

Maharashtra Housing & Area Development Authority

1 - 1/30/78

Mhada Meetings & Resolutions

Meeting No. : 1 **Meeting Date : 1/30/78**

Item No. 1 **Resolution No. 1**

Subject : To consider the disposal of commercial and other reserved for cinema and Drama Theatre etc., in the Bombay Housing & Area Development Board, Bombay's Various Colonies.

Resolution: The Authority resolved that -
"10,000 square meters. of Plot No. G-9 be earmarked for allotment to the Maharashtra State Electricity Board for construction of their office building, for their own use, at the rate of Rs. 350/- per square yard. subject to all other conditions of allotment. The exact plots to be allotted may be decided by the Chief Executive Officer in consultation with the Chairman, Electricity Board, that Government may be requested to allow the Authority to utilise the sale proceeds for meeting the expenses already incurred for the removal and resettlement of the slums along the Express Highway."

Item No. 2 **Resolution No. 2**

Subject : Budget estimates for 1977-78 - Adoption of -

Resolution: The Authority decided to adopt the budgets of the proceeding Boards for the year 1977-78, as the Authority's Budget, for the remaining period of the current financial year.

Item No. 3 **Resolution No. 3**

Subject : Grant of Counter Guarantee and letter of lien on the Deposits of sinking fund to the Bank of Maharashtra for Bank guarantee of Rs. 58.45 lakhs for "HUDCO" Schemes.

Resolution: The Authority decided to authorise the VP and Financial Controller, MHADA respectively, to execute the counter guarantee in the usual form on behalf of the Authority, for obtaining the bank guarantee of Rs. 58.45 lakhs from the Bank of Maharashtra, Bandra(E), for "HUDCO" scheme sanctioned by "HUDCO" for construction of 220 tenements (140+80) under HIG at D.N. Nagar, Andheri. Further to authorise the FC/MHADA to sign the letter indicating the lien of the Bank on deposits of the Authority with Bank on account of sinking Fund for amortisation of debentures of Rs 2.20 crores.

Item No.	4	Resolution No.	4
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Subject : Consideration of raising of loan of Rs.1.00 crores in the open market by issue of debentures for financing various Housing Projects.

Resolution: The Authority noted the information supplied along with the item note regarding response received for the 6th series of the debentures.

Item No.	5	Resolution No.	5
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Subject : Fund of Authority.... Operation of

Resolution: The Authority decided to empower the FC of the Authority to accord the sanction for opening of new accounts and various officers to operate the same, further that under section 35(2) of the Act, the account of Authority should be continued with the Bank of Maharashtra in their Branches at Bandra , Mantralaya and Sion and that the FC, The CAO of the BBRRB and their Accounts Officers should be authorised to operate the account.

Meeting No. : 1-spl Meeting Date : 2/28/78

Item No. 1 ~~Resolution No.~~

Subject : Confirmation of the minutes of the 1st meeting of the Maharashtra Housing & Area Development Authority held on 30th January 1978.

Resolution:

Item No. 2 ~~Resolution No.~~

Subject : To consider the budget proposals for the year 1978-79.

Resolution:

Item No. 3 Resolution No. 6

Subject : Appointment of legal Advisor.

Resolution: RESOLVED that Shri S.W. Dhurandhar, retired Additional Secretary of Law and Judiciary Department be appointed as Legal Advisor of the Maharashtra Housing & Area Development Authority on contract basis, initially for a period of three months from the date he takes over, on payment of an honorarium of Rs. 1,200/- per month. The contract shall be terminable with one month's notice, on either side, without assigning any reason.

The Authority further resolved that the post of Legal Advisor under the Bombay Housing & Area Development Board be re-designated as Law Officer of the Board and Shri D.D. Kango the holder of the post be called as such.

Item No. 4 Resolution No. 7

Subject : Payment of advance of pay and allowances to the employees of the Authority who had participated in the strike.

Resolution: RESOLVED that ex-post-facto approval be accorded to the action taken in

- i) payment of advance of pay and allowances to the authority's employees who were on strike.
- ii) issuing orders regarding payment of pay and allowances and advance of pay & allowances for the month of February, 1978 to the Authority-employees.

Meeting No. : 2 Meeting Date : 3/19/78

Item No. 1 Resolution No.

Subject : Confirmation of the minutes of the meeting of the Maharashtra Housing & Area Development Authority held on 28.2.1978.

Resolution:

Item No. 2 Resolution No. 8

Subject : Confirmation of budget estimates of Maharashtra Housing & Area Development Authority for the 1978-79.

Resolution: "Resolved that the Budget Estimates of the Authority for the year 1978-79 be approved subject to the observations mentioned in the preamble and subject to obtaining Administrative approval from the appropriate authority in each case."

Item No. 3 Resolution No. 9

Subject : The consideration of the question of grant of extension of service to Shri S.A. Rane, I.A.S. (Retd.) Enquiry Officer of the Authority.

Resolution: RESOLVED that,
 i) the post of Enquiry Officer under the Authority be continued further upto 31.10.1978.
 ii) the period of appointment of Shri S.A. Rane I.A.S. (Retd.), Enquiry Officer, Authority, which expired on 31.1.1978, be extended by nine months more, upto 31.10.1978 on consolidated remuneration of Rs.1100/- p.m. and he should be directed to complete the pending work positively before that date.

Item No. 4 Resolution No. 10

Subject : Consideration of Audit of Annual Accounting of the Authority from 5.12.1977 onwards.

Resolution: RESOLVED that the action taken by the Financial Controller/Authority in intimating the Authority's consent to the terms and conditions for entrusting the Audit of its accounts from 5.12.1977 onwards to the Comptroller & Auditor General of India, be approved and that the Financial Controller should propose a scheme for maintenance of Accounts of the Authority on commercial basis from next year onwards.

Item No.	5	Resolution No.	11
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Subject :	Scheme of construction of 546 tenements under Economically Weaker Section (Slum Renovation Scheme) at Bandra-Kurla Commercial Complex, sanctioned by HUDCO., New Delhi.		
Resolution:	RESOLVED that the borrowing of Rs.20.80 lakhs as loan from HUDCO, New Delhi for implementation of the scheme for construction of 546 tenements under Economically Weaker Section (Slum Renovation) at Bandra-Kurla Commercial Complex, be authorised and this borrowing be approved on the terms and conditions as mentioned in HUDCO's sanction letter No. MAH/BANDRA-KURLA-COMMERCIAL-COMPLEX/77/18879 DATED - 22.12.1977 AND that either the Vice-President or the Secretary of the Maharashtra Housing & Area Development Authority be authorised to execute necessary documents with HUDCO, New Delhi in connection with the above mentioned scheme and also to affix the common seal of the Maharashtra Housing & Area Development Authority.		

Item No. 6 Resolution No. 12

Subject : Schemes at Poisar, Bombay sanctioned by HUCO, New Delhi.

Resolution: RESOLVED that the total borrowing of Rs. 3,39,20,000/- as loan from HUCO, New Delhi for implementation of the following schemes be authorised and this borrowing be approved on the terms and conditions as mentioned in HUDCO's sanction letter referred to below against each scheme.

Sr. No.	Name of the Scheme	Borrowing	HUDCO's sanction letter No. & date
1	2	3	4
1	Composite Scheme for construction of 296 tenements under Economically Weaker Section & 1488 tenements (816 Ts. Type-I & 672 Tenements Type-II) under Low Income Group at Poisar.	1,20,35,000/-	MAH/Poisar-Bombay 77/4491, dated 15.2.1978
2	Construction of 700 tenements under Middle Income Group at Poisar.	1,50,10,000/-	MAH/Poisar-Bombay 77/4486, dated 15.2.1978
3	Construction of 240 tenements under High Income Group at Poisar.	68,75,000/-	MAH/Poisar-Bombay 77/4488, dated 15.2.1978

AND

that the Vice-President, Maharashtra Housing & Area Development Authority be authorised to execute necessary documents with HUCO, New Delhi in connection with the above mentioned schemes and also to affix the common seal of the Maharashtra Housing & Area Development Authority wherever necessary, on behalf of the Maharashtra Housing & Area Development Authority and that the acceptance of separate Bank Guarantee towards security against the loan of Rs. 1,50,10,000/- for the scheme of 700 tenements under Middle Income Group at Poisar and of Rs. 68,75,000/- for the scheme of 240 tenements under Higher Income Group at Poisar, from any scheduled Bank by paying commission charges not exceeding Rs.0.50 paise for Rs. 100/- p.a. on the loan amount and on the outstanding loan amount till repayment of the entire loan, be authorised.

Item No. 7 Resolution No.

Subject : Considering allotment of land to Ghatkopar Institute of Management for constructing a building for Educational purpose.

Resolution: *Post Poned*

Meeting No. : 3 **Meeting Date : 3/29/78**

Item No. 1 **Resolution No.**

Subject : Confirmation of the Minutes of Meeting held on 19.3.1978**Resolution:**

Item No. 2 **Resolution No. 13**

Subject : Delegation of powers and Constitution of Tender Committees.**Resolution:** RESOLVED that

- i) The Tender Committees for the Authority and four Regional Boards be constituted as shown in the statement 'A' to the item note and that shall function in an advisory capacities; and
 - ii) under Section 28(1) read with 29(1), Maharashtra Housing and Area Development Act, 1976, the powers of the Authority to grant administrative approval, technical sanction, acceptance of tenders be delegated to the various authorities as shown in the statement 'B' enclosed to the item note.
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Item No. 3 Resolution No. 14

Subject : Consideration of recommendations of the Ad hoc Tender Committee of the Authority on tenders received at Pune, Ahmednagar and Bombay

Resolution: i) PUNE

RESOLVED unanimously to accept the tender of M/s. L.K. Agrawal for the work of 160 tenements under Middle Income Group - Group -II at Gokhale Nagar, since he is the lowest tender and is otherwise also capable of carrying out the work of this order. The Authority further resolved that 176 tenements may be constructed (against demand of 178 tenements) by increasing marginally the work awarded to M/s. L.K. Agrawal as per provisions of the contract agreement.

ii) RESOLVED unanimously to authorise the tender committee to conduct negotiations with M/s. Jog & to decide finally if his rate is brought down near the level of those offered by M/s. L.K. Agrawal in the tender in respect of Middle Income Group II (160) tenements regarding acceptance of their tenders for the following works:-

14. 128 tenements under Middle Income Group - Group II

15. 80 tenements Higher Income Group I

The work to be restricted to 64 tenements since the demand is only for 65 tenements. the work at S.No.16 of 48 tenements under Higher Income Group Group II is to be dropped since the demand is inadequate 65 tenements against 80 + 48 i.e. 128 tenements)

iii) RESOLVED unanimously that the Tender Committee should undertake negotiations with M/s. B.G. Shrike in respect of the following works although their tenders are single tenders in respect of one work at S.No.5 i.e. 112 tenements Low Income Group at Hadapsar provided the rate can be brought down to a level comparable with the lowest rate already received. The work should be restricted as per demand received and as contained in Statement 'A' attached to the item note. This should be made clear during negotiations

NAME OF WORK			ESTIMATED COST (APPOX.) (in Rs.)
1.	64	Ts. H.I.G. at Maharshi Nagar	19,16,980/-
2.	96	Ts. M.I.G. at Maharshi Nagar	18,66,900/-
3.	16	Ts. M.I.G. at Hadapsar	3,11,150/-
4.	64	Ts. L.I.G. at Hadapsar	6,94,440/-
5.	112	Ts. L.I.G. at Gokhale Nagar	12,15,280/-
6.	64	Ts. M.I.G. at Gokhale Nagar	19,16,970/-
7.	128	Ts. L.I.G. at Laxmi Nagar	13,88,890/-
8.	80	Ts. M.I.G. Group I at Laxmi Nagar	15,55,750/-
9.	96	Ts. L.I.G. at Laxmi Nagar	10,41,670/-

1,19,08,030/-

The Authority also decided that before the work is decided to be allotted to him, he should agree to remit to the Authority the remaining amount involved in the litigation against him for past work entrusted to him, together with the interest due till the dues are cleared.

Item No.	3a	Resolution No.	15
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Subject : Consideration of recommendations of the Ad hoc Tender Committee of the Authority on tender received at Pune, Ahmednagar and Bombay

Resolution: i) AHMEDNAGAR

RESOLVED unanimously that the acceptance of tenders of Shri S.N. Gharpure only in respect of the following 4 works: be ratified.

	NAME OF WORK	ESTIMATED COST (Rs)
1	36 Ts. Middle Income Group	8,13,158/-
2.	160 Ts. Low Income Group	8,79,680/-
3.	228 Ts. Low Income Group	16,74,280/-
4	100 Ts. Economically Weaker Section	4,36,775/-
Total		38,03,893/-

The Authority further decided that in respect of the constructing 220 tenements Low Income Group Type -III, the tenders may be re-invited after a period of 3/4 months.

ii) MULUND (BOMBAY)

RESOLVED to authorise the Tender Committee to study the legal advice and if no penal consequences are likely to arise, in asking M/s. Arun Construction Co. to not to proceed further with the work, to carry out negotiations with him for division of work between him and M/s. B.G. Shirkes & Co. who has agreed to withdraw conditions and whose rate is lower than that of M/s. Arun Construction Co. after withdrawal of conditions.

The Authority further, noted the fact that assessment of demand for this Scheme is yet to be made and since the Scheme is intended to be taken up as advance contribution Scheme, it was decided that only after the feasibility of the Scheme is established in relation to the actual demand that may be registered, that any decision or negotiations regarding award of contracts should follow.

Item No.	4	Resolution No.	16
Subject :	Consideration of the question of waiving of charging profit element on the buildings transferred to the societies formed by the Staff Members of the Authority.		
Resolution:	<p>RESOLVED that (i) in respect of 20 tenements out of 280 tenements under Low Income Group Housing Scheme at Juhu Vile Parle Dev Andheri allotted to the Co-operative Society of Staff members of the Authority, the profit element of Rs. 3,595/- per tenement be reduced and the profit of Rs. 2,595/- be included in the sale price instead of Rs. 3,595/- per tenement.</p> <p>ii) in respect of 20 tenements out of 60 tenements under Low Income Group Housing Scheme at Kher Nagar, Bandra earmarked to the Co-operative Society of staff members of the Authority, the profit of Rs.2,561/- per tenement included in the sale price be excluded and the Society be charged the revised cost of Rs.34,500/- as against the original cost of Rs. 25,606/- per tenement, and</p> <p>iii) In respect of 20 tenements out of 460 tenements under Middle Income Group Housing Scheme at Pant Nagar, Ghatkopar, earmarked to the Co-operative Society of Staff members of the Authority, no profit element be charged to the Society. However, the revised cost viz. Rs. 49,000/- per tenement be charged to the Society.</p> <p>Further that the above decision is taken as a welfare measure towards providing housing to the staff of the Authority and should be applicable to similar cases in future and that the allotment of the tenements made on this principle will be counted against 2% reservation of houses to the employees already decided by Rules on this subject, and will not exceed 2% in a year in future.</p>		

Item No.	5	Resolution No.	17
Subject :	Entrusting the work of preparation of plans and Estimates, tenders & Supervision of Housing Schemes.		
Resolution:	<p>RESOLVED to authorise the Vice-President to finalise the scale of fees and schedule of payment in respect of -</p> <p>i) Work to be entrusted to the Centre for Development Studies and activities, Pune in respect of the Scheme at Pune-Chinchwad and</p> <p>ii) Other Architects in respect of other on the same principles and terms.</p>		

Meeting No. : 4 Meeting Date : 5/2/78

Item No. 1 Resolution No.

Subject : Confirmation of the minutes of the meeting held on 29th March, 1978.

Resolution:

Item No. 2 Resolution No. 18

Subject : Dearness allowance to the employees of the Authority and increase thereof.

Resolution: RESOLVED to grant increase in Dearness Allowance to the employees of the Authority with effect from September, 1977 in accordance with G.R. No.CPA-1177/CR-1238/SER/7, dated 31st January, 1978 excluding the strike period.

It was further resolved that Government be requested to authorise the grant of Dearness Allowance to the employees also for the period of strike on the same basis as is granted by Government to its employees.

Item No. 3 Resolution No. 19

Subject : Grant of Interim Relief to the employees of the Authority.

Resolution: i) RESOLVED that all the employees of the EX. Maharashtra Housing Board, who have been absorbed in the Authority, be granted an Interim Relief of Rs. 15/- per month with effect from 1.4.1976 on the same analogy as was granted to the employees of the State Government. Since grant of this relief requires the sanction of the State Government, the Authority recommends to the State Government to authorise the grant of this relief.

ii) The extra expenditure on account of this additional financial burden be passed on to the tenants in an appropriate manner by increasing the service charges suitably.

Item No. 4 Resolution No. 20

Subject : Consideration of the terms and Conditions of deputation of Shri D.V. Deshpande, Vice Chairman of Bombay Housing & Area Development Board, Bombay

Resolution: RESOLVED to accept the terms and conditions of deputation of Shri D.V. Deshpande, Vice Chairman, Bombay Board as are communicated to the Ex. Maharashtra Housing Board by the Maharashtra Industrial Development Corporation.

Item No.	5	Resolution No.	21
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Subject : Consideration of the question of constituting the Selection Committee for recruitment and promotion.

Resolution: Constitution Committee be by designation & not by names for officials.

