

Minutes of the 19th Empowered Committee (EC) Meeting

5TH JULY 2008 AT 11:30 AM

COMMITTEE ROOM 5TH FLOOR, MANTRALAYA

1. The meeting started with a welcome note by the Secretary (Special Projects), Shri. Sanjay Ubale.
2. The minutes of the previous meeting held on 7th June 2008 were confirmed without any modification.

Decisions / Review taken in the Meeting.	Implementing Body	Period of completion of Action.
<p>3. Review of the following projects since the last EC:</p> <ul style="list-style-type: none"> ➤ <u>Cluster development under housing urban renewal scheme</u>: UDD has invited suggestions and objections on draft amendments to DCR 33(9). A Technical Committee to choose an area for the pilot project and recommend modifications to rules is also being set up. ➤ <u>Coastal Management Zone</u>: Urban Development Dept. has conveyed objections to MOEF on the new draft CMZ Notification. It was suggested that while the Airport at Navi Mumbai was permitted, the State Govt. should ask for similar exemptions for a Heliport too. ➤ <u>Mumbai Trans Harbor Link</u>: The Government has decided to implement this project by setting up a Special Project Vehicle with MMRDA, CIDCO, MIDC and MSRDC. ➤ <u>Versova – Andheri - Ghatkopar Metro line</u>: Civil work is in progress. ➤ <u>Mithi River Development – Phase- II</u>: Additional funds are expected from the Govt. of India. 	<p>U.D.D.</p> <p>U.D.D.</p> <p>P.W.D./ MSRDC.</p> <p>U.D.D/ MMRDA</p> <p>U.D.D MMRDA</p>	<p>As early as possible</p> <p>-----</p> <p>As early as possible</p> <p>---</p> <p>---</p>
<p>4. Review of actions taken on the issues raised in the previous EC Meeting –</p> <p><u>I. Adoption of P. D’Mello Road and Senapati Bapat Marg by Tata group and Godrej group respectively</u>: MCGM is to prepare the master plan based on the land use pattern and further potential of the area.</p> <p>Mr. Noel Tata suggested that P.D’ Mello Road should be made a parking free road. Mr. Sanjay Barve, Jt. CP Traffic pointed out that this issue needs to be studied in depth as there is heavy traffic of trucks on this road. If this road is made parking free, a holding area will have</p>	<p>MCGM</p> <p>Jt.C.P. (Traffic)</p>	<p>As early as possible</p> <p>Within one month</p>

<p>to be provided for trucks. It was then decided that Traffic Police Dept. in consultation with MbPT, would study this issue and make recommendations to EC.</p>		
<p>ii. <u>Mumbai Trans Harbor Link</u>: MSRDC has appointed Darashaw as the consultant to work on the financial model which will be presented by 9th July 2008.</p>	MSRDC	Within one month
<p>Mr. Anand Jain raised the following points:</p>		
<ul style="list-style-type: none"> ➤ The environmental clearance has been given for 8 lanes. Along with this, 2 lines of Metro link should also be added. ➤ The Bridge should be planned for a higher cost. Cess should be levied to recover the cost. ➤ Consider increasing FSI on the Uran side of the bridge. ➤ The SPV should have some private equity also to ensure timely completion of the project. 		
<p>Mr. Deshpande, PS, PWD informed that the Ministry of Environment has given clearance for a bridge with 8 lanes. There is a provision of a broad gauge rail link which will be constructed by the Railways separately.</p>		
<p>After discussion it was decided that MSRDC should explore and present the technical feasibility for the following 2 options:</p>		
<ul style="list-style-type: none"> ➤ 4+4 lanes for Road Bridge + 2 lanes for metro link + 2 separate lines for broad gauge Rail Bridge. and ➤ 4+4 lanes for Road and 2 lanes for Metro Bridge + 2 lanes for broad gauge Rail link Bridge. 		
<p>iii. <u>Bandra Worli Sea link</u>: Mr. Sabnis presented the progress of Bandra Worli Sea link. Technical bids have been called for the Malabar Hill to Nariman Point link. All consultants have suggested the option of a tunnel from PDP to Chowpaty and a submerged tunnel along the Marine Drive. The dispersal at Worli from the phase I of the link was discussed in detail. MSRDC along with Mr. Sanjay Barve, JT CP Traffic presented 3 dispersal routes available in the present situation at the Worli end and at the Bandra end, as the immediate solution for the BWSL, which would require a lot of regulatory support for execution. It was decided that MSRDC and Traffic Police would jointly work on the recommended solutions for the dispersal along with the expected support required from various agencies and present it to the Chief Secretary for further action. The phase II and III would include the long term solutions for the link which would be taken up subsequently.</p>	MSRDC/ Jt.C.P. (Traffic)	As early as possible

