

## **Preparation of Concept Plan for Mumbai - Round Table Discussion**

**Date & Time** : 1<sup>st</sup> September 2008, 10.30 am  
**Venue** : Sahyadri State Guest House, Malbar Hill  
**List of participants:** Annexed

Mr U.P.S. Madan, Project Manager, MTSU welcomed the participants and briefly explained the agenda for the Round Table Discussion. Thereafter, Mr. Manu Kumar Srivastava, Secretary (Special Projects), Govt. of Maharashtra (GOM) briefly explained the purpose of preparation of Concept Plan. He further said that after Concept Plan is prepared, GOM would take further action on that Plan. In his introductory remarks, Mr. Ratnakar Gaikwad, Metropolitan Commissioner, MMRDA explained the major issues for development of Mumbai Metropolitan Region (MMR) and major projects and studies taken up by MMRDA for development of MMR. Thereafter, Mr. Narinder Nayar explained the idea of Round Table Discussion.

2. Dr. Thai-Ker Liu, Director, RSP Architects Planners & Engineers (Ptc) Ltd., Singapore gave a presentation on “Towards a healthy and beautiful city- The Singapore Perspectives”. He said that the Concept Plan for Singapore was prepared in the year 1972. The driving forces for preparation of Concept Plan were- (a) large population- limited land, (b) rapid development-high land value, and (c) high density- massive high rises. He emphasized that for the development of a city one must- (a) plan big, plan long term, (b) think for the need, not resources, (c) think of opportunities, not problems.

During discussion on his presentation, Dr. Liu emphasized that the Concept Plan should describe what a city should have rather than what a city can have. Prior to taking up preparation of Concept Plan, Government should declare its intention of making the Concept Plan. Objectives and period of Concept Plan should be clearly spelt out. He further said that credibility of political leadership is very crucial to successful implementation of a Concept Plan. In Singapore, problems encountered during implementation of their Concept Plan were solved through legislation, strategies and appointing committees/agencies. He further said that a Concept Plan must bring goodness to the people of the city and a good Concept Plan is the agenda for the Government for development of the city. Setting up realistic targets for various activities will minimize delay in

implementation of Concept Plan. Regarding institutional mechanism for getting the plan approved, Dr. Liu said that the plan was first approved by the Planning Committee, then by the concerned ministry and finally by the Cabinet. He further mentioned that the problems of hawkers in Singapore were handled by “carrot and stick” approach and they were provided with special areas.

3. Mr. V.K. Phatak gave a presentation on Business Plan for MMR prepared for MMRDA by M/s Lea International Ltd. He said that the Business Plan has identified investment needs of about Rs.256,540 Crores. The Business Plan has also identified mobilization of resources and financial plan for these investments needs. During discussion, Mr. Phatak mentioned that a regional level facility needs to be provided for solid waste disposal and MMRDA has developed a plan in this regard. He further mentioned that carrying capacity analysis has not been covered in the Business Plan study. However, one time charge for increase in property value has been recommended by the study.

During the discussion, it was suggested that MMRDA should take up a study to identify carrying capacity of each area so as to permit future development in that area. It was also suggested that special attention should be given to improve quality of life by improving infrastructural facilities. It was further suggested that quality of life index as well as impact of the proposed investments on environment needs to be studied, and, therefore, environment plan and equity plan also should be prepared in addition to the Business Plan. It was further suggested that a moratorium should be put on modification to development control regulations till Concept Plan comes into existence.

4. Mr. Malcolm Smith of ARUP Consultants, UK gave a presentation on “Concept Plan= Vision- Objectives- Outcomes”.

During discussion on this presentation Mr. P.K. Das, Architect, informed that a short term exercise was carried out in Juhu area to develop network of public spaces to improve quality of public life, environment etc. He further mentioned that in preparing the revised development plan for Mumbai public participation would play a critical role. He also suggested that first two floors of any private property should be earmarked for public spaces. It was suggested that TDR should be allowed only on virgin lands and it should not be loaded on existing buildings.

5. This was followed by a brainstorming on 'Chartering the way ahead'. During the brainstorming, the following suggestions were made by the participants-

- (1) Concept Plan should be prepared for entire MMR rather than Mumbai alone.
- (2) For preparation of Concept Plan, a Core Group should be set up by MMRDA to crystallize ideas and prepare plan of action.
- (3) Development plans of Mumbai and other urban local bodies in MMR should be taken as a base for preparation of Concept Plan.
- (4) Various transport projects should provide connectivity at MMR level. Such a connectivity should be extended to the areas beyond MMR such as Nashik, Pune, Alibag etc. East-West connectivity should also be provided.
- (5) Longer road connectivity should be provided.
- (6) Rental houses should be constructed in outer areas of MMR instead of Mumbai. Moreover, rental houses should be located near the railway stations.
- (7) FSI in the peripheral areas of Mumbai and MMR should be higher than the FSI in Mumbai. This would facilitate reducing cost of housing and recovery of cost of providing infrastructure.
- (8) Proper incentive should be offered for developments in the peripheral areas. This would facilitate decentralization of activities in Mumbai.
- (9) A plan for recycling of waste water should be developed.
- (10) Concept Plan should focus on availability of energy and energy saving.
- (11) Concept Plan should lay down objectives very clearly, time frame for development activities should be specified, certain conditions should be imposed on local bodies, multiple use of space/social infrastructure/public spaces should be encouraged, rental housing may be taken up jointly with the local bodies.
- (12) Plan for each ward should be prepared separately taking into consideration availability of resources.
- (13) There should be equity and fairness with respect to population density.
- (14) There should be no free public housing.
- (15) Development of public spaces should be taken up.
- (16) Amenities should be the basic thrust of development. Therefore, for preparation of Concept Plan, a study of the available, as well as required amenities, should be carried out.
- (17) Priority should be given to mass transportation.