RESOLVED that a Selection Committee consisting of the following members be constituted for selection of personnel and for appointment to Class I and II posts, whether by nomination or by promotion, till such time as the recruitment and promotion rules and the Committee to be constituted under these rules are formulated and brought into effect.

Shri R. S. Gavai	
Member of Authority	Chairman
Shri S. S. Tinaikar	Member
Shri D. V. Deshpande	Member
Vice-chairman, Bombay Board	
Shri M. A. Chavan	Member
Chief Engineer of the Authority	
Shri B. C. Yevle	Member
Financial Controller of the Authority	
Shri S. B. Salvi	Member
Secretary of the Authority	

Item No.	6	Resolution No.	22
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Subject : Consideration of the recommendation of the Tender Committee in respect of Works at Pune.

Resolution: The Authority resolved as under in respect of grant of woks as proposed by the Tender Committee at Pune.

i) M/s. B. C. Shirke & Co. be informed that, if they are prepared to carry out 9 works of the value of Rs. 1,19,08,030, they may do so at the same rate as has been already accepted in the case of similar works, which are awarded to M/s. Agarwal and subject to the same terms and conditions and other specifications, excepting those which are the necessary part of their own design. Since M/s. B.G. Shirke & Co. can obtain cement directly from the factory, it may be possible to grant them a higher rate of conventional contractors, who get this advance against cement and other materials brought on site. If M/s. B.G. Shirke & Co. do not accept this offer, which is not subject to further negotiations, within a period of 7 days from the date of issue of that letter, the tenders may be re-invited for these works.

ii) As regards the works of 120 Middle Income Group tenements Group No.II, Laxmi Nagar, and 64 tenements of High Income Group, Laxmi Nagar, where M/s. V.M. jog and Co. have been already asked to communicate whether they are prepared to carry out these works at the same rate and on the same conditions at which M/s. Agarwal have already been awarded contracts, it was decided that it may be ascertained from M/s. V.M. jog whether they have accepted the offer. If they would not accept the offer, these works also should be awarded to M/s. B.G. Shirke & Co. if they are prepared to carry them out on the terms that are decided to be offered to them in the pre-para. In case M/s. B.G. Shirke offered to M/s. Agarwal, since they have been given less value of work than that for which they had quoted, on account of inadequate demand for those tenements. They be offered these works on the same terms and conditions at which works were awarded to the earlier.

Item No.	7	Resolution No.	
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Subject : Entrusting the work of Pimpri-Chinchwad to the Architect.

Resolution:

Item No.	8	Resolution No.	23
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Subject : Consideration of the question of grant of additional pay.

Resolution: RESOLVED to accord ex-post-facto approval to the holding of the additional charge by Shri Swaminathan, Estate Manager (General) of the charge of Shri R.C. Parekh, Dy. Chief Administrative Officer (E.M.) during the latter's absence on leave for the period from 27.2.78 to 30.3.78 and to sanction to Shri Swaminathan the additional pay at 10% of his presumptive pay for the above period.

The Authority also resolved to delegate powers to the Chief Executive Officer to make arrangements for holding additional charge during leave vacancies and to grant additional pay according to rules.

Item No.	9	Resolution No.	24
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Subject : Consideration of the question of continuing contract period of Shri M.A. Karnik, retired Ex. Engineer, upto 16.1.78

Resolution: RESOLVED to continue the services of Shri M.A. Karnik with the Authority beyond 13.10.77 and upto 16.1.78. The Authority directed to obtain copies of the final reports said to have been submitted by the Experts Committee to the Government in October, 1977.

Item No.	10	Resolution No.	25
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Subject : Amendment to the Regulations made under Section 67(A) & (B) of the Bombay Housing Board Act 1948 regarding delegation of powers to the Dy. Chief Administrative Officer of the Bombay Housing & Area Development Board, Bombay in regard to the matters pertaining to Repairs and Reconstruction & Slum Improvement Wings.

Resolution: RESOLVED to approve the proposal contained in the Annexure to the Item in regard to amending regulations made under Section 67(a) and (b) of the Bombay Housing Board Act, 1948, vested in the Authority under Section 185(1) read with Section 28(3) (iv)(b) of the Maharashtra Housing & Area Development Act, 1976.

Item No.	11	Resolution No.	26
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Subject : Resumption of land by Government from the Housing Authority located in the villages Chandivli, Kopri and Tungwa for granting it to the Shipping Corporation of India.

Resolution: RESOLVED that Government be informed that the Authority was prepared to surrender to the Government the land, which was acquired for the Ex. Maharashtra Housing Board for its public housing programme, since the Government desires to put the said land to another public purpose, subject to the condition that the entire expenses borne by the Authority, including the interest that may have accrued on the amount spent on acquisition, is paid by the Government to the Authority. Government also be requested to communicate the exact requirement of land, which is proposed to be allotted to the training centre of the 'Shipping Corporation of India' as also to the Bombay Municipal Corporation.

Item No.	4	Resolution No.	27
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Subject :

Resolution: RESOLVED to recommend to Government that to the existing reservation of tenements for various categories should be added 2.5% reservation each for 3 more categories viz.

- 1) present and past M.L.As. and M.L.Cs.
 - 2) present and past M.Ps. and
 - 3) Artists and Workers in field of stage, film, television and tamasha. The tenements so reserved for these categories should without exceeding the prescribed percentage, be in a whole building on the basis of total number of tenements to be constructed or allotted in a year/s, instead of applying the percentage reservation to the buildings constructed in each project.
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Item No.	12	Resolution No.	28
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Subject : Transfer of tenements built E.W.S. and S.I.H.S. category to the occupants.

Resolution: RESOLVED that since the number of unauthorised occupants is very large and the eviction proceedings as also the actual physical eviction if these persons may abnormally delay the finalisation of transfer of buildings to hire purchasers, it would be desirable to levy a fine equal to the amount of the original price of the building/tenement plus land etc., which is the basis on which the valuation of the building/tenement will be made for transfer to the various occupants. Since this would require the sanction of the Government, the Authority decided to recommend this proposal to the Government in the interest of speedy and final disposal of the buildings which are a heavy liability on the Board.

Item No.	13	Resolution No.	29
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Subject :

Resolution: RESOLVED that the Boards at Pune, Nagpur and Aurangabad should provided with a jeep for use as staff vehicle, If the existing vehicles are in bad condition, they should be replaced by new ones.

Meeting No. : 5 Meeting Date : 5/25/78

Item No. 1 Resolution No.

Subject : Confirmation of the Minutes of the meeting held on 2nd May, 1978.

Resolution:

Item No. 2 Resolution No. 30

Subject : Consideration of allotment of 400 tenements under Economically Weaker Section Housing Scheme now converted into Low Income Group Housing Scheme at Satpur, Nasik.

Resolution: RESOLVED that 400 tenements under the Low Income Group Housing Scheme at Satpur, Nasik be offered on sale on the following conditions of repayment, down payment, income limit which are slightly more liberal than those which would govern HUDCO loan for similar tenements.

- a) Initial down payment shall be Rs. 2,000/- a tenement.
- b) Hire purchase period shall be of 15 years.
- c) Income limit of eligibility shall be upto Rs. 1,000/- with the proviso that preference shall be given to the applicants with income upto Rs. 600/- a month.
- d) Condition of 15 years stay in Maharashtra shall be relaxed with the proviso that preference shall be given to those who satisfy the condition.

The Authority further decided that the relaxation in the income limit and stay in Maharashtra granted in this case shall also be granted in all cases drawn from floating of debentures; further that as the terms of repayment of loan raised by floating debentures are high, this source of finance should be used for only land acquisition, land development or for housing for M.I.G./H.I.G. or commercial structures where the investment can be recovered within a short period.

Item No. 3 Resolution No. 31

Subject : Continuation of Shri S.W. Dhurandhar as Legal Advisor of the Authority.

Resolution: RESOLVED that a Committee consisting of (i) President, (ii) Vice President and (iii) Shri R.S. Gavai, Member was authorised to examine the matter and to make recommendation to the Authority for a decision. Till then, the services of Shri Dhurandhar should continue.

Item No. 4 Resolution No. 32

Subject : Consideration of the question of re-employment of Shri B.D. Patil, Divisional Accountant from Accountant General, Maharashtra.

Resolution: RESOLVED that an advertisement should be given in the newspapers inviting applications from the eligible retired persons for all the vacant posts of Divisional Accountants and Accountants under the Authority for appointment to these posts for a period of one year, or till employees of the Authority are qualified to hold these posts.

Item No. 5 Resolution No.

Subject : Draft regulations for conduct of business of Maharashtra Housing and Area Development Authority.

Resolution:

Item No. 6 Resolution No. 33

Subject : Consideration of question of continuance of posts of the Authority beyond 31.5.1978.

Resolution: RESOLVED to continue the posts sanctioned by the Government under various Resolutions for the Authority and the Boards under it for the further period upto 28th February, 1979.

Item No.	7	Resolution No.	34
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Subject : Consideration of scheme of sale of S.I.H.S./E.W.S. tenements to the occupants.

Resolution: The Authority approved the scheme for sale of tenements constructed under S.I.H.S./E.W.S. to the occupants and took following decisions with regard to the scheme:-

- 1) The sale price of the tenements shall be based on actual cost of construction inclusive of the cost of land and its development, cost of structures overhead charges, interest capitalised or the costs which have already been declared.
- 2) The sale price in case of tenements where the actual costs does not exceed ceiling cost shall be equal to 80% of the actual cost and 20% shall be rebate. In case of tenements where actual cost exceeds ceiling cost, sale price shall be determined after deducting from actual cost 20% of ceiling cost by way of rebate.
- 3) It was decided that 30% of actual cost or ceiling cost, whichever is less shall be recovered in lump-sum. the balance of sale price shall be recovered in 15 annual equated installments at the interest rate prevailing at the time of construction of buildings.
- 4) Single storied structures in Nagpur may be sold in individual basis after examining the legal implications on conveying part of the land appurtenant to this structure by splitting the land among the intending purchasers.
- 5) The other tenements should be sold on co-operative basis to the occupants.
- 6) The land should be leased out for a period of 30 years at the rate of 2 1/2% (i.e. 2.5%) of the actual cost of land and its development at the time of construction.
- 7) The occupants shall pay to the Authority/Board the monthly charges so long as the water supply and other amenities are provided by the Authority/Board upto the boundary of plot.
- 8) All the Municipal Taxes and other dues to the Government or any other authority will be paid by the purchasers or the Co-operative Housing Society, as the case may be to the concerned Authority directly.
- 9) The entire arrears of rent must be recovered before the transfer if effected. It was also decided that where the tenants have not filed declaration of their income, the recovery of arrears of rent if any, shall be based on economic rent. Wherever the income certificates have been filed, the arrears of rent will be assessed and recovered on that basis.
- 10) The single storied structures in Bombay, Thane and Pune are excluded from the operation of the Scheme.
- 11) It was decided to exclude from operation of the scheme occupants against

whom criminal proceedings are started and those who are guilty of damage to the tenements. Remaining occupants shall be classified into two categories:-

i) Authorised and ii) Unauthorised

Authorised tenant shall include relations of tenants within definition of family prevailing at that time. All other occupants shall be considered as unauthorised occupants to whom tenements shall be sold after recovering penal price equal to actual cost of tenements. It should be ensured that 90% of the occupants of a building or a group of buildings are willing to join the Co-operative Housing Society. Remaining un-willing 10% occupants should be eventually evicted and accommodated in some other tenements. The Authority shall be member of the society in respect of 10% of these tenements till the occupants thereof are evicted or accommodated in some other tenement.

12) It was decided that re-sale of tenements within a period of 10 years from the date of conveyance should be prohibited.

13) The Authority should retain the right to utilise full F.S.I. as per the building regulation still the property is conveyed. Within this period, the Authority shall have right to construct additional tenements and the Society shall be bound to make allottees of these tenements members of the society.

Item No.	§	Resolution No.	35
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Subject : Demands of the Employees of the Authority

Resolution: i) It was decided that implementation of the Government orders from 17.5.78 i.e. midst of a month would create serious administrative difficulties in refixing the pay and that the Authority should represent to Government to postpone implementation to the 1st of June, 78 and that President of the Authority may, after the report of the Committee is obtained take up the matter with the Government.

ii) A Committee consisting of the Vice President, member Shri Gavai, member Shri Rangnekar, and Minister of State (Housing) will examine the decision of Government on 1.6.78, and put up its report to the President for immediate further action by the President.

While concluding the meeting, the President mentioned that we should try to get loan from the World Bank for different Housing Schemes of the Authority, and that he is making an effort in that direction.

Meeting No. : 6 Meeting Date : 6/29/78

Item No. 1 Resolution No.

Subject : Confirmation of minutes of the meeting held on 25.5.1978

Resolution:

Item No. 2 Resolution No. 36

Subject : Dispute with M/s. B.G. Shirke & Co. regarding recovery of advance in respect of the work of constructing 1984 tenements at Pimpri-Chinchwad.

Resolution: RESOLVED that M/s. B.G. Shirke be requested pay an amount of Rs. 46,322.70 in full and final settlement of dispute between the Authority and M/s. B.G. Shirke & Co. as calculated upto the end of june,78 and on his payment of the said amount, the suit be withdrawn.

Item No. 3 Resolution No. 37

Subject : Consideration of tender of M/s. B.G. Shirke & Co. for the works at Pune.

Resolution: RESOLVED to accept tenders for the eleven works at Pune, amounting to Rs. 1,68,16,374/- as detailed in the statement attached to the Item Note, on the conditions that:-

i) the entire work shall be executed as per the specifications and requirements stipulated in the terms except for the pre-fabricated and factory made components of their own design structural details of which should be furnished by them, as also the mode of payment be settled in advance on the basis of value of work executed,

ii) interest on the amount of advance of Rs. 3 lakhs made to them for the work of construction of 1984 tenements under the Economically Weaker Section. Scheme at Pimpri-Chinchwad shall be paid by them as calculated upto the end of June, 1978 and

iii) they shall withdraw their letter dated 15.4.78 in response to the letter written to them by the President of the Authority on 29.5.1978.

Item No.	4	Resolution No.	38
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Subject : Draft regulations for conduct of business of Maharashtra Housing and Area Development Authority

Resolution: RESOLVED to approve the draft regulations for conduct of its business with the following modifications:

i) Draft Regulation No.1:

Short Title

The words "at Meetings" appearing after the words "Transaction of Business" in the bracket be deleted;

ii) Draft Regulation No.4:

Notice of Meeting

The word "Ten" appearing in the regulation be substituted by the word "Seven".

iii) The word "emergency" appearing in the regulation be substituted by the word "urgency".

iv) Draft regulation No.7:

Adjournment of meeting for want of quorum (1)

The word "Twenty" appearing in the regulation be substituted by the word "Thirty".

v) Draft regulation No. 10:

Other procedural matters (4)

The words "or by ballot" appearing in the regulation be deleted.

Item No.	4	Resolution No.	47
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Subject : Land acquisition for construction of tenements at Saswad.

Resolution: RESOLVED to approve the proposals for implementation of Area Development Scheme in Cities and Towns of the State on the following lines,

- 1) The scheme should be implemented in those cities/towns, which are industrially growing or adjoin the Industrial area and are growing fast according to the last census report.
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Item No.	4	Resolution No.	47
Subject :	Land acquisition for construction of tenements at Saswad.		
Resolution:	<p>RESOLVED to approve the proposals for implementation of Area Development Scheme in Cities and Towns of the State on the following lines,</p> <ol style="list-style-type: none"> 1) The scheme should be implemented in those cities/towns, which are industrially growing or adjoin the Industrial area and are growing fast according to the last census report. 2) There should be a concrete demand for at least 100 houses. 3) Alongwith actual cost of land acquisition cost of providing roads, water supply, drainage etc. should be borne by respective Municipal Corporation/Council. 4) These Housing & Area Development Schemes will be treated as Schemes of Urban Development. Municipal Councils have their own Engineering Establishment to implement these Schemes. In case however, the Municipal Councils are prepare to undertake financial and technical responsibility in the execution of the schemes and want assistance of the Authority for preparation of the Schemes, Plans, Estimates, invitation of tenders and fixing the Contractor's Agencies and general guidance and supervision on the projects from time to time, the Authority should extend such assistance by levying administrative charges at 2% of the Project cost. 5) Land for the scheme should be acquired by the Authority and than transferred to the Municipal Corporation/Council on prescribed conditions. <p>The Authority further resolved to approve the action taken by the Chief Executive Officer and Vice President in forwarding to Government the proposal of Land Acquisition at Saswad in respect of scheme sent by Municipal Council, Saswad on the above lines.</p>		

Item No.	5	Resolution No.	39
Subject :	Consideration of question of signing the debentures floated by the Authority		
Resolution:	RESOLVED to authorise its Vice President to sign the debentures alongwith the President.		

Item No.	6	Resolution No.	40
Subject :	Draft regulations for execution of contracts.		
Resolution:	RESOLVED to approve the draft regulations for execution of contracts as appended to the Item Note:-		

Item No.	7	Resolution No.	41
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Subject : Grant of counter guarantee and letter of lien on the deposits of sinking fund to Bank of Maharashtra for its guarantee securing the HUDCO loan of Rs. 218.65 lakhs for Poisar Scheme.

Resolution: RESOLVED to authorise its Financial Controller to
 i) execute a counter-guarantee with Bank of Maharashtra in the usual form and
 ii) sign the letter of lien indicating the Bank's lien on the amount of sinking fund lying with it towards amortisation of debentures.

