1975, subject to the concurrence of MSRTC.

14. ITEM No.12: Development Plan for the areas of and Alibag Talukas within the limits of BMRDA.

RESOLUTION 42:

1. The Authority approved the proposal to entrust to the State Directorate of Town Planning the preparation of proposals for the amplification/amendment of the approved Regional Plan so as to include the parts of Pen and Alibag tehsils incorporated within the BMRDA limits under the Act No.IV of 1975. The Authority also noted the Government decision that the development of non-municipal areas from Pen and Alibag talukas falling within the jurisdiction of the BMRDA should be considered on par with 'G' Zone in the Bombay Metropolitan Region Plan for the rest of the region, pending the preparation of such an amplified/amended plan.

2. The Authority requested the Secretary to Government in the Urban Development Department to have the above work

completed by the Director of Town Planning within 3-4 months.

15. ITEM NO.13: Activities of MIDC.

RESOLUTION 43:

The Authority deferred consideration of the subject to the next meeting.

16. ITEM No.14: Water Pollution Board activity.

RESOLUTION 44:

The Authority deferred consideration of the subject to the next meeting.

17. ITEM No.15: Coordination between various implementing authorities - Role of EMRDA.

RESOLUTION 45:

1. The Authority took note of the suggestions made by Shri Vamanrao S. Mahadik and decided that, in the case of the overbridge at Sewri-Wadala, the Metropolitan Commissioner may effect the necessary co-ordination for speedy completion of the work.

2. It was also decided that other such cases should be referred to the Standing Committee for orders in future.

18. ITEM No.16: Konkan Railway - Note by Shri Vamanrao Mahadik.

RESOLUTION 46:

The Authority authorised the Standing Committee to dispose of the suggestion made by Shri Vamanrao Mahadik in regard to the Konkan Railway.

19. ITEM: Other items with the permission of the ~~xxxxx~~ Chair.

RESOLUTION 47:

1. The Committee requested the Chairman to address the Union Minister of Communications about the imperative need to retain Thana and any other like places, presently served by direct telephonic links with Bombay, on the same type of circuit in future and not convert the communications between Bombay and these places into a trunk or STD call operation system requiring the payment of a charge on each occasion more onerous than the normal local charges.

2. The Authority authorised the Metropolitan Commissioner to address the Secretary to the Government of India in the Ministry of Communications for preparing a preliminary project report to establish a micro link between South Bombay and New Bombay, in the nature of a private rented circuit which should be available to only such clients as are selected by the Authority with a view to accelerating the development of New Bombay by the provision of a continuous reliable communication between their respective main offices in South Bombay and the subsidiary offices in New Bombay - with particular reference to the banking and financing institutions, Insurance Corporations, the ONGC and the like.

Members present at the B M R D A meeting on the 21st Nov. '75.

1. Dr. Rafiq Zakaria
2. Shri Prabhakar Kunte
3. Shri Nanalal D. Mehta
4. Shrimati Tarabai Vartak
5. Shri V. S. Mahedik
6. Shri Hansraj Bhugra
7. Shri Pushpakant A. Mhatre
8. Shri Sudhir Joshi
9. Shri S. W. Patwari
10. Shri D. K. Khanvilkar
11. Shri V. K. Patil
12. Shri V. K. Tembe
13. Shrimati Kamala Raman
14. Shri S. S. Dighe
15. Shri Nakul P. Patil
16. Shri S. D. Baswant
17. Shri R. Gopalswamy,
Jt. Secy., Govt. of India;
Min. of Works & Hsg.
18. Shri B. G. Deshmukh,
Mun. Commr.
19. Shri J. C. Agarwal,
Chairman, BPT,
20. Shri B. D. Mehra,
G. M., Central Rly.
21. Shri M. A. Khandwani
22. Shri Manohar G. Joshi
23. Shri Hashu Advani

Chairman
Vice-Chairman
Vice-Chairman

Invitees present at the B M R D A meeting on the 21st Nov. '75.

1. Shri L. C. Gupta
2. Shri P. G. Salvi
3. Shri M. P. Pinto

Secretary, Urban Dev. Deptt.
Managing Director, CIDCO.
Chief Executive Officer, MIDC.