

**Minutes of Meeting with shortlisted Consultants regarding Consultancy Services for preparation of Master Plan for Grand Memorial of Dr. Babasaheb Ambedkar at INDU Mill in Mumbai held on 13<sup>th</sup> December, 2013 at 3:00 p.m. at Committee Room, MMRDA, Mumbai.**

- (1) A meeting with shortlisted Consultants regarding Consultancy Services for preparation of Master Plan for Grand Memorial of Dr. Babasaheb Ambedkar at INDU Mill no. 6 in Mumbai was held under the Chairmanship of Shri. U.P.S. Madan, Metropolitan Commissioner, MMRDA on 13<sup>th</sup> December, 2013 at 03:00 p.m., at Committee Room, 6<sup>th</sup> Floor, MMRDA Office, Mumbai. The representatives of all the shortlisted consultants and the following officers from T & CP Division, MMRDA attended the meeting:-

I.	Shri. D. Sampathkumar,	Chief, T&CP Div. MMRDA
II.	Smt. Aditi Sidhore,	Planner, T&CP Div., MMRDA
III.	Shri. Mayur Kulkarni,	Dy. Planner, T&CP Div., MMRDA

- (2) At the outset, MC, MMRDA welcomed all the officials and thanked them for attending the said meeting. Thereafter, he briefed the consultants regarding the proposed memorial and the importance of the Project. During the meeting, the Consultants raised various queries regarding the project, the gist of which is as follows:-

**1. Site Visit**

All of the shortlisted consultants requested to arrange site visit and to take photographs. The MC, MMRDA agreed to arrange a site visit on the next day i.e. December 14, 2013.

**2. Survey Plan of the site**

The shortlisted consultants requested to provide survey plan of the site in AutoCAD format indicating various details such as location of buildings and their heights, other natural features, contours, location of trees with their names, girth, height and foliage, and the surrounding larger context. Since the Survey drawing of the site under reference was not available with MMRDA, MC agreed to carry out the survey and make the same available.

**3. Coastal Zone Management Plan (CZMP) with tide levels**

In the meeting, consultants requested to provide approved Coastal Zone Management Plan (CZMP) with tide levels. MC, MMRDA agreed to provide the information available with MMRDA in this regard.

**4. Rules and regulations applicable in CRZ areas**

The shortlisted consultants requested to provide rules and regulations applicable in CRZ areas. MC, MMRDA agreed to provide copies of Coastal Regulation Zone (CRZ) notification, 2011 and 1991 and Municipal Corporation of Greater Mumbai (MCGM)'s DCRs of 1967, which are applicable in CRZ areas.

**5. Size of drawing sheets**

Most of the shortlisted consultants requested to permit submission of their proposals on A0 size sheets for better presentation instead of the A2 size indicated in the RFP Document. The MC, MMRDA accepted the same.

**6. Preservation of existing trees**

The shortlisted consultants raised queries regarding preservation of existing trees on the site under reference. In this regard, MC, MMRDA informed the consultants to preserve as many trees as possible.

**7. Time extension for submission**

The consultants requested to extend the time period for submission of Conceptual Proposals for various reasons such as unavailability of actual site drawing, Christmas holidays and the requirement of submission of Model. MC, MMRDA emphasized the importance and the need of timely completion of the project and expressed inability to extend the time. However, it was agreed that the consultants shall submit their Conceptual Proposals within a period of 30 days from the date on which the survey plan is made available by MMRDA.

**8. Scale of model**

All participants requested that the scale of model be 1:500 for ease of shipment without damage. MC, MMRDA said that a decision in this regard will be communicated after discussion with Selection Committee members.

**9. A square meter breakdown for the proposed buildings in the master plan**

Most of the participants requested for 'square meter breakdown' for the proposed buildings in the master plan. However, it was informed that it is for the consultants to decide the quantum of built and un-built spaces and their square meter breakdown.

**10. Budget**

The consultants also inquired about budget for this project. It was informed that budget is neither a constraint nor a criterion for appropriate design.

**11. Birth and death Anniversaries**

In the meeting, issue of any specific requirement regarding large gathering of visitors attending the birth and death anniversary of Dr. Ambedkar was put to discussion. In this regard, it was informed that the consultants shall take it into consideration while designing.

**12. Geotechnical survey**

Some of the consultants inquired about availability of Geotechnical survey. It was informed in the meeting that geotechnical survey is not possible at this stage. However, one of the

shortlisted consultants informed that hard rock is found 13 to 17 meters below the average ground level at a site in close vicinity.

**13. Fees for the selected consultant**

In the meeting, some of the consultants requested to fix the fees for the project in terms of percentage and not to put any negotiation later. MC, MMRDA said that a decision in this regard will be communicated after discussion with Selection Committee members.

**14. Preservation of Heritage Structures**

Questions regarding preservation of Heritage structures were asked by the consultants. In this regard, it was informed to the consultants that Development Control Regulations (DCRs) of Municipal Corporation of Greater Mumbai (MCGM) of 1967 are applicable in CRZ areas, where there is no provision regarding heritage structures.

**15. Ownership of land**

The shortlisted consultants inquired about ownership of the land under reference. It was informed that the Union Government in its Cabinet Meeting has decided to transfer the land to the State Government.

**16. Modifications in the MCGM's Development Plan of 1967 and Environmental Clearance**

In the meeting, the shortlisted consultants inquired about the modifications in the MCGM's Development Plan of 1967 for the plot from I-3 Zone to Memorial and Environmental Clearance required for the same. It was informed that the Ministry of Environment & Forests has granted in principle approval to the said change of landuse. The Environmental Clearance will be granted on submission of the final Master Plan.

**17. Procedure of Selection**

The consultants enquired whether there will be a further short listing for presentation at a later date and if so when is this likely to be. MC, MMRDA informed that after the submission of conceptual proposals, the Selection Committee will scrutinize all the submittals and select a final consultant. No presentations from shortlisted consultants are expected. Selection will be based on the submittals as per Annexure I in the RFP document.

The meeting ended with vote of thanks to the chair.

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