Item No.	8	Resolution No.	42
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Subject : Consideration of the question of the scheme of compulsory retirement in the Authority.

Resolution: RESOLVED to approve the scheme for compulsory retirement for its employees pending finalisation of terms and conditions of service of the employees. The approval is subject to the amendment that Chairman of Special Review Committee No.1 for Officers (Class I and II including superintendents) should be a Chairman of constituent Board by rotation for one year and Shri Sayajirao Pandit, the Chairman of Aurangabad Board, should be the Chairman of Review Committee for the year 78-79, it was further agreed that the Chief Engineer of the Authority should be a member of the Committee.

Item No.	9	Resolution No.	43
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Subject : Continuation of Shri S.W. Dhurandhar as Legal Advisor of the Authority.

Resolution: RESOLVED to accept the recommendations of its Committee that Shri S.W. Dhurandhar be continued as its Legal Advisor upto end of August, 1978 and in the meantime arrangement to select a person on permanent basis be made by inviting applications by advertisement.

Item No.	10	Resolution No.	44
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Subject : Demands of the employees of the Authority

Resolution: RESOLVED to accept the recommendations of the Committee appointed by it that the President of the Authority and Shri R.S.Gavai, member, should meet the Minister (Finance) and discuss with him the question of settling the disputed pay-scales of the posts of the establishment of the Ex. Maharashtra Housing Board, which were already referred to the Finance Department by the Public Works and Housing Department. The Authority also decided that till then the implementation of Government orders dated 18.5.1978, directing the Authority to implement the revised pay-scales be post-poned.

Item No. 11 Resolution No.

Subject : Review of works programme and proposals for new schemes.

Resolution:

Item No. 12 Resolution No. 45

Subject : Review the decisions for the Regional Boards.

Resolution: The Authority considered the matter and noted for its information the decisions of the Regional Boards and comments thereon as listed for their information. Further, decided to obtain the reports of the Boards to implement these decisions for detailed scrutiny by the office of the Authority and decided to advise the Boards to implement these decisions only after ensuring that their decisions are in conformity with the rules/regulations and procedures already laid down in respective matters.

Item No. 13 Resolution No. 46

Subject : Composite scheme at Ahmednagar.

Resolution: RESOLVED

- i) to authorise the borrowing of Rs. 58.05 lakhs from the HUDCO for the composite scheme of constructing tenements for various income groups at Ahmednagar, and
- ii) to authorise its Vice-President to execute the loan agreement with the HUDCO on its behalf.

Item No. 15 Resolution No.

Subject : Creation of additional posts of stenographers.

Resolution:

Item No. 16 Resolution No.

Subject : Upgradation of post of Legal Advisor.

Resolution:

Item No. 17 Resolution No. 48

Subject : Land acquisition for Aurangabad Board - Activities at Aurangabad and Jalna.

Resolution: RESOLVED to authorise its Vice-President and Chief Executive Officer to request Government to acquire lands under Maharashtra Housing and Area undertaking Development Act, 1976, for undertaking schemes at Aurangabad and Jalna.

Item No.	18	Resolution No.	49
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Subject : Consideration of the Report of the Tender Committee of the Authority.

Resolution: RESOLVED to accept the recommendations of the Tender Committee:-

i) to award the work of construction of 672 tenements under LIGHS at Poisar and Kandivali to M/s. P. Rasiklal and Co. at 4.47% above the estimated cost as tendered by him, and

ii) to entrust the work at Goregaon Transit Camp - consisting of external services amounting to Rs.34.27 lakhs to M/s. S. Shenoy, and to negotiate with M/s. B.G. Shirke for the building work alone to the extent of Rs. 46.37 lakhs and further that in case of failure in negotiations with M/s. B.G. Shirke, the entire work should be entrusted to M/s. S. Shenoy in respect of the work of 960 tenements with A.P. Blocks and external services near Aarey Colony, Goregaon for the construction of Transit Camp accommodation.

Meeting No. : 7 **Meeting Date : 7/18/78**

Item No. 1 **Resolution No.**

Subject : Confirmation of minutes of the meeting held on 29.6.1978.

Resolution:

Item No. 2 **Resolution No. 50**

Subject : Creation of posts of Stenographers.

Resolution: RESOLVED to sanction creation of 8 additional posts of Stenographers (Lower Grade) in the scale of pay of Rs. 180-6-210-8-250-EB-10-310-15-340-EB-15-400. out of the 8 posts, 6 shall be of English Stenographers and 2 of Marathi Stenographers.

Item No. 3 **Resolution No.**

Subject : Review of works programme and proposals for new schemes.

Resolution:

Item No. 4 **Resolution No. 51**

Subject : Consideration and review of Housing Schemes at S.No.191-A, Yerwada, Pune.

Resolution: RESOLVED to approve the proposal to implement through Pune Regional Board the housing schemes formulated by the Maharashtra State Housing Corporation for construction of 2370 tenements for different income groups on Survey No. 191-A of Yerwada, Pune with the Housing and Urban Development Corporation assistance .
Further that -
i) tender notice in the case should be of three weeks only;
ii) earnest money deposits should be recovered at the rate of 1/2% of the estimated cost of the works put to each tender, subject to maximum of Rs. 50,000/-;
AND
iii) tender should be divided into three groups according to the types of buildings to be constructed.

Item No. 5 Resolution No. 52

Subject : Creation of additional staff for Pune Regional Board.

Resolution: RESOLVED to sanction initially, the creation of the following additional posts under the Pune Housing and area Development Board:-

	Category	No. of Posts
1.	Deputy Engineer	3
2.	Junior Engineer	6
3.	Jr. Architectural Asstt.	1
4.	Jr. Clerk	2
5.	Peons	2

Item No. 6 Resolution No. 53

Subject : Ex-post-facto sanction to expenditure of Rs. 1462.00 on entertainment.

Resolution: RESOLVED to grant Ex-post-facto sanction to the expenditure of Rs. 1462.00 incurred on entertainment of members of the Authority and Chairman and Officers of the Regional Boards, who attended 6th meeting of the Authority on invitation, on 29.6.1978.

Meeting No. : 8 Meeting Date : 9/28/78

Item No. 1 Resolution No.

Subject : Confirmation of minutes of the meeting held on 18.7.1978.

Resolution:

Item No. 2 Resolution No. 54

Subject : Consideration of appeal of Shri H.L. Thadani against the order dated 2.1.78 of his dismissal from service, issued by Vice-Chairman-cum-Chief Officer, Bombay Housing and Area Development Board, Bombay.

Resolution: Having heard him personally, the Authority resolved to grant Shri Thadani's request for time to submit his written statement and accordingly he was directed that he should submit the same by 5th October, 1978. It was further resolved that consideration of his appeal be post-poned and no further hearing was necessary.

Item No. 3 Resolution No. 55

Subject : Consideration of the tenders received for the work of constructing 220 tenements under LIGHS, type-III at Ahmednagar.

Resolution: RESOLVED to accept the recommendations of the Tender Committee to award the work of construction of 220 tenements under LIGHS., Type -III at Ahmednagar to M/s. B.B. Poojara at the negotiated offer at 6.5% above the estimated rates.

Item No. 4 Resolution No. 56

Subject : Continuation of Shri S.W. Dhurandhar as Legal Advisor/Authority.

Resolution: RESOLVED to accord ex-post-facto approval to the action taken by the President/Authority to continue Shri S.W. Dhurandhar in service beyond 31st August 1978, till permanent arrangements are made in accordance with the mode and condition of recruitment prescribed in Recruitment Rules approved by Government.

Item No. 5 Resolution No. 57

Subject : Consideration of the question of revision of rate of Conveyance Allowance.

Resolution: RESOLVED to grant the Conveyance allowance to its employees in the categories of posts shown in Annexure I to the item note, at the rates shown against each category, and on the conditions (1) to (6) mentioned in the item note.

Item No.	6	Resolution No.	58
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Subject : Authority Employees (Medical Benefits) Regulation, 1978.

Resolution: RESOLVED to approve the draft regulations for grant of medical benefit to employees of the Authority, as appended to the item note, with the following modification:-

Add words "and injury caused by accident on duty" between the words "or the like," and "requires prolonged treatment" in para-1 of the regulation. The amended statement will thus read as follows:-

Notwithstanding anything contained in regulation 4 where any serious disease, such as cancer, tuberculosis, leprosy or the like, and injury caused by accident on duty, requires prolonged treatment, then the Authority may re-imburse medical expenses incurred by an employee in excess of sixty rupees per annum provided by regulation 4.

Item No.	7	Resolution No.	59
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Subject : Maharashtra Housing and Area Development Authority Employees (conditions of service and delegation of powers) Regulation 1978.

Resolution: RESOLVED to approve the draft regulations for conditions of service of and delegation of powers to employees of the Authority as appended to the item note, with the following modifications:

1. Draft Regulation 6: Delegation of powers

Appendix II

i) Sr. no. 25 regarding powers to re-employ an employees of the Authority etc. be deleted wholly.

ii) Sr. no. 29 regarding power of purchase books etc. The figure "25" appearing in col.5 be substituted by the figure "50".

iii) Sr. no. 35 regarding powers to sanction overtime allowance etc.

a) In col.4 add below No.6, Dy. Chief Engineer and Executive Engineer bracketed together against No.7.

b) In col.5 below the words "officer authorised to do so" add against No.7 of col.4, the words "In respect of employees working in shift if reliever is absent".

2) Draft Regulation 7: Provisions regarding conduct and discipline and appeal.

Appendix III

i) Against Sr. No. (1), in col.4, the words "C.E.O. of Authority" be substituted by the word "Board".

ii) Against Sr. No. (3), in col.4, the words "C.O. of Bombay Board" be substituted by the word "Board".

iii) Against Sr. No. (4), in col.1, the words "Class-III and IV employees of the Authority" be substituted by the words "Class-III and IV employees of the office of the Authority".

Item No.	8	Resolution No.	60
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Subject : Purchase of Electronic Machine for the office of the Financial Controller, Maharashtra Housing and Area Development Authority.

Resolution: RESOLVED to approve the proposal to purchase two Electronic Machines, one from international Marketing Corporation, and the other from D.C.M. Data Products having arrangement of 12 digits for the office of the Financial Controller/Authority.

Item No.	9	Resolution No.	61
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Subject : Consideration of the question of constituting Selection Committee for recruitment and promotion.

Resolution: RESOLVED that the scope of Selection Committee appointed under the Authority's Resolution No.21 dated 2.5.78 for class I and II service, be extended to Class III service also for the purpose of appointment to and promotion in that class of service of the Authority, till the day the promotion and recruitment Rules come in force and revised Committees constituted there-under, are established.

Item No.	10	Resolution No.	62
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Subject : Grant of deputation allowance to the officers of the Maharashtra Finance and Accounts Service on deputation to Ex. Maharashtra Housing Board.

Resolution: RESOLVED to grant deputation allowance as sanctioned under Government Resolution, Finance Department No. DAT 2786/554/CR-78/76 ADM-4, dated 7.8.76, to Sarvashri S.D. Deshpande and K.R. Tamhane, who were on deputation to the Ex. Maharashtra Housing Board as Chief Accounts Officer and Assistant Accounts Officer respectively during the period from 8.7.68 to 30.9.73 and 1.6.70 to 13.4.71 respectively.

Item No.	11	Resolution No.	63
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Subject : Consideration of reimbursement of actual T.A. claim of Shri S.R. Wadekar and Shri J.D. Pradhan, Dy. Chief Engineers, Bombay Housing and Area Development Board.

Resolution: RESOLVED to reimburse the excess expenditure over daily allowance required to be incurred by Shri S.R. Wadekar and Shri J.D. Pradhan, Dy. Chief Engineers, Bombay Housing and Area Development Board, on account of hotel charges in connection with 7th convention of the Indian Standard Institute, amounting to Rs.233.75 and Rs.200/- respectively.

Item No.	12	Resolution No.	64
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Subject : Consideration of the question of payment of rent of the premises occupied by Shri D.V. Deshpande, Vice-Chairman, Bombay Housing and Area Development Board.

Resolution: RESOLVED to sanction payment of Rs.570/- on account of rent of flat No.11, 2nd floor, Chardha Co-operative Housing Society, Bandra for the period from 9.9.77 to 31.3.78.

Item No.	13	Resolution No.
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Subject : Consideration of grant of increased Dearness allowance and House Rent Allowance, Compensatory Local Allowance to the employees of the Authority.

Resolution:

Item No.	14	Resolution No.
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Subject : Consideration of the question of revision of pay-scales of the employees of the Authority on the basis of recommendations of second Maharashtra Pay Commission (Bhole Commission) and grant of interim relief there under. reimbursement of actual T.A. claim of Shri S.R. Wadekar and Shri J.D. Pradhan, Dy. Chief Engineers, Bombay Housing and Area Development Board.

Resolution:

Item No.	15	Resolution No.
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Subject : Consideration and review of housing schemes at S.No. 191-A, Yerwada, Pune.

Resolution:

Item No.	16	Resolution No.	65
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Subject : Award of contracts to M/s. B.G. Shirke and Co. for works at Pune.

Resolution: RESOLVED as under

- i) The permanent earnest money of Rs.50,000/- paid by M/s. B.G. Shirke and Co. be forfeited.
 - ii) M/s. B.G. Shirke and Co. should be allowed to tender for any works of the Authority in future under any Board.
 - iii) The matter should be reported to Government of Maharashtra with all the background and
 - iv) the action taken for re-invitation of tenders with short notice of 3 weeks for 11 works at Pune was confirmed. Shri Rangnekar, member explained the contents of his letter dated 27.9.78 regarding the steps taken by Bombay Regional Board to recognise some of the construction divisions. After discussion, as the Minister (housing) and President of the Authority was not present in the meeting, Shri Rangnekar agreed to take up this matter separately with him.
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Meeting No. : 9 **Meeting Date : 11/6/78**

Item No. 1 **Resolution No.**

Subject : Confirmation of minutes of the meeting on 28.9.78.

Resolution:

Item No. 2 **Resolution No. 66**

Subject : Consideration of appeal of Shri H.L. Thadani against the order dated 2.1.1978 of the dismissal from service issued by Vice Chairman-cum-Chief Officer, Bombay Housing and Area Development Board.

Resolution: RESOLVED that appeal of Shri H.L. Thadani dated 26.6.78 against of his dismissal passed by Vice Chairman-cum-Chief Officer, Bombay Housing and Area Development Board, dated 2.1.78, should be rejected and the above mentioned order of dismissal should be confirmed.

Item No. 3 **Resolution No. 68**

Subject : Treatment of period of absence of employees of Ex-Maharashtra Housing Board on account of Chain-fast.

Resolution: RESOLVED that the absence of employees of Ex-Maharashtra Housing Board account of chain-fast during the period from 3.12.77 to 13.12.77 be treated as Casual leave, and if no casual leave is due to any such employee, the absence be treated as leave due and admissible to him.

Item No. 4 **Resolution No. 69**

Subject : Regularisation of the service beyond the date of superannuation in respect of Shri Ab. Kareem, Peon from Aurangabad Board.

Resolution: RESOLVED that continuation in service, of Shri A.B. Kareem, Peon, beyond 30.4.1978, the actual date of his retirement, be regularised by treating the period of continuation, as re-employment in the service.

Item No. 5 **Resolution No. 70**

Subject : Consideration of relaxation of condition of mentioning the Railway Ticket number on T.A. bill on account of the claims for T.A. for journey by rail.

Resolution: RESOLVED that Shri T.M. Jethra, Chief Officer, Pune Board be permitted to claim 1st class Railway fare, without insisting on the requirement of mentioning the Railway Ticket number on T.A. bill for the journey performed on 23.1.78 and 29.1.78 from Bombay to Pune.

Item No. 6 Resolution No. 71

Subject : According ex-post-facto approval to re-designating certain posts under the Aurangabad Board.

Resolution: RESOLVED to accord ex-post-facto approval to the action taken to re-designate the following posts, under the Aurangabad Board.

Sr. No.	Existing designation with scale of pay	Post redesigned to and scale of pay	No. of posts
1.	Junior Engineer Rs.170-10-260-15-320-EB-15-380-20-520	Junior Architectural Assistant Rs.320-15-425-20-525	1
2.	Junior Advocate Rs.260-10-280-15-430	Recovery Officer Rs.220-10-280-15-310-EB-15-400	1
3.	Junior Assistant Rs.150-10-230-EB-10-270-15-300	Sr. Accounts Clerk Rs.150-10-230-EB-10-270-15-300	1

Further, the work done by the Recovery Officer be reviewed after 6 months.

Item No. 7 Resolution No. 72

Subject : Regularisation of the service beyond the date of superannuation in respect of Shri Martin Sequeira, Hawaldar from Bombay Board.

Resolution: RESOLVED that the extended period of service of Shri Martin Sequeira, Hawaldar from Bombay Board, beyond 30.6.77 to 30.6.78, AN, the actual date of retirement, be regularised by treating it as re-employment in service.