<p>Shri. Anand Jain raised the issue of loading of the cost of BWSL on Worli to Haji Ali portion. He felt that no bidder would be able to give a bid with this kind of loading of an amount of Rs. 1700 cr. It was decided that PS, PWD shall look into the issue and make necessary suggestions.</p> <p>iv. <u>Sion Panvel Highway:</u> It was decided that expansion of the Vashi bridge to be taken up as a priority. MC, MMRDA stated that he would discuss this issue with MD, MSRDC to finalise the matter. The issue of loading the cost of other work on this was also discussed and PS, PWD offered to look into this.</p> <p>v. <u>Eastern and Western waterways:</u> The MSRDC has now decided to club both the projects into one and make a presentation to the HPC for approval.</p> <p>vi. <u>E- Tolling:</u> Draft tenders have been prepared by the MUIINFRA.</p> <p>vii. <u>Skywalks:</u> Metropolitan Commissioner stated that MMRDA will provide escalators/elevators for the handicapped people wherever feasible. Also MMRDA has planned construction of additional 49 skywalks during the next 9 months.</p> <p>viii. <u>Floating Hotel at Gateway of India:</u> It was decided that MCGM may give a temporary permission to floating hotel.</p> <p>ix. <u>Exhibition at Marine Drive:</u> Police has given NOC to hold the exhibition on the eastern side of the Marine Drive.</p>	<p>P.W.D</p> <p>MMRDA P.W.D./ MSRDC</p> <p>MSRDC</p> <p>MUIINFRA MMRDA</p> <p>MCGM MCGM</p>	<p>Within one month</p> <p>Within one month</p> <p>Within one month</p> <p>As early as possible</p> <p>Within 9 months</p> <p>As early as possible</p> <p>---</p>
<p>5. Follow up on issues discussed in the CAG meeting held on 24th August, 2007:</p> <p>➤ <u>Status of formation of Metropolitan Planning Committee (MPC):</u> It was informed that Urban Development Dept. has nominated official members on the MPC.</p> <p>➤ <u>Amendment to the Rent Control Act:</u> It was decided that Housing department should consider taking legal opinion as the general view is that there should be no bar on amending the Act in the absence of a stay order.</p> <p>➤ <u>Status of setting up Mumbai Development Fund:</u> It was informed that proposal will be placed before the Cabinet in this month.</p> <p>➤ <u>Urban Renewal:</u> The UDD has published a draft notification for development of minimum 1 acre (4000 sq. mt) of area. Suggestions and objections for the same have been invited from the public. All the non official members strongly opposed allowing an area of 4000 sq. mt to be defined as a cluster. The common view was that a cluster should be a much larger area to</p>	<p>U.D.D</p> <p>Housing Deptt</p> <p>G.A.D/F.D.</p> <p>U.D.D/ Housing Deptt.</p>	<p>As early as possible</p> <p>As early as possible</p> <p>Within 1 month</p> <p>As early as possible</p>

<p>ensure a planned development. MC, MCGM pointed out that under the existing rules, planned development requires a minimum of 8 acres of land. It was recommended to set up the proposed Technical Committee urgently, which can go through this issue and make necessary recommendations.</p> <p>➤ <u>Comprehensive plan of MbPT land and International Finance Centre:</u> It was informed that there is a proposal to grant additional FSI to the international finance centre. It was suggested that the MbPT land could be considered for IFC after shifting the same outside Mumbai area. The issue of allowing Financial Services as an alternative to IT for higher FSI, was discussed. Shri. Anand Jain suggested that redundant areas in the outskirts of Mumbai such as the industrial belt on Thane Belapur road could also be taken up for financial services. MC, MCGM said that those who had already taken permission for IT, should not be allowed to change it to financial service. This can become applicable from future.</p> <p>➤ <u>Approval to Infrastructure Plan and CTS for MMR:</u> It was informed that the comprehensive transportation plan has already been approved by the MMRDA and now it has been sent to the Government.</p> <p>➤ <u>Appointment of an international consultant for MTP:</u> It was decided that MMRDA should appoint such consultants.</p> <p>➤ <u>Committee for tunneling option:</u> MSRDC has invited bids from Consultants who will recommend necessary tunneling alternatives.</p>	<p>Industry Deptt./ G.A.D</p> <p>MMRDA / U.D.D-1</p> <p>MMRDA !</p> <p>MSRDC !</p>	<p>----</p> <p>As early as possible</p> <p>As early as possible</p> <p>As early as possible</p>
<p>6. Review of Major Projects</p> <p>i. <u>Wadala Truck Terminus and Inter State Bus Terminal (ISBT):</u> It was decided that the draft Development Plan prepared by the consultants for Wadala Truck Terminus as well as the draft Expression of Interest for ISBT should be circulated by MMRDA to the members of EC for comments.</p> <p>ii. <u>MUTP III</u> – It was decided that MRVC should make a presentation on the MUTP- III proposals in the next meeting of the EC.</p> <p>iii. <u>Mithi River Development</u> – It was decided that MMRDA and MCGM should make a presentation on the Phase- II of Mithi River in the next meeting of EC.</p>	<p>MMRDA</p> <p>MRVC</p> <p>MMRDA and MCGM</p>	<p>As early as possible</p> <p>In the next meeting of E.C.</p> <p>In the next meeting of E.C.</p>

