

MINUTES OF THE EMPOWERED COMMITTEE (EC) MEETING

1st September 2007

Meeting Room, Mantralaya.

The meeting was chaired by the Chief Secretary, Mr. Johny Joseph and commenced with a brief welcome of Mr. Ratnakar Gaikwad, the new Metropolitan Commissioner, MMRDA and members of the Empowered Committee. The following issues were discussed in the meeting.

1. **Presentation on 'Building the Future'** – A representative of Von Gerkan, Marg & Partners (gmp) Architects & Designers, Germany, gave a brief presentation on their projects for developing public spaces like stations, airports, exhibition centers and sports complexes in different cities around the world.
2. The presentation was followed by a detailed discussion on the need for iconic buildings & structures in the city. It was unanimously agreed that all future construction of public buildings in the city should be of world-class standard and developed by involving internationally competent architects, designers and construction companies.
3. The Chattrapati Shivaji Terminus expansion, development of the International Finance Centre, Convention and Exhibition Centres in Bandra – Kurla Complex and Vikhroli were also discussed in this light. It was agreed that the construction of these important buildings should be of world – class standard. Mr. Ubale suggested that the Wadala Truck Terminus and ISBT could be taken up as the first projects towards developing iconic buildings in the city.
4. Mr. D.B. Deshpande, Principal Secretary (PWD) informed the members of the Committee that upgrading our tender conditions and ensuring appropriate payment to contractors could fulfill our aspiration for world – class structure in all future development.
5. Dr. Shirish Sankhe, Director, McKinsey, opined that such world – class development could be achieved by establishing the Integrated Transport and Planning Committee, suggested in earlier meetings of the Empowered Committee.
6. Mr. Noel Tata, CAG, pointed out that the city has a unique advantage of an extensive coastline, which needs to be developed & maintained. Referring to the Colaba Bay slum rehabilitation plans, he suggested that the project should not only ensure rehabilitation of the slum dwellers but also beautification of the bay area. The Chief Secretary agreed with the suggestion and requested the concerned agencies to look into the matter.
7. Mr. Ramanand Tiwari, Addl. Chief Secretary (UDD-I) mentioned that the Dharavi Redevelopment Project has received tremendous international attention; of the

26 consortiums and 76 companies responding to the EoI only about 20 were Indian. He suggested that the interested parties be given a free hand to present world – class designs for the redevelopment project.

8. Mr. Sanjay Ubale, Secretary (Special Projects), informed the Committee that his department is in the process of issuing a GR that shall mandate an approval for design aesthetics of all projects costing more than **Rs. 5 Crore.**
9. Mr. Manu Kumar Shrivastava, Addl. Municipal Commissioner (Projects), MCGM pointed out that the Building Byelaws need to be reviewed for addressing the world – class building designing criteria. He suggested that random or individual plot development should be stalled and all municipal bodies in the MMR should be made responsible to prepare development plans for their respective areas by appointing internationally competent consultants. He further suggested that the MCGM and / or MMRDA could integrate all these individual plans to form a master plan for MMR.
10. Dr. Sankhe informed the committee that similar mechanisms are already being implemented in Rajasthan and West Bengal. He also mentioned that Rajasthan has a law that incentivises innovation in development projects. He said that he would provide the EC with a copy of this law.

11. **Presentation on Borivli – Nariman Point waterway project** – The MSRDC made a detailed presentation on the project progress so far. Observing the instability of the selected consortium that prevents the implementation of the already delayed project, it was suggested to cancel their appointment. Mr. Anand Jain, CAG, suggested that while inviting fresh tenders the technical eligibility criteria should be strongly emphasized. Most members agreed with the suggestion as it ensured participation of technically sound companies and hence successful completion of the project.

The Chief Secretary agreed to place the suggestions of the committee before the High Powered Committee set up for the project, which shall take the final decision in the matter.

12. **Bandra – Worli Sea Link** : The EC was informed that the MSRDC has been asked to ensure that the work continues and legitimate costs and the additionally amount as of 2003 be paid to the contractor. They have also been asked to present the new deadlines and cost calculations to the Chief Secretary and the Hon'ble Chief Minister.
13. **New norms for Hoardings** : Mr. R.A. Rajeev, Addl. Municipal Commissioner (City), MCGM, made a detailed presentation on the shortcomings in the existing MCGMs norms for hoardings in the city limits and the suggested amendments.

He requested the CAG to forward a letter to the MCGM to push the agenda forward. The CAG agreed to do the same.

14. **Construction of new Bus Queue Shelters :** The MMRDA presented the latest photographs of the new bus shelters constructed at Kala Nagar on the Eastern Express Highway and Kherwadi Junction on the Western Express Highway. Since both the designs had some drawbacks, it was agreed that the bus shelter designed used at the Kherwadi Junction should be evolved further. Mr. Ubale has been empowered to finalise the design in consultation with Jt. MC, MMRDA.

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