Item No.	8	Resolution No.	67
Subject :	Allotment of accommodation in Grihan Nirman Bhavan, to the offices		
Resolution:	RESOLVED that the additional office space that may become available in Grihan Nirman Bhavan, Bandra, be allotted in the following order of priority:-		
	<p>1) Requirement of the various offices of the Authority and Bombay Housing and Area Development Board.</p> <p>2) Organisations like Bombay Metropolitan Regional Development Authority, Housing and Urban Development Corporation, National Building Organisation, Co-operative Housing Finance Society, Environmental Engineering Organisation and other like Corporate agencies under the departments of Central and State Government having their activities in the field of housing of Environmental engineering.</p> <p>3) Semi-Government organisations or local bodies like, Bombay Municipal Corporation or Government bodies, who are working in the field of area development or housing and whose close co-operation is essential in implementing the housing and other schemes of the Authority.</p>		
Item No.	9	Resolution No.	73
Subject :	Granting ex-post-facto approval to the Railway journey by 1st Class Air-conditioned coach, by Shri J.D. Pradhan, Dy. Chief Engineer (North), Bombay Housing and Area Development Board.		
Resolution:	RESOLVED ex-post-facto permission be granted to Shri J.D. Pradhan, Dy. Chief Engineer (North), Bombay Housing and Area Development Board for the travel by 1st Class Air-conditioned coach, from New Delhi to Bombay on 15.1.78.		

Item No.	10	Resolution No.	74
Subject :	Allotment of tenements constructed at Nasik, Aurangabad and Nanded under the jurisdiction of Aurangabad Housing and Area Development Board.		
Resolution:	RESOLVED that the tenements constructed under the following schemes under the jurisdiction of Aurangabad Housing and Area Development Board, public response for which is poor, be sold to State/Central Government Departments, Semi-Government bodies as also to individuals, who may apply, on first-cum-first-served basis, by waiving the conditions of eligibility with regard to income limit, and 15 years stay in Maharashtra.		
	<ol style="list-style-type: none"> 1. 400 tenements under Low Income Group Housing Scheme at Satpur, Nasik. 2. 96 tenements under Low Income Group Housing Scheme at Aurangabad. 3. 48 'A' type tenements under Middle Income Group Housing Scheme at Aurangabad. 4. 36 'B' type tenements under Middle Income Group Housing Scheme at Aurangabad. 5. 152 tenements under Low Income Group Housing Scheme at Nanded. 		

Item No.	11	Resolution No.	75
Subject :	Consideration of the question of waiving the profit element on the tenements allotted to the employees of the Authority.		
Resolution:	RESOLVED that in the case of tenements constructed out of finances other than HUDCO, no profit element be charged to the employees of the Authority who are allotted tenements in response to the public advertisement, from out of the 2% reservation for the employees of the Authority.		

SUBSTITUTE RESOLUTION NO.75 TOTALLY, WITH

"RESOLVED that in the case of tenements under EWS, LIC, MIG(I) constructed out of finances other than HUDCO, no profit element be charged to the employees of the Authority, who are allotted tenements from out of the 2% reservation for them, either individually or to their co-operative housing societies, provided that the cost of such tenements is not more than Rs. 25,000/- per tenement with a marginal variation on account of revised estimates/final bills being ignored.

In respect of tenements constructed under MIG(I) financed by HUDCO a minimum profit of 5% be charged to the employees of the Authority, both in case of their co-operative housing societies and individuals, provided the cost of tenements is not more than Rs. 25,000/- per tenements".

Item No.	11	Resolution No.	75
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Subject : Consideration of the question of waiving the profit element on the tenements allotted to the employees of the Authority.

Resolution: RESOLVED that in the case of tenements constructed out of finances other than HUDCO, no profit element be charged to the employees of the Authority who are allotted tenements in response to the public advertisement, from out of the 2% reservation for the employees of the Authority.

SUBSTITUTE RESOLUTION NO.75 TOTALLY, WITH

"RESOLVED that in the case of tenements under EWS, LIC, MIG(I) constructed out of finances other than HUDCO, no profit element be charged to the employees of the Authority, who are allotted tenements from out of the 2% reservation for them, either individually or to their co-operative housing societies, provided that the cost of such tenements is not more than Rs. 25,000/- per tenement with a marginal variation on account of revised estimates/final bills being ignored.

In respect of tenements constructed under MIG(I) financed by HUDCO a minimum profit of 5% be charged to the employees of the Authority, both in case of their co-operative housing societies and individuals, provided the cost of tenements is not more than Rs. 25,000/- per tenements".

Item No.	12	Resolution No.	76
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Subject : Consideration of question of payment of emoluments to Shri A. M. Mahajan, Deputy Engineer as a result of judgement of the High Court, Nagpur.

Resolution: RESOLVED to accord ex-post-facto approval to the disbursement of pay and allowances, to Shri A. M. Mahajan, Executive Engineer for the period from 31.10.76 to 20.6.78 in view of the judgement of the High Court, Nagpur and Shri Mahajan's consequential restoration to the post of Executive Engineer.

Further, in future such cases should be decided by the chief Executive Officer/Authority subject to payment not exceeding Rs.25,000/- if such payments are required to be made as a result of a decree or judgement of the High Court or any judicial authority. Such cases decided by the Chief Executive Officer/Authority be placed before the Authority for information.

Item No.	13	Resolution No.	77
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Subject : Grant of financial assistance to co-operative housing societies of the employees of the Authority.

Resolution: RESOLVED to approve the draft scheme as outlined in the enclosure to the Item Note, for grant of financial assistance to co-operative housing societies of employees of the Authority.

Meeting No. : 10 Meeting Date : 1/16/79

Item No. 1 Resolution No. 75

Subject : Confirmation of the minutes of the meeting held on 6.11.1978.**Resolution:** SUBSTITUTE RESOLUTION NO.75 TOTALLY, WITH

"RESOLVED that in the case of tenements under EWS, LIC, MIG(I) constructed out of finances other than HUDCO, no profit element be charged to the employees of the Authority, who are allotted tenements from out of the 2% reservation for them, either individually or to their co-operative housing societies, provided that the cost of such tenements is not more than Rs. 25,000/- per tenement with a marginal variation on account of revised estimates/final bills being ignored.

In respect of tenements constructed under MIG(I) financed by HUDCO a minimum profit of 5% be charged to the employees of the Authority, both in case of their co-operative housing societies and individuals, provided the cost of tenements is not more than Rs. 25,000/- per tenements".

Item No.	2	Resolution No.	79
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Subject : Consideration of fixation of ceiling cost of high denomination flats proposed by the Bombay Housing and Area Development Board at Bandra Reclamation, JVPD and BRD, Worli.

Resolution: RESOLVED as follows:-

- i) The sale price of flats to be constructed for HIG at Bandra Reclamation and JVPD Scheme should be within the ceiling of Rs.1,25,000/- per flat. The sale price should be determined on the basis of prevailing market rate in respective areas.
- ii) The scheme for construction of 112 flats at JVPD Scheme, where the Bombay Board has taken advance steps to invite applications from prospective buyers, be approved subject to the condition that the sale price per flat does not exceed Rs. 1.25 lakhs, if necessary, by making suitable modifications and informing the applicants accordingly.
- iii) To ascertain the probable profits if the plots of land are disposed of at market price as against the profits expected from disposal of tenements after construction at the Site at Worli and to consider the issue later on.

At this stage it was decided to conclude the meeting and rest of the items on the agenda were also decided to be deferred, in view of the urgent meeting of the Cabinet Sub-Committee, which was required to be attended by the President and the Vice-President of the Authority in Mantralaya.

It was also noted in this context, that the Housing and Urban Development Corporation which caters to the needs of financing construction of High Income Group tenements, has kept the ceiling cost of a tenement in that group at an estimated cost of Rs.1,25,000/-. Therefore, the High Income Group tenements to be constructed by the Authority also need to be kept within the said ceiling of Rs.1,25,000/-.

Item No. 3 Resolution No. 78

Subject : Consideration of Government instructions on composition of various Housing Schemes to be implemented by the Authority/Regional Boards.

Resolution: RESOLVED that the housing schemes for various income groups, to be implemented by the respective Regional Boards in their annual programme will consist of tenements/sites for different groups as below:-

Income Group	% to the total tenements for different groups to be constructed in a year, in the jurisdiction of a regional Board.	Mode of disposal
1	2	3
1. Economically Weaker Section	Not less than 50% (In mofussil area (i.e. out-side Greater Bombay) efforts should be made to put up 50% tenements from this within the cost of Rs.6,500/- per tenement and remaining 50% upto Rs.8,000/- per tenement).	Hire Purchase Scheme
2. Low Income Group	Not less than 30% (of which 1/3rd number of tenements costing each for Rs. 10,000/- 14,000/- and 18,000/-)	Hire Purchase Scheme
3. Middle Income Group(I) (Lower)	Not more than 10%	Hire Purchase Scheme
4. Middle Income Group II (Higher) costing over Rs. 25,000/- per tenement.	Not more than 5%	Minimum 25% of these be offered on Out-Right Sale and rest on Hire Purchase Scheme.
5. High Income Group costing	Not more than 5%	100% on out Right Sale with Advance Contribution.

over Rs.
42,000/-
per tenement.

The Vice-President and Chief Executive Officer will issue detailed instructions to the Regional Boards explaining to the this policy decision alongwith necessary guide-lines to ensure proper implementation of this policy.

The Authority also decided that the Government in Housing Department be requested to allow the Authority to adopt the above norms while taking up construction of tenements in its different regions.

"It was noted that the surplus in the finances of the Authority could be raised by undertaking construction of High Income Group tenements. This surplus can be directly ploughed back or can also be useful as a cross subsidy for the implementation of schemes of construction of tenements for Lower Income Groups".

Item No.	4	Resolution No.	80
Subject :	Delegation of powers under Section 181 of the Maharashtra Housing and Area Development Act, 1976.		
Resolution:	RESOLVED to delegate powers to institute Departmental Enquiry against Shri Lakhani, Dy. Chief Engineer, Shri Karia, Executive Engineer and other Dy. Engineers concerned, to the Vice-Chairman-cum-Chief Officer-cum-Chief Engineer of the Bombay Board including the power to examine and decide the issue of suspension or otherwise, in terms of provisions of para 2.1 of the Manual of Departmental Enquiry.		

Item No. 1 Resolution No.

Subject : Confirmation of the minutes of the meeting held on 16.1.1979.

Resolution:

Item No. 2 Resolution No. 81

Subject : Considering lease of land in G-9 to -
 i) Indian Oil Corporation Ltd.
 ii) Oil and Natural Gas Commission.

Resolution: RESOLVED to allot plots of land at G-9, Bandra, on lease to
 i) Indian Oil Corporation Ltd. and
 ii) Oil and Natural Gas Commission, admeasuring 12,000 square meters. and
 7,000 square meters. respectively subject to the Authority satisfying itself about
 the reasonableness of their requirement. The lease period shall be of 30 years in
 the first instance, renewable for a further period. The lease shall be on a premium
 of Rs. 1400/- a square meters. plus lease rent at 2.5% per annum on the total
 premium. It shall also be on usual terms and conditions and on a special condition
 that the building, that may be constructed on the land will be used only for office
 purposes of the same organisation. It shall also be subject to Government
 approval pending finalization of rules/regulations for disposal of land.

Item No. 3 Resolution No. 82

Subject : Waiving of 15 years stay in Maharashtra in respect of Housing and Urban
 Development Corporation financed schemes.

Resolution: "RESOLVED to remove the condition of 15 years stay in Maharashtra prescribed
 for the purpose of allotment of tenements, in respect of HUDCO financed
 schemes, but allotting tenements, after the lots have been drawn in accordance
 with prescribed method, preference shall be given to the residents of the State in
 accordance with the duration of their stay in the State".

Item No. 4 Resolution No. 83

Subject : Acceptance of Security Deposit in the form of Bank Guarantee.

Resolution: RESOLVED to accept initial Security Deposit from contractors for works in the
 form of Bank Guarantee, with the safeguards enlisted in the Item Note.
 After the words "enlisted in the Item Note" in line 3 add the words "with due
 modifications as may be considered necessary as a result of centralisation of
 accounts".

Item No.	5	Resolution No.	84
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Subject : Consideration of the question of reduction of rent in respect of tenements and open developed plots at Bandra-Kurla Complex-transit tenements constructed by esrt while Maharashtra Housing Board.

Resolution: RESOLVED as follows :-

- i) Bombay Housing and Area Development Board should be informed that no reduction in the rents charged to the allotment of 1000 tenements and 1500 open developed plots in Bandra-Kurla Complex should be granted.
- ii) the issue of declaration of loan of Rs. 69.86 lakhs as subsidy should be taken up with Government for reconsideration.
- iii) Possibility of transferring the land to co-operative society of allottees of 1000 tenements and 1500 open developed plots or otherwise should be explored.

Item No.	6	Resolution No.	85
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Subject : Consideration of availing of a loan of Rs. 100 lakhs allotted to the State Government from General Insurance Corporation funds for the year 1978-79 by Government of India for implementation of village housing projects and construction of houses for Economically Weaker Sections of the community.

Resolution: RESOLVED to approve the action taken in accepting the loan of Rs. 100 lakhs through the State Government from General Insurance Corporation for implementation of housing schemes for Economically Weaker Sections of the society is properly assessed at various places.

Item No.	7	Resolution No.	86
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Subject : Consideration of undertaking housing schemes for co-operative housing societies by the Authority.

Resolution: RESOLVED to approve the proposal to promote construction of houses for co-operative housing societies of pre-determined members. The construction of such houses should be on the lands belonging to the societies. A detailed procedure with terms and conditions for implementation of scheme should be prepared and placed before the Authority for approval. The scheme should be implemented through the agencies of the Authority, wherever they have their activities and at rest of the places the Authority should work only for liaison between the societies and financing agencies and also for getting the necessary technical assistance.

Item No.	8	Resolution No.	87
Subject :	Consideration of undertaking and implementation of small size housing and area development projects on the Authority's lands through sources other than HUDCO.		
Resolution:	RESOLVED that in modification of Resolution No. 30 passed at its meeting dated 25.5.78, small size housing and area development schemes for various income groups, to be implemented on the Authority's land, should be financed from debentures funds subject to the ceiling of Rs.20 lakhs a year.		

Item No.	9	Resolution No.	88
Subject :	Revision of pay of the posts on the establishment of ex-Maharashtra Housing Board - Dispute regarding...		
Resolution:	RESOLVED that stay granted by the Authority under its Resolution No. 35 dated 25.5.78, on implementation of Government orders contained in Public Works and Housing Department Resolution No. BHE 1276/1554/D-35 dated 18.5.78, should be vacated partially in respect of the following categories of posts only, for which pay-scales are approved by Government :-		
	<ol style="list-style-type: none"> 1. Estate Manager Administrative Officer Slum Clearance Officer and Public Relations officer 2. Asstt. Administrative Officer P.A. to Asstt. Housing Commissioner (E.M.) 3. Senior Assistant/ Statistical Assistant Sr. Auditor Circle Head Clerk. 4. Mucadam. 		

Item No.	10	Resolution No.	89
Subject :	Consideration of the question of appointment of Shri V.G. Bansod Retired Additional Collector as Enquiry Officer under the Authority.		
Resolution:	RESOLVED to accord ex-post-facto approval to the appointment of Shri V.G. Bansod as Enquiry Officer of the Authority, on the terms and conditions enlisted in the Item note.		

Item No. 11 Resolution No. 90

Subject : Redesignation and redistribution of posts-Delegation of powers to the Vice-President of the Authority for the -

Resolution: RESOLVED as follows:-

i) to accord ex-post-facto approval to the action taken by the Vice-President and Chief Executive Officer/Authority to change the designation of posts as shown below:-

<u>Old designation</u>	<u>Changed designation</u>
a) Law Officer/Authority	Dy. Legal Adviser and Law Officer/Authority
b) Asstt. Legal Officer/Authority	Asstt. Legal Adviser and Law Officer/Authority

ii) to delegate powers vested in the Authority as per Government Resolution No.ARD 1078(156)/Desk-44 dated 28.6.78 to the Vice-President & Chief Executive Officer/Authority to redistribute the posts sanctioned in the new staffing pattern of the Authority and Regional Boards and to change the designation of the posts for administrative convenience or for describing their functions more appropriately, whenever it is necessary to do so.

Item No. 12 Resolution No. 91

Subject : Employees of Authority, Gratuity Regulations 1978 - Draft regulations.

Resolution: RESOLVED to approve the draft Employees of Authority, Gratuity Regulations 1978 as appended to the Item Note and to approve the proposal to seek exemption from Payment of Gratuity Act, from Government. These draft regulations should be submitted to the Government for sanction.

Item No. 13 Resolution No. 92

Subject : Continuance of Shri R.V. Patil, standing Counsel of Nagpur Housing and Area Development Board.

Resolution: RESOLVED to approve the action taken by the Nagpur Housing and Area Development Board to continue the services of Shri R.V. Patil, Standing Counsel, beyond 4.12.77, on a monthly remuneration of Rs.600/- and to raise it to Rs.800/- from 1.10.78. The Authority approved the continuation of this arrangement and the appointment of Shri R.V. Patil till 31.3.79 only. In the meantime the Vice-President/Authority should examine the justification for having a separate Standing Counsel for Nagpur Board and not avail the facilities afforded by District Government Pleader.

Item No.	14	Resolution No.
Subject :	Draft Maharashtra Housing and Area Development Authority (Estate Management, Sale and Exchange of tenements) Regulations 1979.	

Resolution:

Item No.	15	Resolution No.	93
Subject :	Allotment of office accommodation in Griha Nirman Bhavan.		
Resolution:	RESOLVED to amend its Resolution No.67 dated 6.11.78 and to follow the instructions contained in Government circular General Administration Department No. GI/BLRA/Accommodation dated 30.12.78 in regard to vacancies in respect of non-residential premises in Greater Bombay.		

