

Minutes of the discussions held by the Executive Committee/ on 12.11.1975 at 10.30 a.m. in the Chief Secretary's chamber.

First Meeting.

Present :

- 1. Shri D.D.Sathe, Chief Secretary
- 2. Shri K.V.Seshadri, Metropolitan Commissioner
- 3. Shri B.G.Deshmukh, Municipal Commissioner, E.M.C.
- 4. Shri L.C.Gupta, Secretary, UD.
- 5. Shri P.G.Salvi, Managing Director, CIDCO.

Item No.1 : Policy for acquisition, development and disposal of urban and urbanizable land in the Bombay Metropolitan Region.

It was explained that the report of the Banerji Committee has brought out the existence of large junks of vacant land in Greater Bombay area. It has also been pointed out that these lands need to be developed and disposed according to the policy for the purpose and housing and other public amenities and if this was not done these are likely to be encroached upon leading to formation of slums and squatters colonies. Considering that the Banerji Committee had proposed a target of construction of 50,000 tenements per year, it would be necessary to acquire and develop land to the extent of 500 to 1000 acres every year on the basis of gross density of 50 to 100 tenements per acre. While ~~the~~ it has been suggested that the M.H.B. should construct 20,000 tenements every year, the rest of the construction is to be undertaken by private Co-operative Hsg. Societies, apart from some construction to be undertaken by the Central Government Departments and B.M.C. for their own employees. With a view to achieve this level of construction of houses along with the requisite amenities, it is necessary to evolve a policy for large scale ~~the~~ acquisition and development of land in Greater Bombay. Similarly, in the growth centres which are to be developed in the region, similar policy has to be evolved and implemented. Under this policy if developed land is offered to Co-op. Hsg. Societies, Govt. and semi-Govt. agencies as well as to the industrial and commercial undertakings, it should be possible to achieve the target for construction envisaged.

Although, the BMRDA Act provides for acquisition of land for planned development of the region and provides

Handwritten notes:
 policy review
 return to Govt
 11/11/75
 Hsg Comm

of land for planned development of the region and provides simple methods of acquisition, it was felt that since the M.H.B. has in its possession about 500 acres of land in Greater Bombay and about 1200 acres of land had to be notified and can be acquired immediately, it was desirable that the acquisition, development and disposal of the land is taken up by the M.H.B. immediately. The land not required by the MHB for immediate programme in near future could be ~~assigned~~ allotted to Co-op. Hsg. Socys. and other agencies as mentioned above.

After some discussion, it was felt that so far as the allotment of land to Coop. Housing Socys. was concerned, the following principles were agreed to :

- (1) Industrial and commercial employers should be encouraged and even compelled to some extent, to put up houses for the employees. However, it could be provided that the membership of these societies would be open only to those continuously in service of the particular employer/undertaking/establishment. Thereby, the persons who quit the service or are dismissed would not be allowed to continue in occupation of the flat concerned. The by-laws should permit transfer of the tenements only among the persons still in service with the same ~~undertaking~~ establishment or undertaking. The Co-op. by-laws could also be amended to provide for the inclusion of Directors nominated by the employers concerned on the committee of the coop. housing societies meant to benefit the concerned employees; it could even be provided that in the event of an employee quitting service, his membership right to occupy the flat concerned would be transferred automatically to the employer, undertaking or establishment for re-allotment to any other eligible member.
- (2) For allocating plots to the societies, proximity to the place of work should be given as much consideration as possible.
- (3) Layouts of reasonable sizes, like 25 to 50 acres should be prepared, and each of these should include plots of different sizes, so, however, that each plot would be ~~able~~ able to match a reasonably large coop.

- housing society of 30 or 40 members, so as to preserve its homogeneity and their understanding.
- (4) While plots should be allotted to the appropriate co-op. housing societies after due verification, until the society puts up the promised building for its members, it should not enjoy anything more than a licence to enter the land. Formal lease rights should be granted to it only after a satisfactory building is put up. These details should form part of the terms of allotment.
 - (5) The CIDCO pattern of collecting premium initially for each plot, based on the capitalisation principle should be adopted, thereby leaving for annual payment only a nominal ground rent.
 - (6) The selected societies should be obliged to deposit, as in the case of Delhi Development Authority, an initial amount of about 25% of the full premium.
 - (7) For screening the membership of individual societies the income of the whole family of the applicant should be taken into account for the purpose of deciding whether he/the concerned society requires special consideration in the matter of the land price, etc. The applicant's individual income should not be given similar consideration.
 - (8) Every person who is admitted to the membership of a qualifying co-op. society should have put in a minimum period of continuous employment for at least three years in the Metropolitan Region or, if self-employed, should have been in the register of Shops and Estts. for a similar continuous period.

It was decided that the above policy for development and disposal of land to co-op. housing societies could be taken up in region comprised of Greater Bombay, Kalyan Complex, Dhopoli, Bhiwandi, Pen and a part from New Bombay. The MHB which would be shortly re-constituted would be the appropriate agency for undertaking these tasks.

Item No.2: Monitoring of progress of Urban Development Programmes in the Bombay Metropolitan Region.

The pro-forma proposed by the Secy.UD was approved for

beginning the work of monitoring the progress of programmes in the Region. However, it was considered necessary and desirable to evolve more specific pro-formae. For this purpose, it was decided that a meeting should be held with the Director of the Urban Systems Centre, NITIE and the Metropolitan Commissioner. Dr. Mayur should be requested at the meeting to prepare within a month a suitable set of proforma for such monitoring so that soon thereafter they could be considered by the Executive Committee and brought into force.

In the same connection, the Committee also recorded the importance of maintaining progressively and up to date the data bank for the Bombay Region, which had been earlier considerably advanced by CIDCO. It was noted that much of this information had been put on tapes by CIDCO. earlier
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Item No.3: Powers and duties of the proposed Functional Boards of the BMRDA.

The Metropolitan Commissioner explained to the Committee the proposals that he was shortly putting up before the Authority for approval. These were taken note of by the Committee. In the course of discussions, it was considered necessary to work out a programme of Rs.2.5 crores to 5 crores per year for the shifting/satisfactory improvisation of the Zopadpattis in the Bombay Municipal limits. Secondly, the need was also felt for creating a separate Town & Country Planning Division in BMRDA. It was also decided that the Functional Boards should be given the opportunity themselves to translate the programmes into specific schemes which would be entrusted, subject to the availability of resources, to the appropriate executive agencies in consultation with the Executive Committee, without the need of bringing each case before the Authority or the Standing Committee; this step could, however, be taken over at the later date when some progress had been made by the respective Boards.

It was also decided that the Metropolitan Commissioner and Secy. UD might examine whether by suitable amendment to the MRTP Act, 1966, Govt. could give the status of the "Director of Town Planning" to the head of the proposed Town & Country Planning Division for the purposes of the Region.