- (18) Employment and job opportunities, business climate should be improved. Percentage of employment in formal sector should be increased.
- (19) Rail connectivity within sub-regions of MMR should be provided.
- (20) FSI should be rationalized. Open spaces should be used properly for housing.
- (21) Objectives of the Concept Plan should be declared for public debate thereon. Everybody should have access to municipal services and housing finance should be made available.
- (22) MMRDA should prepare a structural plan for roads, transportation, other infrastructure, public utilities etc.
- (23) Next stage of planning should be at sub- ward level/ local level.
- (24) Slums should be combined for the development so that some more land would become free.

6. In his concluding remarks, Mr. Ratnakar Gaikwad, Metropolitan Commissioner, MMRDA said that there is a unanimity that MMR should have a Concept Plan. The Concept Plan should cover a period of next 50 years. A Core Group will be set up by MMRDA to crystallize ideas and decide action plan for preparation of a Concept Plan for MMR, based on discussions in this session.

7. At the end, Mr. U.P.S. Madan, Project Manager, MTSU, thanked Dr. Thai-Ker Liu, Mr. Malcolm Smith and Mr. Nigel Austin of ARUP Consultants and Mr. V.K. Phatak for their presentations. Mr Madan also thanked Mr. Ratnakar Gaikwad, Metropolitan Commissioner, MMRDA and Mr. Narinder Nayar, Chairman, Bombay First for their cooperation and help in conducting the round table discussion. He also thanked all participants for their contribution in discussions.

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**Preparation of Concept Plan for Mumbai**  
**- Round Table Discussion held on 1<sup>st</sup> September, 2008**

The following were present-

**1. Govt. of Maharashtra**

Mr. Ramanath Jha, Principal Secretary (Transport)  
Mr. Manu Kumar Srivastava, Secretary (Special Projects)  
Mr. Sitaram Kunte, Secretary (Housing)

**2. MMRDA**

Mr. Ratnakar Gaikwad, Metropolitan Commissioner  
Mr. Milind Mhaskar, Addl. Metropolitan Commissioner  
Ms. Ashwini Bhide, Jt. Metropolitan Commissioner  
Ms. Uma Adusumilli, Chief, Planning Division,  
Mr. Dilip Kawathkar, Jt. Project Director

**3. MCGM**

Mr. Kishor Gajbhiye, Addl. Municipal Commissioner  
Mr. P.K. Charankar, Dy. Municipal Commissioner  
Dr. Kishor Kshirsagar, Dy. Municipal Commissioner  
Dr. Vishwanath, Director, ESP  
Mr. Shintre, Chief Engineer (Development Plan)  
Mr. V.B. Gandhi, Superintending Engineer, (Development Plan)  
Mr. C.M. Joshi, Executive Engineer (Development Plan)

**4. MHADA**

Mr. Gautam Chatterjee, CEO

**5. MSRDC**

Mr. Sameer Biswas, Jt. Managing Director

**6. MTSU**

Mr. U.P.S. Madan, Project Manager  
Ms. Bina Balakrishnan, Consultant  
Ms. Sulakshana Mahajan, Consultant  
Mr. P.H. Raut, Consultant

## **7. BOMBAY FIRST/CAG**

Mr. Narinder Nayar, Chairman  
Mr. Anand Jain  
Mr. Ashank Desai  
Mr. Alyque Padamsee  
Mr. Vijay Mahajan

## **8. Guest Speakers**

Dr. Thai-Ker Liu, Director, RSP, Singapore  
Mr. Malcolm Smith, Director, ARUP Consultants, UK  
Mr. Nigel Austin, Managing Director, ARUP Consultants, India  
Mr. V.K. Phatak, Former Chief, T&CP Division, MMRDA

## **9. Consulate General**

Dr. Martin Thuemmel, Dy. Counsel General, Federal Republic of Germany  
Mr. H.S. Chin, Counsel General, Singapore

## **10. Other Experts**

Ms. Indu Shahani, Sheriff of Mumbai  
Mr. S.G. Kale, Former Municipal Commissioner, MCGM  
Mr. Ajit Mohan, Engagement Manager, McKinsey & Co.  
Mr. R. Shahani, VC&MD, NOR  
Mr. D.K. Afzulpurkar, Former Chief Secretary, Govt. of Maharashtra  
Mr. D.M. Sukthankar, Former Chief Secretary, Govt. of Maharashtra  
Mr. Shirish Patel, Chairman, SPA  
Mr. J.G. Kanga, UDRI  
Mr. Charles Correa, Architect  
Mr. Sanjay Ubale, Managing Director, Tata Realty & Infrastructure Ltd.  
Mr. B.M. Setty, General Manager, LARA  
Mr. Niranjana Hiranandani, Developer  
Ms. Sheela Patel, Director, SPARC  
Mr. S. Ramamoorthy, Ex-Vice President, Sampark  
Mr. Reginald WEE, Regional Director (South Asia), International Enterprise, Singapore  
Mr. Rohit Manchanda, Chief Representative, London Development Authority  
Ms. Brinda Somaya, Architect  
Ms. Abha Lambha, Architect  
Mr. P.K. Das, Architect

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