Item No.	16	Resolution No.	94
Subject :	Government officers on deputation to the Authority.. Retention of Government quarters.		

Resolution: RESOLVED as follows:-

- i) The additional expenditure on account of payment of either economic rent or penal rent required to be paid in respect of Government servants on deputation to the Authority due to the merger of Slum Improvement Board and Repairs and Reconstruction Board should be borne by the Authority,
 - ii) The Government may be requested not to charge economic rent or penal rent to these Government servants, as they were required to join the foreign services due to the steps taken by the Government itself to amalgamate the different Boards to constitute the Authority,
 - iii) As far as possible, the Government servants on deputation should be repatriated, if their services are no longer required and suitable substitutes with adequate qualifications are available from amongst the Officers/staff of Authority.
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Item No.	17	Resolution No.	95
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Subject : Deputation of Officers from Maharashtra Industrial Development Corporation.

Resolution: RESOLVED to accord ex-post-facto approval to the action taken by its Vice-President and Chief Executive Officer to obtain the services of Shri S.P. Manvikar, Executive Engineer & Shri S.R. Joshi, Deputy Engineer on deputation from the Maharashtra Industrial Development Corporation to the Bombay Housing and Area Development Board, and also to accord approval to the terms and conditions of deputation as appended to the Item Note, pending consideration of proposals with detailed report on the work done by these two officers earlier the expertise gained by them which has made their services necessary for ailment by the Authority. Justification may also be given for further continuation of these officers with the Authority.

Item No.	18	Resolution No.	
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Subject : Consideration of allotment of land in Bandra Reclamation scheme for— residential purpose to
 i) Oil and Natural Gas Commission and
 ii) Indian Oil Corporation.

Resolution:

Item No.	19	Resolution No.	96
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Subject : Creation of posts under the Pune regional Board for its Finance, Budget Accounts and Audit Wing.

Resolution: RESOLVED (i) to create the following posts on the establishment of the Pune Housing and Area Development Board in their Finance, Budget Accounts and Audit Wing.

- | | |
|--|---------|
| i) Divisional Accountant (Rs.275-15-410-EB-20-570) | 1 post |
| ii) Junior Auditor (150-10-230-EB-10-270-15-300) | 2 posts |

provided that the scale sanctioned as above for the post of Jr. Auditor is subject to the final decision by the Government on disputed pay scales.

Item No.	20	Resolution No.	
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Subject : Committee for consideration of accelerating the work of Repairs and Reconstruction wing of Bombay Housing and Area Development Board.

Resolution:

Item No. 21 Resolution No. 97

Subject : Regularisation of services beyond date of superannuation in cases of S/Shri R.N. Nayak, Mistry and R.R. Sarote, Mazdoor.

Resolution: RESOLVED to regulate the continuance of the following two employees beyond the date of superannuation as indicated below by treating the period of their continuance beyond the date of superannuation as the period of re-employment.

	Name of Person	Designation	Due date of retirement	Actual date of retirement
1.	Shri R.N. Nayak	Mistry on Temporary Establishment	28.2.77	30.6.77
2.	Shri R.R. Sarote	Mazdoor on Temporary Establishment	30.6.77	31.7.77

Item No. 22 Resolution No. 98

Subject : Considering the question of declaring drawing and disbursing Officer for the establishment of the Authority.

Resolution: RESOLVED to declare the Accounts Officer under the Financial Controller/Authority as drawing and disbursing Officer for the establishment of the Authority.

(d) After Item No.22 and Resolution No.98, thereunder add the following;

" The Authority considered the question of acceptance of tenders for 7 out of 11 works at Pune and decided that the Tender Committee should negotiate with M/s. I.K. Agarwal as to which works they can take up in hand out of those for which they have tendered and whether they could reduce the rates further. While considering this the Tender Committee should also assess the capacity of M/s. L.K.Agarwal to execute these works. Further, that the Tender Committee should take a decision on the acceptance of tenders for the 11 works at Pune before the expiry of validity period on 16.2.1979".

Meeting No. : 2-spl. Meeting Date : 2/26/79

Item No. 1a Resolution No.

Subject : Confirmation of the minutes of the meetings held on 2.2.1979.
a) Item No. 1: Confirmation of the minutes of the meetings held on 16.1.1979.
b) Substitute the Resolution No. 82 by following

Resolution: Resolution No.82.
"RESOLVED to remove the condition of 15 years stay in Maharashtra prescribed for the purpose of allotment of tenements, in respect of HUDCO financed schemes, but while allotment with prescribed method, preference shall be given to the residents of the State in accordance with the duration of their stay in the State".
Resolution No.83.
After the words "enlisted in the Item Note" in line add the words " with due modifications as may be considered necessary as a result of centralisation of accounts"

Item No. 1 Resolution No. 99

Subject : Confirmation of the minutes of the meeting held on 2.2.1979.

Resolution: The Authority expresses its deep sense of sorrow at the sad and sudden demise of Shri Shankarrao N. Mohite-Patil, who was its member since its establishment. The Authority places on record the valuable services rendered by late Shri Mohite-Patil in advising the Authority.

Item No. 2 Resolution No.

Subject : Draft Maharashtra Housing and Area Development Authority (Estate Management, Sale and Exchange of tenements) Regulations, 1979.

Resolution:

Item No. 3 Resolution No.

Subject : Considering allotment of land in Bandra Reclamation scheme for residential purpose, to
1) Oil and Natural Gas Commission
2) Indian Oil Corporation

Resolution:

Item No. 4 Resolution No.

Subject : Consideration of Budget-Estimates of the Authority for the year 1979-80.

Resolution:

Item No.	5	Resolution No.	100
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Subject : Consideration of the question of initiating disciplinary proceedings against the employees of the Authority.

Resolution: RESOLVED as follows:

- a). Shri M.K. Lakhani, Dy. Chief Engineer should be placed under suspension by the Authority.
- b) Departmental enquiry should be instituted against Shri M.K. Lakhani, Deputy Chief Engineer, Shri H.D. Karia, Executive Engineer and Shri J.B. Gonsalvis, Deputy Engineer by the Authority and it should be entrusted to Shri V.G. Bansod as a special Enquiry Officer.
- c) The charge sheets, the statements of allegations, and statements of evidence, as appended to the Item Note are approved for issue.

Item No.	6	Resolution No.	
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Subject : Deputation of officers from Maharashtra Industrial Development Corporation.

Resolution:

Item No.	7	Resolution No.	
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Subject : Consideration of fixation of ceiling cost for high denomination flats proposed by Bombay Housing and Area Development Board at Bandra Reclamation, J.V.P.D. Scheme and B.R.D. Worli.

Resolution:

Item No.	8	Resolution No.	101
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Subject : Acceptance of tenders received for various works at Pune.

Resolution: RESOLVED to ratify the following decisions of the Tender Committee

- 1) To accept the tender of M/s. Vishindas Bhagchand for the work of constructing 96 tenements under MIG at Maharshi Nagar, Pune at 19.58% above estimated cost of Rs. 18,66,894/- being lowest tenderer at the time of initial receipt and without any conditions. Modified offer of M/s. L.K. Agarwal of 19% above the estimated cost was not accepted as it was accompanied with several conditions, which were not acceptable to the Tender Committee.
- 2) To approve the action of the Pune Board in acceptance of tenders for the work of -
 - a) Construction of 128 tenements under LIG at Laxmi Nagar, Pune in Group I at 21% above the estimated cost of Rs. 13,88,888/-.
 - b) Construction of 96 tenements under LIG at Laxmi Nagar, Pune in Group II at 21% above the estimated cost of Rs. 10,41,666/-.
- 3) To reinvoke the tenders in respect of remaining works by splitting the works at an estimated cost upto Rs. 10 lakhs so as to attract more number of contractors by giving a short notice of 15 days and wide publicity in newspapers both of Pune and Bombay.

Item No.	9	Resolution No.	102
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Subject : Consideration of providing dome subsidy in fixing the sale price of plots/tenements under Site and Services and E.W.S. Housing Schemes.

Resolution: RESOLVED not to accept the proposal of the Bombay Housing and Area Development Board to provide subsidy in fixing the sale price of plots under Site and Services scheme at Majaswadi, Majiwade (Thane), Dindoshi (Malad) and Ambarnath.

Further, that any surpluses generated should be utilised with the permission of the Authority only.

Item No.	10	Resolution No.	
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Subject : Consideration of question of obtaining additional telephone connections for the officers of the Authority.

Resolution:

Item No.	11	Resolution No.	103
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Subject : Consideration of question of providing employment on compassionate grounds to near relatives of Authority's servant who dies while in service or who retires prematurely due to serious illness like T.B., Cancer etc.

Resolution: RESOLVED to approve the scheme for providing employment to the near relatives of the Authority's employees who die while in service or retire prematurely due to serious illness like T.B., Cancer etc. as outlined in the item note and its accompaniments.

Meeting No. : 12 **Meeting Date : 4/1/79**

Item No. 1 **Resolution No.**

Subject : Confirmation of minutes of the meeting held on 26.2.1979.**Resolution:**

Item No. 2 **Resolution No. 104**

Subject : Consideration of Budget-Estimates of the Authority for the year 1979-80.**Resolution:** RESOLVED to approve the Budget-Estimates for the year 1979-80.

Item No. 3 **Resolution No.**

Subject : Draft Maharashtra Housing and Area Development Authority (Estate Management, Sale and Exchange of tenements) Regulations, 1979.**Resolution:**

Item No. 4 **Resolution No. 105**

Subject : Deputation of officers from Maharashtra Industrial Development Corporation.**Resolution:** RESOLVED to authorise the Vice-President/Authority to decide the issue of continuance of the services of Shri S.P. Manvikar, Executive Engineer and Shri S.R. Joshi, Deputy Engineer on deputation to the Authority from the Maharashtra Industrial Development Corporation, after taking into consideration report of the Vice-Chairman/Bombay Board and points raised during the course of deliberation on the subject. If necessary, Shri Rangnekar may discuss the matter with Vice-President/Authority.

Item No. 5 **Resolution No.**

Subject : Consideration of fixation of ceiling cost for high denomination flats proposed by Bombay Housing and Area Development Board at Bandra Reclamation, JVPD and BRD Worli.**Resolution:**

Item No. 6 **Resolution No.**

Subject : Allotment of tenements to existing and Ex_MPS, MLAS and MLGs in a whole building.**Resolution:**

Item No. 7 Resolution No. 106

Subject : Revision of pay-scales-Adoption of Maharashtra Civil Services (Revised Pay) Rules, 1978

Resolution: RESOLVED to recommend to Government the revised pay-scales for various categories of posts and to authorise Vice-President/Authority, and Shri R.S.Gavai and Shri D.V.Rangnekar members to consider the anomalous or disputed pay-scales, if any.

Further, that the Vice-President and Chief Executive Officer/Authority may issue directive to the Regional Boards to implement economy measures in order to meet the extra expenditure on account of revision of pay-scales and rates of D.A.

Item No. 8 Resolution No. 107

Subject : Consideration of allotment of land in Bandra Reclamation Scheme for residential purpose to
1) Oil and Natural Gas Commission and
2) Indian Oil Corporation.

Resolution: RESOLVED to allot 1.7 hectares of reclaimed and 3.6 hectares of unreclaimed land in Bandra Reclamation scheme, only to the Oil and Natural Gas Commission.

Further the land should be transferred on lease on usual terms and conditions for an initial period of 30 years on premium of Rs.1,000/- per square meter for reclaimed land inclusive of Bombay Metropolitan Region Development Authority charges and Rs. 800/- per Square meter for unreclaimed land, and on lease rent at 2.5% on the premium. The allotment of land shall also be subject to the condition that the land will be used only for staff quarters. Further, the Government should be requested not to charge 50% unearned increment out of this as the suggestion for this grant has come from the Government itself.

Item No.	9	Resolution No.	108
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Subject : Undertaking housing and area development schemes at Medium and small towns through the Municipal Councils.

Resolution: RESOLVED as follows:

i) the housing and area development schemes should be implemented by the Regional Boards at places where the number of beneficiaries is in excess of 750 and the minimum work load id of Rs.50 lakhs per scheme subject to the condition that the Municipal Council agrees to bear the entire cost of providing services (water supply, drainage, roads and street lights) in the scheme and also to bring these services, upto scheme area. Further, the Regional Boards should take necessary steps to prepare housing and area development schemes to be undertaken at places where the number of beneficiaries is more than 750.

ii) to request Government to suitably amend by issue of an ordinance the Section 41 of Maharashtra Housing and Area Development Act, 1976 so as to facilitate acquisition of land even for Municipal Councils and to implement the scheme through the Municipal Councils in accordance with the decision taken by the Authority in the meeting dated 29.6.1978.

Item No.	10	Resolution No.	109
Subject :	Sites and Services Schemes at 1) Dindoshi, Malad, Bombay 2) Majaswadi, Jogeshwari, Bombay 3) Majiwade, Panchpakadi, Thane with Housing and Urban Development Corporation finance.		

Resolution: RESOLVED as follows:

- 1) To approve the total borrowing of Rs.14.25 lakhs as loan from Housing and Urban Development Corporation for sites and services schemes for development of
 - 1) 340 plots at Dindoshi, Malad, Bombay (Rs.7.45 lakhs)
 - 2) 216 plots at Majaswadi, Jogeshwari, Bombay (Rs.4.55 lakhs)
 - 3) 114 plots at Majiwade, Panchpakadi, Thane (Rs. 2.25 lakhs) on the terms and conditions in the HUDCO's sanction letter Nos. -
 - 1) Mah/S&S/Dindoshi-Malad-Bombay 78/25630 dated 26.10.78,
 - 2) Mah/S&S/Majaswadi, Jogeshwari/Bom?78/25628, dated 26.10.78,
 - 3) Mah/S&S/Majiwade-Panchpakadi/25726 dated 26.10.78 and,
 - 4) Mah/S&S/Dindoshi-Malad-Bombay 79/7239 dated 22.2.79,
 conveying approval to the revised schedules of drawal and repayment of loan.
- 2) to authorise Vice-President/Authority to execute necessary documents with HUDCO, New Delhi in connection with the above mentioned 3 sites and services schemes and also to affix the common seal of the Authority wherever necessary on behalf of the Authority with Housing and Urban Development Corporation finance.

Meeting No. : 13 Meeting Date : 5/11/79

Item No. 1 Resolution No.

Subject : Confirmation of minutes of the meeting on 1.4.79.

Resolution:

Item No. 2 Resolution No.

Subject : Draft Maharashtra Housing and Area Development Authority (Estate Management, Sale and Exchange of tenements) Regulation, 1979.

Resolution:

Item No. 3 Resolution No.

Subject : Consideration of the question of obtaining additional telephone connection for the officers of the Authority .

Resolution:

Item No. 4 Resolution No. 110

Subject : Consideration of the question of creation of a post of Junior Architectural Assistant on the establishment of the Authority.

Resolution: RESOLVED to create a post of Jr. Architectural Assistant on the establishment of the Authority's office in the scale of pay of Rs.320-15-425-20-525, and to merge that post in the centralised Planning and Designing unit when so created.

Item No. 5 Resolution No. 111

Subject : To consider allot of land to Police Commissioner for opening Police Chowkey in the Bombay Board's colonies at
 ✓ i) Mahwani, Malad and
 ii) Dadabhai Naoroji Nagar, Andheri.

Resolution: RESOLVED to approve the proposal of Bombay Board to allot on lease to the Police Department, plots of land of 156 square yards. in area, in each of the two colonies viz.
 i) Mahwani, Malad and
 ii) Dadabhai Naoroji Nagar, Andheri for opening permanent Police Chowkies. The allotment shall be on the following two conditions and on other usual terms and conditions:-
 1) Lease period shall be of 30 years.
 2) Nominal ground rent of Rs.1/- per month shall be charged to the Police Department.

Item No.	6	Resolution No.	112
Subject :	Consideration of the question of voluntary retirement of Shri H.M.Gajria, Executive Engineer.		
Resolution:	<p>1) To reject the request of Shri H.M.Gajria, Executive Engineer to allow him to retire voluntarily.</p> <p>2) To institute departmental enquiry against him on the charge of being responsible for loss of Rs.21,000/- or so to the Bombay Board, after following the due process.</p> <p>3) To direct the Chief Officer/Bombay Board to have it examined whether Shri Gajria may be placed under suspension and if so to act accordingly,</p> <p>4) To request its Vice-President and Chief Executive Officer to have it examined whether disciplinary proceedings may be instituted against Shri Gajria for the breach of discipline committed by him by ignoring the directions to appear before the Medical Board and to avoid posting at Aurangabad Board and if so, to act accordingly.</p>		

Item No.	7	Resolution No.	113
Subject :	Consideration of the question of appointment of Town Planners in Bombay Board and grant of higher starting salary.		
Resolution:	<p>RESOLVED as follows:</p> <p>1) to approve the action of its Vice President, not to grant higher starting pay to Shri J.S.Chitnis and Shri N.M.Deshmukh, Town Planners in Bombay Board, appointed in the scale of Rs.375-25-550-30-640-EB-30-880 W.E.F. 1st June, 1978, and appoint them on the initial of this scale from that day, on probation.</p> <p>2) To waive off the overpayment made in this case on account of grant of higher starting pay.</p> <p>3) To convey its disapproval of the course adopted by the Bombay Board by adjourning its meeting on 3.4.79, on the issue.</p> <p>4) Shri Deshmukh should be directed to bring letter from CIDCO about acceptance of his resignation before 31st May 1979 failing which his probation be extended and disciplinary action be taken against both of them for circulating their grievances in the manner in which they should not have done.</p>		

Item No. 8 Resolution No. 114

Subject : Consideration of the question of creation of additional posts on the establishment of Bombay Board.

