

Notes of Discussion

Second Meeting of the Executive Committee, B.M.R.D.A.

Date : 13th January, 1976.

Place : Chamber of the Chairman, Executive Committee.

Members

- Present :
- Shri D. D. Sathe, Chief Secretary, - Chairman.
 - Shri K. V. Seshadri, Metropolitan Commissioner.
 - Shri L. C. Gupta, Secretary (U.D.P.H.D.Y) - Member.
 - Shri B. G. Deshmukh, Municipal Commissioner, B.M.C. - Member.
 - Shri P. G. Salvi, Managing Director, C.I.D.C.O. - Member.
 - Shri C. M. Correa, Chairman, Housing, Urban Renewal & Ecology Board, - Member.
 - Shri R. B. Aigaoonkar, Secretary, Executive Committee.

The inability of Shri Yardi and Shri Murthi to attend the meeting was first noted.

The Agenda Notes circulated by the Secretary, Executive Committee, were discussed and the following decisions taken :-

Item No.1 : Acquisition of Land for the B.M.R.D.A.

1. A Cell needs to be set up in the B.M.R.D.A. to identify the lands which are required to be acquired under the B.M.R.D.A. Act. (The Metropolitan Commissioner also referred to the inflow lately of requests for land acquisition in the Metropolitan Region referred to him by the Collectors for prior clearance as per G.R., Revenue and Forests Department, Circular, No.LQN-4176/A-2, dated 20th November, 1975 and the need to cope with this work from now on properly.) This Cell shall be set up in the Housing, Urban Renewal and Ecology Board. For this purpose, a post of the rank preferably of a Deputy Collector (or a Tahsildar at least) should be created in the B.M.R.D.A. This Officer would liaise with the concerned Department in the Government of Maharashtra and process the cases suitably for the Authority or other agencies who require the land to be acquired under the B.M.R.D.A. Act.

action by : Metropolitan Commissioner.

2. A detailed methodology has to be formulated for acquisition of land under the B.M.R.D.A. Act. It is sufficient in terms of the Act to indicate that the lands proposed to be acquired is required by the Authority to enable it to discharge any of its functions or to exercise any of its powers - the particular purpose to which a parcel of land would be put under these provisions or as part of an approved scheme of general, so to say, content, was not called for. But the Authority or other beneficiary agency has to be in a position to take over the land and use it within a reasonable period from the date of acquisition. This was extremely important as the procedure stipulated in the B.M.R.D.A. Act for land acquisition implies summary transfer of possession after the final Notification without waiting for the determination of compensation, unlike the Land Acquisition Act, 1894.

action by : Metropolitan Commissioner.

3. The staff assistance required by the Authority in regard to land matters should be obtained to the extent possible from the existing agencies in the field. These facilities would be made available by the Municipal Commissioner for lands within Greater-Bombay and for those outside Greater-Bombay the assistance of C.I.D.C.O. could be obtained supplemented by such help as can be had from the smaller Local Bodies like the Municipal Councils. In other words, there was

was no need to set up an elaborate land branch for this purpose in the B.M.R.D.A.

Action
Municipal
Commissioner
& M.D.

4. The Urban Development Department in the Government -- could appropriately perform the function of the Government relating to all matters concerning land acquisition initiated by the B.M.R.D.A. Taking into consideration also the fact that the Development Plan for Greater-Bombay is under revision, it was felt by the Chief Secretary that a special Cell headed by a Deputy Secretary should be set up in the Urban Development Department. Under Section 40 of the B.M.R.D.A. Act, the State Government has to appoint an Officer as the Competent Authority for the matters relating to the acquisition of land in the urban areas. It is better to have only one officer for all such areas initially. It was felt that Shri Havel, Superintendent City Survey of Bombay Collectorate, could be appointed -- by virtue of his qualifications and experience -- as the Competent Authority for this purpose by -- issuing necessary Notification in the Urban Development duly vetted by the Law and Judiciary Department.

Action
Secretary
U.D.

5. Acquisition by B.M.R.D.A. of lands to be vacated by the stables to be shifted from Greater-Bombay is called for. The Municipal Commissioner was requested to submit specific land acquisition proposals relating to the stretches of land which could be utilised by the Bombay Municipal Corporation for -- their developmental work. The remaining areas could then be considered for residential and other development by the Housing Functional Board. The Chairman desired that the Municipal Corporation should place its proposals before the next meeting of the Executive Committee.

