

Notes of Discussion

Fourth Meeting of the Executive Committee, B.M.R.D.A.

Date: March 13, 1976.

Place : Chamber of the Chairman, Executive Committee.

Members

Present:

- Shri D.D. Sathe, Chief Secretary, - Chairman.
- Shri K.V. Seshadri, Metropolitan Commissioner.
- Shri L.C. Gupta, Secretary (U.D.P.H.D.) - Member.
- Shri C.M. Correa, Chairman, Housing, Urban Renewal and Ecology Board, - Member.
- Shri N.G.K. Murthi, Chairman, Water Resources Management Board, - Member.
- Shri R.B. Ajgaonkar, Secretary, Executive Committee.

By Special

Invitation:

- Shri V. Prabhakar, Secretary, Finance Department.
- Shri A.A. Ginwala, Secretary, Law and Judiciary Department.
- Shri M. Subramanian, Secretary, Industries, Energy and Labour Department.

The inability of Sarvashri B.G. Deshmukh and P.G. Salvi was noted. The Agenda Notes circulated by the Secretary, Executive Committee, were discussed and the following decisions taken :-

Item No.1 : Actions taken on the various items discussed in the meeting on the 21st February, 1976.

(a) Bombay Municipal Corporation :

- (i) Agar Bazaar Municipal Market;
- (ii) Crawford Market Complex; and
- (iii) Bhoiwada Area Development.

It was noted that only a schematic/architectural plan was available relating to the Agar Bazaar Municipal Market and Crawford Market Complex and that detailed plans and estimates (subject to confirmation) and -- project reports had not yet been prepared. It was decided that the Bombay Municipal Corporation should prepare a detailed report for -- each of the three cases, bringing out the financial viability of the project and also its environmental impact (relating mainly to transport and have these examined in depth in the HURE Board. The Chief Secretary desired that at least one of these schemes should be available in the final shape in a month's time.

Action by :
Municipal
Commissioner
and Chairman,
HURE Board,

(b) C.I.D.C.C. : Bandra Office/Commercial Complex :

2. The Managing Director of the C.I.D.C.C. is requested to finalise the item relating to preparation of comprehensive plan for the development in the Bandra area.

Action by :
M.D. C.I.D.C.C.

Item No.2 : Deciding Rules and procedure for the meetings of the Executive Committee :

3. For want of time this item was postponed. It was, however, decided that, to suit the convenience of most of the Members of the Executive Committee, the meetings should be held at 11.00 A.M. - and not 4.00 P.M. as earlier agreed - on the first and the third Saturdays of a month, in the office of the Chairman, Chief Secretary, Government of Maharashtra. It was decided that the Member-Secretaries of the Functional Boards would be invited to attend the meetings of the Executive Committee and participate in its discussions in future.

Action by :
Secretary,
Executive
Committee.

Item No.3 : Purchase of Staff Car :

4. Taking into consideration the various aspects of the proposal for purchase of staff car, it was resolved that :-

- (a) One number 16-seater Mini Bus offered by Messrs. Bajaj-Tempo Ltd. as per their quotation subject to revision in price -- for supply of a spare tyre and tube and the use of 8-ply tyres on the vehicle, might be purchased from the supplier, ex-factory Poona;
- (b) The Metropolitan Commissioner may nominate an officer to take the delivery of the vehicle and make payment at the time of the delivery;
- (c) The Metropolitan Commissioner may obtain rates for Hindustan Ambassador from their authorised dealers/manufacturers and purchase two cars at the current market price applicable to Government/private enterprises and make payments thereafter at the accepted rates.

Action by
Metropolitan
Commissioner

Item No.4 : Policy matters given in the Report of the Secretaries' Committee set up to assess Urban Development, Needs of Bombay Metropolitan Region :

Industrial Location Policy :

5. The Secretary (Industries and Labour) observed that all the related issues are being discussed already in Government at the highest levels. The Chairman, Executive Committee, desired that the Secretary (Urban Development), the Metropolitan Commissioner and the Secretary (Industries and Labour) could assist in initiating the draft of a industrial location policy note for consideration by Government.

Action by
Secretary
Industries & Labour
(Convenor)
Secretary (Urban
Development)
and Metropolitan
Commissioner

Item No.5: Draft Agreement Form for loan to MAFCC :

6. The draft agreement form for the loan sanctioned by the B.M.R.D.A. to MAFCC was approved by the Executive Committee. (It was clarified that legal assistance had been provided by the MAFCC in this case).