Resolution: RESOLVED that the posts in different categories is shown in Column No.15 of Statement No.1 annexed to the Item Note should be created on the establishment of the Authority in favour of Bombay Board with immediate effect and steps should be taken to fill in these posts as per rules. Further, that the Vice-President and Chief Executive Officer is authorised to order filling in of posts in phases, after reviewing the progress of the works at proper intervals and taking into account the existing strength of personnel in different cadres, to avoid sudden and unnecessary expansion of offices.

Item No. 9 Resolution No. 115

Subject : Consideration of question of creation of additional posts for Pune, Aurangabad, Nagpur Boards.

Resolution: RESOLVED to create additional posts as shown below:

Category of Post		Pune Board	Aurangabad Board	Nagpur Board
1.	Dy. Engineer	5	3	3
2.	Jr. Engineer	12	9	8
3.	Asstt. D'man	1	1	-
4.	Tracer	1	2	-

Item No. 10 Resolution No. 116

Subject : Consideration of terms and conditions of deputation of Shri J.D.Pradhan, Ex-Deputy Chief Engineer/Bombay Board, and Officer from Bombay Municipal Corporation

Resolution: RESOLVED to approve the proposal of the Bombay Municipal Corporation to include the following new condition in the terms and conditions of deputation of Shri J.D.Pradhan, Ex-Deputy Chief Engineer/Bombay Board, and Officer from Bombay Municipal Corporation to the Authority:

" Shri Pradhan will be entitled to avail of the concession of Leave Travel Assistance as admissible to Municipal employees, under Bombay Municipal Corporation Rules, which shall be paid by the Maharashtra Housing and Area Development Authority".

Item No.	11	Resolution No.	117
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Subject : Consideration of construction of transit tenements at Pune by Maharashtra Housing and Area Development Authority.

Resolution: RESOLVED to accord general approval to the proposal for construction of transit tenements at Pune for providing transit accommodation to the tenants of old and dilapidated buildings in the city to enable the building owners to reconstruct their buildings and house the tenants in the reconstructed buildings. The details of the scheme may be worked separately and brought before the Authority in due course of time.

Item No.	12	Resolution No.	118
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Subject : Consideration of forfeiture of permanent earnest money paid by M/s. B.G.Shirke & Co. for the contract of the various works awarded at Pune.

Resolution: RESOLVED to refund to M/s. B.G.Shirke & Co., the amount of Rs.50,000/- being the permanent earnest money, which were forfeited under the decision of the Authority, dated 28.9.78 due to the Company's backing out the offer of award of 11 works at Pune.

Item No.	13	Resolution No.	119
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Subject : Lease of plot for the purpose of school at Dahisar to Shailendra Education Society.

Resolution: RESOLVED to renew the lease of plot of land admeasuring 825 square yards already allotted, on a long lease for a period of 30 years and also to allot additional land admeasuring 1875 square yards at Dahisar on lease for a period of 30 years to the Shailendra Education Society, thus making the total area of land to admeasure 2700 square yards on charging of ground rent at 8% per annum calculated on the total premium of land at Rs.72.50 per square yard, with effect from 28.5.1979, for conducting a school. The lease of plot shall be on usual terms and conditions and on a special condition that the society in the admission to school shall prefer children of the residents of the colony in which the school is situated or adjacent colonies of the Bombay Board. The Charges required to be paid to Town Planning Department if any for the purpose of valuation shall be chargeable to the society.

Item No.	14	Resolution No.	120
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Subject : To consider allotment of land for post office in J.V.P.D. Scheme.

Resolution: RESOLVED to allot a plot of land admeasuring 450 square yards at JVPD scheme on lease to the Post and Telegraph Department, for construction of a post office, on the following terms and conditions:-

- a) Lease period shall be 99 years.
- b) Premium of land shall be recovered in advance at the present Market rate.
- c) Lease rent shall be charged at Re.1/- per annum per plot and it shall be subject to revision after each term of 33 years.
- d) Lease shall also be on other usual terms and conditions.

Till final market rate is worked out, the Post and Telegraph Department shall be charged the premium at a provisional rate of Rs.250/- per month per square yard and that charges of Town Planning Department shall be added to the rate of premium.

Item No.	15	Resolution No.	121
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Subject : Consideration of allotment of open plot at Azad Nagar, Andheri to Mumbai Kamgar Madhyavarti Grahak Sahakari Mandal Ltd. for running Apna Bazar Co-operative Department Store.

Resolution: RESOLVED to allot a plot of land admeasuring 1704 square yards at Azad Nagar, Andheri on lease for a period of 30 years, to the Mumbai Kamgar Madhyavarti Grahak Sahakari Mandal Ltd. for running Apna Bazar Co-operative Department Store. the lease shall be on payment of premium at present Market rate plus lease rent at 2.5% per annum with usual other conditions. Pending fixation of the market rate provisional market rate of Rs.100/- shall be charged for the lease.

Item No.	16	Resolution No.	122
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Subject : To consider allotment of land to Dadasaheb Gaikwad Consumer's Cooperative Society for running Consumer's Cooperative Society at Pant Nagar, Ghatkopar.

Resolution: RESOLVED to allot a plot of land admeasuring about 803 square yards at Pant Nagar, Ghatkopar on lease to Dadasaheb Gaikwad Consumer's Cooperative Society for running Consumer's Cooperative Society. The lease shall be for a period of 30 years, on payment of premium at present market rate plus lease rent at 2.5% per annum with other usual terms and conditions. Pending fixation of market rate, provisional market rate of Rs.200/- per square yard shall be charged. The following shall be the main conditions of lease in addition to other usual terms and conditions:-

- 1) the society shall utilise the plot only for shopping purpose.
 - 2) the building plan shall be subject to approval of the Bombay Housing and Area Development Board and the Bombay Municipal Corporation.
 - 3) the construction of building shall be started within a period of one year from the date of handing over the plot.
 - 4) the society shall not assign, sublet or give on license or part with possession of the land and the premises or any part thereof to any other person/s.
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Item No. 17 Resolution No. 123

Subject : Consideration of allotment of land to the Co-operative Housing Societies of
 1) Employees of Air India Ltd.
 2) Punjab National Bank.

Resolution: RESOLVED to lease the following plots of land at Gorai road, Borivali (West) to the employees of (1) Air India Ltd. and (2) Punjab National Bank.

No. of plots and scheme	Area	Premium demanded & paid
<hr/> AIR INDIA LTD <hr/>		
2 plots for LIG	2280 square yards for 72 members	Rs. 86,640.00
1 plot for MIG	1100 square yards. for 16 members	Rs.1,06,900/-
<hr/> PUNJAB NATIONAL BANK <hr/>		
1 Plot for LIG	718 square yards for 18 members	Rs.27,284.00

The following shall be the conditions of lease in addition to usual terms and conditions:-

i) Lease period shall be 99 years and lease rent shall be at 2.5% per annum on the premium of land during the first 30 years and shall be subject to revision after every 30 years.

ii) The maximum plinth area of LIG tenements to be constructed shall not exceed 270 square feet. and that of MIG tenement shall not exceed 500 square feet.

Item No. 18 Resolution No.

Subject : Allotment of additional land and grant of permission for putting up compound wall to Police Station at Tilak Nagar, Chembur.

Resolution:

Item No.	29	Resolution No.	124
Subject :	Lease of plot at Siddharth Nagar, Goregaon (West) for General Hospital to the Bombay Municipal Corporation.		
Resolution:	RESOLVED to allot additional land admeasuring 3890 square yards. to make the entire plot to admeasure 8334.45 square yards. at Siddharth Nagar, Goregaon to the Bombay Municipal Corporation for construction of a General Hospital. The allotment shall be on lease for a period of 60 years, and on a premium at actual cost of land of Rs.21.50 per square yard. and lease rent shall be of Re.1/- per annum.		

Item No.	20	Resolution No.
Subject :	Consideration of the question of reservation of one building consisting of 20 flats in Dadabhai Naoroji Nagar, Andheri under HIGHS for staff quarters.	

Resolution:

Item No.	21	Resolution No.
Subject :	Sale of houses built under Integrated Subsidised Housing Scheme for Industrial workers and economically weaker section of the community, to the occupants.	

Resolution:

Item No.	22	Resolution No.	125
Subject :	Consideration of Appeal made by Shri M.G.Kale under rule 8(2) of the Maharashtra Housing Board (allotment, Management, and sale of tenements) Regulations 1970.		

Resolution: RESOLVED to defer the consideration of this item for decision to the next meeting.

Item No.	23	Resolution No.
Subject :	Procedure for allotment of tenements constructed by the Regional Boards of the Authority, if sufficient number of applications are not received in response to the advertisement.	

Resolution:

Item No.	24	Resolution No.	126
Subject :	Providing financial assistance to Vishveshvarayya College of Engineering, Nagpur for their scheme of "Development of system of construction for reduction in cost of construction for low cost housing.		
Resolution:	RESOLVED to grant financial assistance of Rs. 36,000/- to Vishveshvarayya College of Engineering, Nagpur for execution of scheme for development of a low cost housing system for conducting research work in that respect. The grant shall be subject to the condition that sample house to be constructed under the scheme shall be on the land of Nagpur Board and if any machinery is purchased out of this grant, it shall belong to the Authority.		

Item No.	25	Resolution No.	127
Subject :	Consideration of relaxation of condition of mentioning the Railway ticket number on T.A. bill on account of claims for journey by rail - Shri D.V. Deshpande, Vice-Chairman/ Bombay Board.		
Resolution:	RESOLVED that Shri D.V. Deshpande, Vice-Chairman/ Bombay Board should be permitted to claim 1st Class Railway fare for 7.9.78 for journey from Nagpur to Durg and for 8.9.79 from Durg to Nagpur in connection with 13th meeting of Research and Advisory Committee of HUDCO, by relaxing the condition of mentioning railway ticket number on the T.A. Bill.		

Item No.	26	Resolution No.	128
Subject :	Consideration of modification to the terms of deputation of Shri D.V. Deshpande, Vice-Chairman/Bombay Board.		
Resolution:	RESOLVED to modify condition No.5 of the terms of deputation of Shri D.V. Deshpande, Vice-Chairman/Bombay Board, from MIDC to the Authority, accepted by the Authority as per the Resolution No.20 dated 2.5.78 to the extent below:- "During the period of deputation of Shri Deshpande shall be entitled to TADA for journey undertaken while on duty after joining the Maharashtra Housing and Area Development Authority in accordance with the rules of Maharashtra Industrial Development Corporation and also the benefit of accident insurance scheme as admissible under Maharashtra Industrial Development Corporation".		

Item No.	27	Resolution No.	129
Subject :	Considering extension of environmental slum improvement programme to the cities whose population is 50,000 to 1,00,000 as per General Census of 1971.		
Resolution:	RESOLVED to extend the Programme of Slum Improvement to the slum areas falling within the Municipal jurisdiction of all the towns in the State having population is 50,000 to 1,00,000 as per general census of population of 1971. The other terms and conditions shall be the same on which this programme is at present being implemented in other cities/towns.		

Item No.	28	Resolution No.
Subject :	Consideration of the question about Revision of Pay scales of the employees of the Authority under the Maharashtra Civil Services (Revised Pay) Rules 1978.	

Resolution:

Item No.	29	Resolution No.	130
Subject :	Request of Rangsharada Pratishthan for grant of land in 'A' Block at Mahim Causeway (Bandra Reclamation).		
Resolution:	Resolved to agree to allot the land earmarked for drama theatre in its Bandra Reclamation Scheme in favour of Rangsharada Pratishthan on usual terms and conditions after the proposal is fully scrutinised by its Chief Executive Officer.		

Item No.	30	Resolution No.	131
Subject :	Construction of Transit Camp at Ghatkopar award of contract by the Bombay Board in favour of M/s. B.B.Builders.		
Resolution:	RESOLVED to authorise the Vice-President and Chief Executive Officer to immediately decide as to whether the work awarded in favour of M/s. B.B.Builders be withdrawn and the Bombay Board be instructed suitably in the matter.		

Meeting No. : 14 Meeting Date : 7/5/79

Item No. 1 Resolution No.

Subject : Confirmation of minutes of the meeting held on 11.5.79.

Resolution:

Item No. 2 Resolution No. 132

Subject : Draft Maharashtra Housing and Area Development Authority (Estate Management, Sale and Exchange of tenements) Regulations -1979.

Resolution: RESOLVED to appoint a Sub-committee of Vice-President/Authority and Shri D.V. Rangnekar, Member for consideration of the suggestions on the draft regulations, after they are examined by the Legal Adviser/Authority, and to set a time-limit of one month for the Sub-Committee to make its recommendations and till then to defer the item.

Item No. 3 Resolution No. 134

Subject : Construction of staff quarters and reservation of certain tenements as staff quarters.

Resolution: RESOLVED as follows:-

- i) Staff Quarters for Class III and Class IV employees, of appropriate scale should be constructed at the estimated cost of Rs 20 lakhs every year.
 - ii) 20 LIG tenements at Anand Nagar from out of those which are not to be demolished immediately should be earmarked as staff quarters.
 - iii) 20 LIG tenements and 20 HIG tenements at Tilak Nagar, Chembur and D.N. Nagar, Andheri respectively should be earmarked as staff quarters.
 - iv) Consideration of introducing the concept of Book Rent, prevalent in Government and charging of either economic rent, rent at 10% of the pay or Book rent, whichever is less, as rent for Staff Quarters should be deferred, from out of those which are not to be demolished immediately should be earmarked as staff quarters.
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Item No.	4	Resolution No.	135
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Subject : Consideration of Appeal made by Shri M.G.Kale under rule 3(2) of the Maharashtra Housing Board (Allotment, Management, and Sale of Tenements) Regulations 1970.

Resolution: RESOLVED that the appeal made by shri M.G. Kale on 7.9.78 under rule 3(2) of the Maharashtra Housing Board (Allotment, Management and Sale of Tenements) Regulations 1970, should be rejected and allotments made in respect of 'D' type tenements at Agarkar Nagar, Pune should be confirmed.

Item No.	5	Resolution No.	
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Subject : Procedure for allotment of tenements constructed by the Regional Boards of the Authority, if sufficient number of applications are not received in response to the advertisement.

Resolution:

Item No.	6	Resolution No.	133
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Subject : Release of D.A. & other compensatory local allowances to Shri M.K. Lakhani, Dy. Chief Engineer, under suspension.

Resolution: RESOLVED to postpone the decision on the request made Shri M.K. Lakhani, Dy. Chief Engineer for release of dearness allowance and house rent allowance, while under suspension, for a period of 3 months and to review the position after that period, for taking a decision.

Item No.	7	Resolution No.	136
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Subject : Regularisation of stop-gap-services of Shri S.Y. Bhuwad, Chowkidar.

Resolution: RESOLVED to accord ex-post-facto approval to the action taken by the Vice-President and Chief Executive officer/Authority to regularise the services of Shri S.Y. Bhuwad, Chowkidar treating his appointment to the post of Chowkidar w.e.f. 13.11.74 as one in a clear vacancy.

Item No.	8	Resolution No.	137
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Subject : Regularisation of services of Shri S.G. Merchanda, Peon under the Pune Board.

Resolution: RESOLVED to regularise the services of Shri S.G. Merchanda, Peon treating his appointment as a Peon w.e.f. 14.12.70 as one in a clear vacancy and to allow him the service benefits as enumerated in the item note from that date, subject to production of medical fitness certificate..

Item No.	9	Resolution No.
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Subject : Appointment of deputation's-Policy regarding the _ _ _

Resolution:

Item No.	10	Resolution No.
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Subject : Treatment of period of absence on account of Chain fast, mass causal leave and Bhavan Bandh.

Resolution:

Item No.	11	Resolution No.
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Subject : Reimbursement of conveyance charges to the Rent Collectors from the Colony to the Head Quarters at Bandra and back.

Resolution:

Item No.	12	Resolution No.
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Subject : Utilisation of the Authority's land at BRD, Worli, Bombay.

Resolution:

Item No.	13	Resolution No.	138
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Subject : Water supply to newly constructed 440 tenements at Tilak Nagar, Chembur - Consideration of laying independent 6" dia water main involving additional expenditure of about Rs.2.00 lakhs.

Resolution: RESOLVED that water supply arrangement for newly constructed 440 LIG tenements at Tilak Nagar, Chembur should be made through an independent 6" dia water main instead of through the existing mains in the colony, at the cost of about Rs.2.00 lakhs and that the additional cost on this account should be recovered from the allottees of the tenements.

Item No.	14	Resolution No.
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Subject : Demolition of old tenements at Hind Mills Compound, Dadar-deciding the norms etc. for extending subsidy to old tenants.

Resolution:

Item No.	15	Resolution No.	139
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Subject : Grant of land to National Institute for Education and Rehabilitation of Deaf and Mute.

Resolution: RESOLVED to take up with Government in the Revenue and Forest Department, the issue of appointment of the amount of Rs.20 lakhs in respect of 1.74 hactres of land in Bandra Reclamation area granted by Government to the Government of India for establishment of the National Institute for Deaf and Mute.