<p>7. Other subjects discussed –</p>		
<p>i. <u>Concept Plan for Mumbai</u>– A physical concept plan for Mumbai needs to be prepared for the city. The plan would be a 3 dimensional conceptual plan prepared for 2015 with a provision for 5 years operational plan. It was decided that MTSU along with CAG would conduct a brain storming workshop with experts.</p>	<p>M.T.S.U/ C.A.G</p>	<p>As early as possible</p>
<p>ii. <u>Review of MTP</u> – The non- official members suggested Mumbai Transformation agenda which is being discussed for the past 5 years, need to be reviewed. It was decided that MTSU, Mckinsey and CAG would prepare a review report on the status of the projects identified under Vision Mumbai and make a presentation in the EC.</p>	<p>M.T.S.U/ C.A.G, Mckinsey</p>	<p>As early as possible</p>
<p>iii. Shri Ubale suggested that additional premium generated due to increase in FSI from 1.00 to 1.33 in the suburbs of Mumbai should be placed with Mumbai Development Fund instead of keeping these funds with the Government so that these funds can be utilized for future infrastructure development. Shri. Anand Jain added that the FSI of Navi Mumbai should also be increased and the proceeds may be directed to MDF.</p>	<p>U.D.D-1/F.D ! ! ! ! !</p>	<p>-----</p>
<p>iv. <u>Alewadi Port</u>: Shri. Ubale mentioned that Alewadi Port would be a major port and can be a viable alternative to MbPT and a proposal in this regard has already been submitted to Hon’ble Chief Minister. It was then decided that considering the potential of Alewadi Port, MbPt should be asked to develop Alewadi and use this port for their expansion projects instead of taking these up in the MbPT lands.</p>	<p>Maharashtra Maritime Board, / Home Deptt !</p>	<p>As early as possible</p>

8. The meeting ended with a vote of thanks to the chair.

9. The meeting was attended by –

Official Members

Shri. Johny Joseph, Chief Secretary and Chairman, EC

1. Shri. J. M. Phatak, M.C, MCGM
2. Shri. Ratnakar Gaikwad, M.C, MMRDA
3. Shri. Sanjay Ubale, Secretary (Special Projects)
4. Shri. U.P.S. Madan, Project Manager, MTSU
5. Shri. Hasan Gafoor, Commissioner of Police, Mumbai

6. **Shri. Sanjay Barve, Jt. CP Traffic**
7. **Dhri D. B. Deshpande, Secretary PWD**
8. **Shri. P. C. Sehgal, MD, MRVC**
9. **Shri. P. K. Sharma, Director (projects), MRVC**
10. **Shri. Sameer Biswas, Jt. MD, MSRDC**
11. **Shri. S. M. Sabnis, Chief engineer MSRDC**
12. **Shri. V. N. Ghanekar, Se. Engineer MSRDC**
13. **Shri. Ajay Saxena, PPP expert, ADB-GoM**
14. **Smt. Bina Balakrishnan, Transport expert MTSU**
15. **Shri. Kailas D. Bhandalka, U.S, UDD**
16. **Shri S.S. Patankar, U.S, UDD**
17. **Shri. I. M. Kazi, U.S, Housing Dept,**
18. **Shri. A. J. Shetye, D.O, Housing Dept.**
19. **Shri R. T. Jadhav, Dy. Secretary, G.A.D**
20. **Shri. Vilas Rajput, Se. Engineer, MMRDA**
21. **Shri. S.S. Varaskar, Exec. Engineer, MMRDA**
22. **Shri. M. Y. Patil, Dy. Engineer, MMRDA**
23. **Shri M.S. Narkar, Dy. Engineer, MMRDA**
24. **Shri. S. B. Satam, SE/DRP, SRA**
25. **Shri. P. H. Motkate, CDO, SRA**

CAG members and others

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26. **Shri. Narinder Nayar**
27. **Shri. V. S. Palekar**
28. **Shri. Noel. Tata**
29. **Shri. Jamshyd Godrej**
30. **Shri. Anand Jain**
31. **Shri. Ranjit Pandit**
32. **Shri. Vijay Mahajan, Bombay First!**

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