Action by
Metropolitan
Commissioner

Item No.6 : Disincentive for commercial activities in South Bombay:

7. The Secretary (Industries and Labour) indicated that the report of the Wagle Committee was being finalised very soon. It had suggested that a cess on employment be levied at the rate of Rs.5 per employee per month, to generate adequate finances. This would constitute on an average about 1 per cent. of the establishment expenditure in Bombay. It was, however, realised that the legal implications of this proposal have to be properly examined vis-a-vis the provisions of the Constitution.

Zone stable
at present
being in-
curved by
the assets.

8. The note circulated by Secretary, Urban Development, relating to disincentives to commercial activity in South Bombay was discussed in detail. The Secretary, Law and Judiciary Department, advised that a tax related to the area occupied by a commercial/industrial unit and not linked to the employment, could be levied by the State. The intention is to cover both the commercial and industrial undertakings in the -- area and adopt a differential rate of such taxation which it is expected to promote decongestion of the congested areas.

9. The note indicated such a differential taxation by considering it in different slabs for different carpet areas. The point was made that the statute would have to be properly framed, so as to avoid -- spurious sub-divisions of the industrial/commercial activities to take undue advantage of a differential taxation rate. It was also suggested that the rate of taxation could be raised in stages which would imply an adequate notice period for the various commercial/ industrial undertakings in the congested localities, enabling them

to

Success
date

-: 3 :-

to take appropriate timely action by moving out of the heavily taxed areas. It was felt that an indication to this effect could be given at the time of imposing initial taxes.

10. It was agreed after discussion that this tax could be levied by the B.M.R.D.A. by suitably amending the B.M.R.D.A. Act. It was desirable to clearly specify the objectives of the levy and specifically earmark the funds for different developmental purposes. The Secretary, Finance Department, felt that this dual action -- would enable the most efficient use of the money collected. It was considered that the following activities could be supported by the Fund :-

- (a) housing (with particular reference to the staff of the taxed establishments - about 40% of the collection.
- (b) development of new commercial complexes to attract the offices shifting from congested localities - about 40%;
- and (c) incentive for shifting of industries and offices, say in the form of a rent subsidy at the new locations for a limited period, or rebates and refunds of the taxes collected after an initial period - about 20%.

11. The Chairman, Executive Committee, directed that it would be necessary to formulate our proposals with a greater degree of clarity and, if possible, to link it up with the development of commercial complexes at Bandra-Kurla, New Bombay and Kalyan. Secretary, Urban Development, was requested to co-ordinate this with the GURE Board of the B.M.R.D.A.

Item No.7 : A suggestion for the method of working of the GURE Board:

Item No.8 : Development of Survey Nos.7 and 8 - Bandra West:

Item No.9 : Development of Housing Complex near Dombivali :

12. Postponed for want of time.

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No. SEC/MTG/1309.

Bombay Metropolitan Region Development Authority,
(18th Floor) New Administrative Offices Bldg.,
Opp. Sachivalaya, Madame Cama Road,
Bombay-400021.

(FOURTH MEETING) Dated the 16th March, 1976.

A meeting of the Executive Committee was held on the 13th March, 1976. The notes of discussion of this meeting are sent herewith for your information and necessary action.

2. The next meeting of the Executive Committee will be held in the chamber of the Chairman on April 3, 1976, at 11.00 A.M.

(R.B. Ajgaonkar)

Secretary, Executive Committee.

To: Shri D. D. Sathe, Chief Secretary to the Government of Maharashtra,
General Administration Department, - Chairman.
Shri K. V. Seshadri, Metropolitan Commissioner.
Shri L. C. Gupta, Secretary, Urban Development and Public Health
Department, - Member.
Shri B. G. Deshmukh, Municipal Commissioner,
Greater Bombay Municipal Corporation, - Member.
Shri F. G. Salvi, Managing Director, C. I. D. C. C., - Member.
Shri C. M. Correa, Chairman, Housing, Urban Renewal and
Ecology Board, - Member.
Shri M. R. Yardi, Chairman, Transport and Communications Board, - Member.
Shri N. G. K. Murthi, Chairman, Water Resources Management Board, - Member.
Shri R. B. Ajgaonkar, Secretary, Executive Committee.
Shri M. Subramanian, Secretary to Government, Industries, Energy & Lab. Dept.
Shri V. Frabhakar, Secretary to Government, Finance Department.
Shri A. A. Ginwala, Secretary to Government, Law & Judiciary Department.

By Special
Invitation:

17/3/76