Item No.	16	Resolution No.	140
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Subject : Lease of land at Mulund (East) bearing S.No.386 pt.to the Rashtra Sarathi Co-operative Housing Society of Central Government servants and Rajya Sarathi Co-operative Housing Society of State Government Servant.

Resolution: RESOLVED that in modification of Resolution No. 6129 dated 23.9.77 passed by the ex-Maharashtra Housing Board, the allotment of land at Mulund (East) to the Rashtra Sarathi Co-operative Housing Society and Rajya Sarathi Co-operative Housing Society shall be subject to following conditions apart from those relating to the lease of land already agreed to by the Societies:-

- i) The Bombay Board shall prepare layout for the entire 20 acres of land in accordance with the development control rules and get it approved by the B.M.C.
 - ii) The entire land shall be developed by the Bombay Board and the societies shall be given fully developed plots on the basis of their registered membership.
 - iii) The societies shall agree to pay the Market value of the land as may be decided by the Town Training Department and that they shall pay the proportionate cost of development inclusive of filling, construction of roads etc.
 - iv) The societies shall get their members approved by the Bombay Board.
 - v) The members of the societies shall file an affidavit individually that they do not have any other plot or flat in other Co-operative societies.
 - vi) Actual possession of land shall be handed over to the societies after payment of all the dues and completion of all the formalities connected with the grant of land.
 - vii) The demands of the societies of the employees of Central and State Governments shall in future be considered on merits by the Authority.
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Item No.	17	Resolution No.	141
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Subject :	Ex-Vidharbha Housing Board-Assessment of Wealth Tax under Wealth Tax Act, 1957 for the year 1959-60.		
Resolution:	RESOLVED to accord ex-post-facto approval to the action taken by the Vice-President/Authority to approve the engagement of Shri L.D.Telang for conducting the case before the Wealth Tax Officer, Nagpur and payment of fees of Rs.1,600/- to him. Further, the Nagpur Board should be advised not to take such actions in future in anticipation of sanction and that all such matters should be referred to Legal Adviser/Authority for instructions.		
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Item No.	18	Resolution No.	142
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Subject :	Continuance of Shri R.V. Patil, Standing Counsel, NH&AD Board.		
Resolution:	RESOLVED to grant extension of one year from 1.4.79 to the retention of services of Shri R.V. Patil, Standing Counsel, Nagpur Housing and Area Development Board on a monthly remuneration of Rs.800/-.		
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Item No.	19	Resolution No.	143
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Subject :	Obtaining additional telephone connections for the officers of the Authority.		
Resolution:	RESOLVED to approve the proposal for obtaining 16 additional telephone connections in a general category and without STD facility for the officers of the Authority and to accord ex-post-facto approval to the action taken to release 8 connections to the Bombay Housing and Area Development Board in anticipation of approval to the proposal.		
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Item No.	20	Resolution No.	
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Subject :	Display of Neon sign at Bandra by Sharma Sadhana, Bombay.		
Resolution:			

Item No.	21	Resolution No.	144
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Subject : Allotment of a plot of land to the Post and Telegraph Department at Tagore Nagar, Vikhroli.

Resolution: RESOLVED to approve the proposal to allot a plot of land admeasuring 640 square yards. at Tagore Nagar, Vikhroli to the Post and Telegraph Department subject to the following conditions in addition to other usual conditions:-

- i) The Post and Telegraph Department shall pay a premium at Market rate that may be assessed by the Town Planning Department and in the meantime they shall pay a premium at provisional market rate of Rs.122/- per square yard.
- ii) The allotment of plot shall be on lease for a period of 99 years.
- iii) Lease rent shall be charged at Rs.1/- per annum per plot, it shall be subject to revision after each term of 33 years.
- iv) Lease shall also be on other usual terms and conditions.

Item No.	22	Resolution No.	145
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Subject : Considering allotment of pitches of land to Maharashtra State Co-operative Marketing Federation to run small consumers stores in Wooden booths.

Resolution: RESOLVED that, open pitches of land admeasuring 8'x8' should be allotted to Maharashtra State Co-operative Marketing Federation in the housing colonies in the jurisdiction of all the Regional Boards on lease on the following conditions alongwith other usual conditions for running consumer stores in Wooden booths.

- i) Lease shall be for a period of 2 years in the first instance.
- ii) Ground rent shall be charged at Rs.0.50 per square feet. for the pitches plus service charges of Rs.5/- per month.

Item No.	23	Resolution No.
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Subject : Lease of plot to M/s. Apex Gas Service in the Bombay Board's Kher Nagar Colony at Bandra for storage of L.P. Gas Cylinders-commitment of breaches of lease deed by the Lessor.

Resolution:

Item No.	24	Resolution No.
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Subject : Constitution of Panchayats in slum areas.

Resolution:

Item No.	25	Resolution No.	146
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Subject : Land requirement of Bombay Board.

Resolution: RESOLVED that the lands shown below may be proposed for notification under Section 41 of the Maharashtra Housing and Area Development Act.

Hariali	340 Acres
Poisar	360 Acres
Majas	149 Acres
Kanjur	277 Acres
Kandivali	160 Acres
Ambivali	141 Acres

Item No.	26	Resolution No.	147
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Subject : Allotment of new tenements at Rajendra Nagar, Borivali to the existing tenants of 139 delapidated barrack type structures and other colonies with old ground floor barrack type structures on concessional price.

Resolution: RESOLVED to ratify the action taken by the Bombay Housing and Area Development Board with the approval of the Vice-President/Authority to offer concessions mentioned above to the tenants of the existing ground floor structures in Rajendra Nagar, Borivali, while allotting the 40 M.I.G. tenements constructed in that colony, and to offer the concessions to the tenants of existing ground floor structures while allotting tenements under constructions in these colonies provided the tenements are not already advertised.

Further, to prescribe guide-lines mentioned at S. Nos. 1 to 8 in para 5 of the item note.

Further, to authorise the Vice-President/Authority to sanction small concessions other than those mentioned above or any deviation that may be considered necessary on the merits of each case.

Meeting No. : 15 **Meeting Date : 7/26/79**

Item No. 1 **Resolution No.**

Subject : Confirmation of minutes of the meeting held on 5.7.79.**Resolution:**

Item No. 2 **Resolution No.**

Subject : Construction of staff quarters and reservation of certain tenements as staff quarters - charging of rent.**Resolution:**

Item No. 3 **Resolution No.**

Subject : Procedure for allotment of tenements constructed by the Regional Boards of the Authority, if sufficient number of applications are not received in response to the advertisement.**Resolution:**

Item No. 4 **Resolution No. 148**

Subject : Appointment of Deputationists - Policy regarding the**Resolution:** RESOLVED as follows:-

- i) that it should be aimed to achieve that the person on deputation to class III and IV services should be repatriated before 30.9.79 provided their repatriation does not result in work suffering and that there are adequate number of suitably qualified and experienced persons available for their replacement.
 - ii) in view of the programme of housing and area development that is to be undertaken, every post should be essentially manned by qualified and experienced person. The existing vacant posts as well as those which may be created in future should be filled keeping these two guiding principles in view and suitable employees of ex-Maharashtra Housing Board and ex-Vidarbha Housing Board should also be considered for appointment to those posts.
 - iii) it should be seen that the chances of promotion of employees of the ex-Maharashtra Housing Board and ex-Vidarbha Housing Board are not marred due to formation of Authority, but at the same time it should be ensured that they do not get undue advantage in comparison to what their counterparts in Government Departments doing similar nature of work, have.
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Item No.	5	Resolution No.
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Subject : Treatment of period of absence on account of 'Chain Fast', 'Mass Casual Leave' and Bhavan Bandh'.

Resolution:

Item No.	6	Resolution No.
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Subject : Re-imbursement of conveyance charges to the Rent Collectors, from the Colony to the Head Quarters at Bandra and back.

Resolution:

Item No.	7	Resolution No.
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Subject : Utilisation of the Authority's land at B.R.D. Worli, Bombay.

Resolution:

Item No.	8	Resolution No.	149
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Subject : Lease of plot to M/s. Apex Gas Service in the Bombay Board's Kher Nagar colony at Bandra for storage of L.P. Gas Cylinders-commitment of breaches of lease deed by the Lessor.

Resolution: RESOLVED that M/s. Apex Gas Service, who have committed a breach of lease terms by constructing a multistoried building with residential flats on the plot at Kher Nagar, Bandra allotted to them on lease for construction of a go down for the purpose of storing L.P. Gas Cylinders, should be given notice for resumption of possession of the plot and follow up action should be taken to penalise them. The Vice-President/Authority was authorised to take action with the approval of the President.

Further, Shri H.M.Gajria, Executive Engineer, should be proceeded against on the charge of issuing 'No Objection Certificate' to M/s. Apex Gas Service to use full FSI, overlooking the lease terms, and contrary to the ex-Maharashtra Housing Board's decision. It may be examined as to whether Shri Gajria can be suspended during the pendency of this enquiry.

Item No.	9	Resolution No.
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Subject : Construction of Panchayats in slum areas.

Resolution:

Item No.	10	Resolution No.
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Subject : Repairs and Maintenance of colonies of the Bombay Housing and Area Development Board, and improvement of water supply, drainage etc.

Resolution:

Item No.	11	Resolution No.	150
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Subject : Sale of houses built under Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of the community, to the occupants.

Resolution: RESOLVED as follows:-

- i) Recovery of arrears of rent on account of difference between economic and subsidised rent should not be waived.
- ii) No repairs should be carried out to the tenements since 20% rebate on ceiling cost is allowed in lieu of repairs.
- iii) A proposal to allow some percentage rebate to those who come forward to pay the cost of the entire building in one lump-sum should be worked out by the F.C./Authority.
- iv) The question of allowing rebate in lieu of repairs to the occupants of tenements under the Old Industrial Housing Scheme and the question of sale of tenements allotted for providing amenities and cost to be recovered for such tenements, should be referred to Government for orders.
- v) The time limit for exercising options to purchase the tenements should not be extended in any case beyond 30th September, 1979.

Item No.	12	Resolution No.
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Subject : Regulations for conduct of business of the Maharashtra Housing and Area Development Authority.

Resolution:

Item No.	13	Resolution No.	151
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Subject : Execution of contract-delegation of powers regarding.

Resolution: RESOLVED that till such time as the draft regulations for execution of contract are sanctioned by Government, the power to execute the contracts should be delegated to the following officers.

1. Secretary, Maharashtra Housing and Area Development Authority.
2. Dy. Chief Executive Officer, Maharashtra Housing and Area Development Authority.
3. Dy. Chief Administrative Officer (Repairs and Reconstruction) Bombay Housing and Area Development Board.
4. Dy. Chief Engineers, Bombay Housing and Area Development Board.
5. Such other officers as the Vice-President may by order in writing specify for the purpose.

Item No.	14	Resolution No.
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Subject : Grant of increased Dearness Allowance to the employees of the Authority.

Resolution:

Item No.	15	Resolution No.
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Subject : Revision of pay-scale by application of Bhole Commission - Maharashtra Housing and Area Development Authority.

Resolution:

Item No.	16	Resolution No.	152
Subject :	Consideration of Housing problem of ex and sitting M.Ps., M.L.As. and M.L.Cs.		
Resolution:	RESOLVED to approve the draft amendment to MHB (Allotment, Management and Sale of tenements) Regulations 1970, appended to the item note with the following modifications:		
	8A: Power of Board to allot vacant tenements:		
	<hr/>		
	i) Substitute the words "whether or not there are any person on a waiting list" appearing in lines 4 and 5, by the words "there is no waiting list of S.Cs., S.Ts., W.T. and V.J.".		
	ii) Delete the words "with the previous approval of the State Government" appearing in lines 6 and 7.		
	iii) Delete the words "the type of persons on the waiting list" appearing in lines 10 and 11.		
	iv) Delete the words "the persons on the waiting list" appearing in the line 13.		

Meeting No. : 16**Meeting Date : 8/23/79**

Item No. 1**Resolution No.**

Subject : Confirmation of minutes of the meeting held on 26.7.1979.**Resolution:**

Item No. 2**Resolution No.**

Subject : Procedure for allotment of tenements constructed by the Regional Boards of the Authority, if sufficient number of applications are not received in response to the advertisement.**Resolution:**

Item No. 3**Resolution No.**

Subject : Treatment of period of absence on account of 'Chain Fast', 'Mass Casual Leave' and 'Bhavan Bandh'.**Resolution:**

Item No.	4	Resolution No.	153
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Subject : Reimbursement of conveyance charges to Rent Collectors from the colony to the Head quarter at Bandra and Back.

Resolution: RESOLVED as follows:-

- i) Rent Collectors should be paid Conveyance charges to reimburse the expenditure on conveyance from the colony of their duty to the Headquarters (Griha Nirman Bhavan).
- ii) Rent Collectors, who are provided with quarters in the colonies on concessional rent, must occupy the said quarters. On their transfers from that colony they should shift to the colonies to which they are transferred and they should not be allowed to continue to occupy the quarters in the previous colonies of which they are not in charge.
- iii) The alternative (ii) be enforced and in case Rent Collectors choose to continue to occupy the quarters in the colonies of which they are not in charge, the benefit of concessional rent should not be allowed to them. In such cases they should be charged rent at 10% plus service charges as if they are in occupation of staff quarters, according to rules. Consequently, they will not be entitled for House Rent Allowance.
- iv) Admissibility of House Rent Allowance to Rent Collectors, who are provided with quarters on concessional rent, should be examined with reference to Government orders issued from time to time and practices in vogue in Government Departments and then the matter should be placed before the Authority for a decision after obtaining a report from the Bombay Regional Board.

Item No.	5	Resolution No.	
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Subject : Utilisation of Authority's land at B.R.D., Worli, Bombay.

Resolution:

Item No.	6	Resolution No.	154
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Subject : Constitution of Panchayats in slum areas.

Resolution: RESOLVED that establishment of Panchayats in the Slum areas improved by the constituent Boards should not be undertaken and that reasons why it is not possible to establish the Panchayats, as mentioned in the Item Note, should be reported to Government.

Item No.	7	Resolution No.	
Subject :	Regulations for conduct of business of the Maharashtra Housing and Area Development Authority.		
Resolution:			
Item No.	8	Resolution No.	
Subject :	Outline of activities of the Maharashtra Housing and Area Development Authority.		
Resolution:			
Item No.	9	Resolution No.	155
Subject :	Grant of additional pay to Shri A.R. Bhave, Sr. Clerk for looking after the functions of Public Relations Officer/Bombay Board.		
Resolution:	RESOLVED that Shri A.R. Bhave, Senior Clerk, should be paid a lump-sum amount of Rs.720/- only as an additional remuneration for looking after the functions of Public Relations Officer/Bombay Board for a period of 8 months from 1.12.78.		
Item No.	10	Resolution No.	156
Subject :	Consideration of amendment to Rule 4 of rules regarding constitution and scope of repairs and Maintenance of properties Reserve.		
Resolution:	RESOLVED to approve the action taken by the Chief Accounts Officer of the erstwhile Maharashtra Housing Board not to credit interest to the Maintenance and Repairs of properties Reserve, for the year 1976-77 onwards, because of nil balance in the Reserve.		
	Further, to amend the Rules of the Maintenance and Repairs of properties Reserve by substituting Rule 4 by the following:-		
	"Interest on the actual balances in the Repairs and Maintenance of properties Reserve shall be credited at the close of the financial year, from the financial year 1976-77 onwards".		
Item No.	11	Resolution No.	157
Subject :	Shri M.C. Adhate, Offg. Storekeeper - Release of D.A. and other compensatory allowances during the period of suspension including the period of his removal.		
Resolution:	RESOLVED to release D.A. and other compensatory allowances to Shri M.C. Adhate, Offg. Storekeeper, during the period of his suspension from 3.4.73 to 22.5.74 and that of his removal from 23.5.74 to 5.1.75.		

Item No.	12	Resolution No.	158
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Subject : To consider creation of post of Steno-cum-Personal Assistant to the Chairman, Bombay Board.

Resolution: RESOLVED that instead of creating a post of Steno-cum-Personal Assistant for Chairman of the constituent Boards, services of Stenographers should be made available to them by making internal arrangements and by earmarking Stenographer within the available strength as and when required by them.

Item No.	13	Resolution No.	
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Subject : Progress regarding sale of tenements built under Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Section of the community, to the occupants.

Resolution:

Item No.	14	Resolution No.	159
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Subject : Consideration of the question of sale of tenements under the Integrated Subsidised Housing Scheme - Granting of cash discount for lumpsum payment of balance purchase price (payable by equated installments) and other issues connected therewith.

Resolution: RESOLVED to recommend to Government as follows:-

1) Discount at 5% on the balance purchase price may be offered to those buyers of tenements who agree to pay full cost of the tenements in one lumpsum and that the said 5% discount may be offered on 70% of the amount of arrears also if they are paid in lumpsum.

2) Period of lease of land underneath and appurtenant to the buildings may instead of 30 years, be 99 years with an option to revise the lease rent after the period of 30 years.

Further, not to grant any relaxation in the condition that resale of tenements will be permitted for a period of 10 years.

Further, not to allow utilisation of additional FSI till actual conveyance is made.