Action
Municipal
Commissioner

Item No.2 : Purchase of Furniture :

6. The proposals submitted to the Executive Committee relating to the purchase of some items of steel furniture to cover the immediate requirements was considered. The Executive Committee accepted the quantities of different furniture items as indicated in the Agenda Note and also the recommendations made regarding the purchase from different suppliers at the rates quoted. As these furniture items are immediately required for the Officers and staff joining the Authority, purchase action could be taken after obtaining the approval of the Chairman in anticipation of the Authority's sanction.

Action
Municipal
Commissioner

Item No.3 : Revision of pay-scales of certain posts :

7. The justification furnished in the Agenda Note on Item 3 for increasing the maximum of the scales relating to some posts was generally accepted. It was noted that the final decisions regarding the pay-scales of various posts had to be taken by the B.M.R.D.A. at an early date. Pending this the following pay-scales could be adopted for the staff already in position:-

Name of post.	Proposed scale in the Authority.
Staff Officer	Rs. 350-20-450-25-525-EB-25-700-30-850-50-1000.
Stenographers :	
a) Selection Grade:	Rs. 350-20-450-25-525-EB-25-700-30-850.
b) Higher Grade :	Rs. 240-10-280-15-370-EB-15-460-20-500-25-600.
Typists :	Rs. 115-4-135-5-160-EB-5-185-6-215-8-263.
Clerks :	

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It was also decided that orders of the Chairman should be sought to this proposal before its implementation.

Item No.4 : Posts of peons in the B.M.R.D.A.:

tion by:
Metropolitan
Commissioner.

8. The Metropolitan Commissioner explained the background to the case. After taking into consideration the immediate needs of the various Offices under the Metropolitan Commissioner, the Executive Committee accepted the justification for creating 5 posts of peons for the Metropolitan Commissioner's Office and the Functional Boards. Orders of the Chairman would be sought accordingly and incumbents selected as far as possible from those found suitable in the surplus hands of Sachivalaya.

Item No.5 : Planning Office for Kalyan Complex:

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Secretary
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Commissioner.

9. The suggestion made in the note relating to office and residential accommodation for the Chief Planning Officer, Kalyan Complex, was accepted. As regards the personnel requirements, the decision was deferred till a definite action plan was evolved for the consideration of the Executive Committee. The Executive Committee reiterated the decisions of the Authority that maximum use should be made of the Planning staff and facilities of C.I.D.C.O.

Other Items:

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(a) Assistance from B.M.R.D.A. Fund :

tion by:
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10. A total amount of Rs.3 crores has been with the B.M.R.D.A. for some months already for financing developmental activities in the Region. A note submitted by the Secretary, Urban Development, in this regard was considered by the Executive Committee. It was felt that the B.M.R.D.A. should spell out its guidelines for giving assistance for developmental projects in the Region and circulate these to all the concerned Agencies such as the Bombay Municipal Corporation, C.I.D.C.O., Municipal Councils, Housing Board, Zilla Parishads, M.I.D.C., etc. The Authority could even then assist them in getting ready projects which can draw on the funds available with the Authority. It was decided that only the schemes with adequate financial justification, i.e. implying sufficient return on the investment, should be financed from the B.M.R.D.A. Revolving Fund. Depending on the need and the importance of the scheme to an integrated urban development in the Region differential interest rates and terms of loan could be applied. After a detailed discussion, it was felt that the following schemes could be presented for very early assistance thus :-

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11. Municipal Market, Agar Bazaar : The Municipal Commissioner indicated that a financially viable scheme for this Market had been prepared by the Bombay Municipal Corporation. Capital funds of the order of one crore would be required for this purpose. The Municipal Commissioner agreed to submit a detailed project report covering all the aspects to the B.M.R.D.A. for its consideration for assistance during 1975-76.

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12. Bandra Office / Commercial Complex : Developmental activities in Bandra which is fast-developing into a critical area have been undertaken by the B.M.C., the C.I.D.C.O. and the Housing Board. To ensure proper co-ordination and balance amongst these activities it was necessary to prepare a comprehensive plan for the whole area covering all the sectors being developed