Item No.	15	Resolution No.	160
Subject :	Allotment of office building No.3 at Azad Nagar to Stree Sakhi Utkarsh Mandal.		
Resolution:	RESOLVED to allot office Building No.3 at Azad Nagar, Andheri to Stree Sakhi Utkarsh Mandal for the purpose of organisation of women from poor families staying in Azad Nagar colony for manufacturing on cooperative basis, items like pickles, Masala, Chutney, Garments etc. and to conduct tailoring classes for them, which would earn them an extra income. The allotment shall be on rent fixed for the Office Building and on other usual terms and conditions with a special condition that no change of user would be permitted.		

Item No.	16	Resolution No.	161
Subject :	Consideration of the question of Special pay to Deputy Engineers and Junior Engineers attached to offices in Bombay Board.		
Resolution:	RESOLVED that any further payment on account of Special pay to Deputy Engineers and Junior Engineers attached to offices in Bombay Housing and Area Development Board should be discontinued and that the question of waiving the recovery of excess payment already made on account of the special pay should be taken up with Government. Further, that the drawing and disbursing officers i.e. Chief Accounts Officers concerned will be held responsible in future for any such payments without due sanctions.		

Item No.	17	Resolution No.	164
Subject :	Accumulated revenue deficit of the erst while Maharashtra Housing Board - Reasons for.....		
Resolution:	RESOLVED as follows:		
	<p>i) The Government in Housing Department should be apprised of the position with regard to revenue deficit in respect of accumulation of losses. The Government should also be moved</p> <p>a) to reimburse the losses suffered by the Board under the Slum Clearance Scheme and</p> <p>b) to take decision on the recommendations of the Expert Committee regarding revision of rent formula.</p>		
	<p>ii) Effective steps should be taken to recover the arrears of rent barring the cases of general stay given by Government.</p>		
	<p>iii) The Regional Boards should be instructed to implement the Resolution No.5671 dated 18.11.75 of the erstwhile Maharashtra Housing Board and to review the service charges and revise them so as to absolve the actual expenditure colony-wise.</p>		
	<p>iv) In supercession of Resolution No.5611 dated 25.6.76 of the erstwhile Maharashtra Housing Board, the establishment charges at 8% should be levied while determining the sale price of tenements under the Economically Weaker Section Scheme only and the expenditure on pro rata basis should be charged in respect of those tenements.</p>		

Item No.	18	Resolution No.	165
Subject :	Acquisition of lands in Bombay for Bombay Housing and Area Development Board.		
Resolution:	RESOLVED that a report should be sent to the Government explaining the position in respect of land acquisition cases pending finalisation where the private lands were proposed to be acquired for the purposes of housing projects.		
	Further, that while making a report the following guidelines may be kept in mind:		
	i) The cases of land acquisition where due to legal difficulties it is not possible to proceed with the acquisition may be considered for withdrawal.		
	ii) The cases where ***** we were to acquire lands but the same may not be used for our purposes being heavily encumbered or ***** for withdrawal.		
	iii) The lands which are partially encumbered may have to be considered for finalisation of acquisition proceedings after examination of each case on merits;		
	iv) The procedure of acquisition must be hastened where the lands are lying vacant and care should be taken to establish Watch and ward if necessary, and simultaneously for planning the projects to put these lands for their early utilisation.		
	v) The cases involved in writ petitions should be examined with the help of the Legal Adviser/Authority to consider filing of appeals and in cases where we are aware, the Authority is not a party, the Court should be requested to allow the Authority to become a party to the petitions for defending the cases, on merits.		

Item No.	19	Resolution No.
Subject :	Lease of land at Bandra Reclamation Scheme for Hospital.	
Resolution:		

Item No.	20	Resolution No.	163
Subject :	Rural Housing Scheme through HUDCO loans.		
Resolution:	RESOLVED that proposal to undertake Rural Housing Scheme through HUDCO finances, which is complimentary to the Government Scheme for provision of house sites and construction of huts for the landless and houseless agricultural labourers and village artisans in rural areas, should be submitted to Government for approval, on the lines indicated in item note.		

Item No. 21 Resolution No.

Subject : Applications from Smt. Manorama V. George for allotment of a tenement under the LIGHS at Poisar.

Resolution:

Item No. 22 Resolution No.

Subject : Escalation of tendered rates to the contractors.

Resolution:

Meeting No. : 17 Meeting Date : 9/13/79

Item No. 1 Resolution No. 162

Subject : Confirmation of the minutes of the 16th Meeting held on 23rd 31st August, 1979.

Resolution: The Authority resolved to grant land admeasuring 8600 square meters in favour of the Divine Knowledge Society out of the lands in the 'A' Block reserved for Hospital at Bandra Reclamation to produce all the necessary details required for the finalisation of their request.

Item No. 1 Resolution No.

Subject : Confirmation of the minutes of the 16th Meeting held on 23rd 31st August, 1979.

Resolution: The Authority resolved

Item No. 1 Resolution No.

Subject : Confirmation of the minutes of the 16th Meeting held on 23rd 31st August, 1979.

Resolution: The Authority resolved

Item No. 2 Resolution No. 166

Subject : Procedure for allotment of tenements constructed by the Regional Boards of the Authority, if sufficient number of applications are not received in response to the advertisement.

Resolution: RESOLVED that the allotment of tenements constructed by the Regional Boards should be done strictly in accordance with the regulations for this purpose. Further, the deviations made by the Regional Board as pointed out in the item note, were decided to be approved as the said allotments are made in favour of institutions, to be utilised as staff quarters. The Bombay Board should be asked to ensure that these tenements will exclusively be used by the respective Institutions as staff quarters only. The Commitment made to M.S.F.C. by the Authority should also be honored.

Item No. 3 Resolution No. 167

Subject : Utilisation of the Authority's land at BRD, Worli, Bombay.

Resolution: RESOLVED that the lands at Worli should be utilised only for taking up construction of tenements for the reserved categories of allottees. A fresh proposal should be formulated within the limits already prescribed by the Authority for the cost of tenement and area of individual flats.

Item No.	5	Resolution No.	168
Subject :	Regulations for conduct of business of the Maharashtra Housing and Area Development Authority.		
Resolution:	RESOLVED that the regulation No.11(2) may be amended by substituting the first sentence of the said regulation as under:- "If the Committee of the Authority consists of Members other than the President/Authority shall nominate the Chairman of such a Committee".		
	The proposal about the above amendment should be sent to the Government before notifying these Regulations.		
Item No.	6	Resolution No.	169
Subject :	Outline of activities of the Maharashtra Housing and Area Development Authority.		
Resolution:	RESOLVED to bring out an appropriate printed Brochure incorporating the outline about the activities of the authority.		
Item No.	7	Resolution No.	
Subject :	Lease of land at Bandra Reclamation Scheme for Hospital.		
Resolution:			
Item No.	8	Resolution No.	170
Subject :	Escalation of tendered rates to the Contractors.		
Resolution:	RESOLVED that the decision of the Government on this point, may be awaited and on receipt of the Government decision, the matter should be considered in the light of that decision.		
Item No.	9	Resolution No.	171
Subject :	Continuance of staffing pattern of Authority and Regional Boards.		
Resolution:	RESOLVED i) to continue the sanctioned posts as shown in Column 3 of the statements attached to the item note for the offices of the Authority and the 4 Regional Boards for a further period upto 28.2.1980 and ii) to create supernumerary posts with effect from 5.12.1977 till such time, the employees who held these posts are brought on regular posts, as shown in the statement/abstract of the total number, categories and pay scales of these posts enclosed to the item note.		
	Further, that the comprehensive picture about the staff of the Authority and the 4 Regional Boards should be brought before the Authority for consideration in the next meeting for finalization.		

Item No.	10	Resolution No.
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Subject :**Resolution:**

Item No.	11	Resolution No.	172
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Subject : Purchase of new vehicles for the Authority.**Resolution:** RESOLVED to approve the action taken by its Vice-President/and Chief Executive Officer to purchase three new Ambassador Cars involving a total expenditure of Rs.1,48,161/- i.e. Rs. 49,387/- each.

Item No.	12	Resolution No.	173
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Subject : Grant of recognition to Employees Association under Nagpur Housing and Area Development Board.**Resolution:** RESOLVED to accord recognition to the Employees Association under the Nagpur Housing and Area Development Board, Nagpur.

Item No.	13	Resolution No.	174
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Subject : Grant of permission for display of Neon sign Board on Authority's land at Bandra by Shrama Sadhana.**Resolution:** RESOLVED to inform Shrama Sadhana Trust that it is not possible to consider their request for display of Neon Sign Board in the Authority premises at Griha Nirman Bhavan. They may be requested to suggest any other suitable site for this purpose.

Item No.	14	Resolution No.	175
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Subject : Draft Maharashtra Housing and Area Development Authority (Management, Sale and Exchange of tenements) Regulations - 1979.**Resolution:** RESOLVED that the draft Maharashtra Housing and Area Development Authority (Management, Sale and Exchange of tenements) Regulations - 1979 as laid before the Authority should be submitted to Government for necessary approval.

Meeting No. : 18**Meeting Date : 10/18/79****Item No. 1****Resolution No.****Subject :** Confirmation of the minutes of the 17th Meeting held on 13.09.1979.**Resolution:****Item No. 2****Resolution No.****Subject :** Treatment of period of absence on account of 'Chain Fast', 'Mass Casual Leave' and 'Bhavan Bandh'**Resolution:****Item No. 3****Resolution No.****Subject :****Resolution:****Item No. 4****Resolution No. 179****Subject :** Reconstitution of Tender Committee of Bombay Housing and Area Development Board.**Resolution:** RESOLVED to reconstitute the Tender Committee of the Bombay Board with the following Members -

- | | | |
|--|-----|------------|
| i) Chief Engineer, Bombay Board | ... | to Preside |
| ii) Chief Accounts Officer/Bombay Board | ... | Member |
| iii) Chief Engineer, Maharashtra Housing and Area Development Authority | ... | Member |
| iv) A non-official Member (Technical Expert, Engineer or an Architect to be nominated by the Bombay Board) of the Bombay Board | ... | Member |

Item No. 5**Resolution No. 180****Subject :** Grant of permission for holding meetings and erecting election offices in housing colonies.**Resolution:** RESOLVED to grant permissions for holding public meetings in the colonies on payment of deposit of Rs.150/- and charges of Rs.25/- per meeting. Further, that the permission will also be granted for setting up election offices on payment of Rs.150/- as deposit and Rs.10/- as charges per day/per office. This permission will be granted strictly on first come, first-served basis. The deposit would be refunded after expiry of one month after the results of elections are declared. This permission will also be subject to other usual conditions such as requirement of permission from the Police Authorities etc.

Item No. 6 Resolution No.

Subject : Maharashtra Housing and Area Development Authority (Execution of Contracts) Regulations - 1979.

Resolution:

Item No. 7 Resolution No. 181

Subject : The Maharashtra Housing and Area Development Authority employees' compulsory retirement scheme - 1978 -amendment to ...

Resolution: Resolved -

- i) To nominate the Vice-Chairman-cum-Chief Officer/Bombay Board as a Member of Special Review Committee No.1 in place of Chief Administrative Officer/Bombay Board.
 - ii) To nominate Dy. Chief Executive Officer/Authority as a Chairman of Special Review Committee No.2 in place of Chief Administrative Officer/Bombay Board, and
 - iii) The provision in clause -3(D) showing the Chief Administrative Officer as an Appropriate Authority will stand deleted.
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Item No. 8 Resolution No.

Subject :

Resolution:

Item No.	9	Resolution No.	183
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Subject : Utilisation of lands at BRD Worli outline of scheme, plans and estimates for plots allotted to reserved categories etc.

Resolution: RESOLVED

i) To prepare the scheme of construction of tenements of the types of LIG, MIG and HIG for reserved categories of

a) Defence Personnel (ex-servicemen and families of Defence Personnel and personnel of borders security force etc.)

b) M.L.As. and

c) Journalists.

All the vacancies for which these categories are entitled for shall be considered for pooling.

ii) The scheme should be announced either on HPS or outright basis taking into account the availability of funds from the HUDCO.

iii) The pooling of vacancies will be initially done only in respect of the vacancies within the jurisdiction of Bombay Regional Board.

iv) Out of the four plots, three be earmarked for the category (b) that is of sitting & ex-M.Ps., M.L.Cs., and M.L.As.

Item No.	10	Resolution No.
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Subject : Consideration of the question of granting escalation in 'running contracts' and 'new tenders' Broad outlines.

Resolution:

Item No.	11	Resolution No.
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Subject : Ratification of decision of Bombay Board to award tender for the work of construction 816 tenements under LIGHS at Poisar to M/s. Bhasin Bros.

Resolution:

Item No.	12	Resolution No.
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Subject : Expenditure to be incurred by the Authority in connection with the 'Yoga Classes'.

Resolution:

Item No. 13 Resolution No. 184

Subject : Regularisation of services beyond the date of superannuation in respect of Shri Kumaranna Ramanna, Temp. Mazdoor under Bombay Board.

Resolution: RESOLVED - to regularise the service render by Shri Kumaranna Ramanna, Temp. Mazdoor under Bombay Board during the period from 1.7.74 to 31.8.74 i.e. beyond the normal date of his superannuation and to treat this period of re-employment.

Item No. 14 Resolution No.

Subject : Appeal dated 28.2.77 of Smt.S.S. Sathe, Sr. Clerk.

Resolution:

Item No. 15 Resolution No.

Subject : Creation of 2 posts of Drivers.

Resolution:

Item No. 16 Resolution No. 185

Subject : Shri R.S. Purohit, temp. Wireman regularisation of services beyond the date of superannuation.

Resolution: RESOLVED to regularise the services rendered by Shri Purohit beyond the date of his superannuation i.e. between 1.2.77 to 3.6.77 by treating this period as re-employment.

Item No. 17 Resolution No.

Subject :

Resolution:

Item No. 18 Resolution No.

Subject :

Resolution:

Item No.	19	Resolution No.	186
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Subject : HUDCO Scheme at Dahisar.

Resolution: RESOLVED -

i) to approve and authorise the borrowing of Rs.25.20 lakhs as loan from HUDCO for composite scheme for construction of 180 tenements (120+60) under EWS, 180 tenements (80+60+40) under LIG and 40 tenements (20+20) under MIG at Dahisar, Bombay under Low Cost Housing Composition (Urban) 1979, on the terms and conditions maintained in HUDCO's sanction letter No.Mah/LCHS/Dahisar-Bombay/79/25031 dated 29.9.79 and

ii) to authorise Vice-President/Authority to execute necessary documents with HUDCO, New Delhi in connection with the above mentioned scheme and also to affix the common seal of the Authority wherever necessary, on behalf of the Authority.

Item No.	20	Resolution No.	187
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Subject : Seniority of employees of ex-Maharashtra Housing Board - Dispute regarding the

Resolution: RESOLVED to constitute a Committee as shown below to propose the new principles of the seniority for employees of ex-Maharashtra Housing Board.

- | | | |
|--|------|------------------|
| i) Vice-Chairman/Bombay Board | .... | Chairman |
| ii) Legal Adviser/Authority | .... | Member |
| iii) Dy. Chief Executive Officer/Authority | .... | Member/Secretary |

Further, that the above committee will propose principles of seniority for the employees of the ex-Maharashtra Housing Board after taking into account the judgement of High Court in Shri M.K. Gandhi's case and model principles adopted by the Government for the purposes determining and fixing seniority and its report be submitted to the Authority within one month's time.

Item No.	21	Resolution No.
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Subject : To consider an allotment of one building at Cuffe Parade Reclamation to Shaila Welfare Trust for running Welfare activities.

Resolution:

Item No.	22	Resolution No.
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Subject : Purchase of Matador for Maintenance Engineer and his staff.

Resolution:

Item No.	23	Resolution No.
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Subject : Rehabilitation of shops on either side of the S.G. Barve Marg, Nehru Nagar, Kurla (East), after demolishing them in January, 1977, for the purpose of widening the road.

Resolution:

Item No.	24	Resolution No.
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Subject : Disposal of plots in Bandra Reclamation Scheme reserved for cultural centre and Cinemas.

Resolution:

Item No.	25	Resolution No.	188
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Subject : Consideration of the question of allotment of 5 Twin type tenements at Bapuji Nagar, Sholapur.

Resolution: RESOLVED -

i) to allot 5 tenements out of 10 tenements to Freedom Fighters (3 tenements), M.L.A. (1 tenement) as shown in the item note.

ii) Remaining 5 tenements will be allotted by drawl of lots among the 7 Schedule Caste and Schedule Tribe applicants whose applications are already received, and

iii) A point may be referred to the Government regarding the utilisation of 20% reservation for backward classes among its different sub-categories such as Schedule Caste, Schedule Tribe, Nomadic Tribes etc. separately; instead of clubbing all these Castes/Sub-castes against 20% reservation together.

Further, the request of M.L.A. Shri Adam to allot two tenements was not agreed as it would be a radical departure from existing practices and rules.

Meeting No. : 19**Meeting Date : 12/13/79**

Item No. 1**Resolution No.**

Subject : Confirmation of the minutes of the 18th Meeting held on 18.10.79.**Resolution:**

Item No. 2**Resolution No.**

Subject : Treatment of period of absence on account of 'Chain Fast', 'Mass Causal Leave' and 'Bhavan Bandh'.**Resolution:**

Item No. 3**Resolution No.**

Subject :

Resolution:

Item No.	4	Resolution No.	189
Subject :	Consideration of the question of granting escalation		
	i) inrunning contracts,		
	ii) introduction of escalation clause in new tenders.		
Resolution:	RESOLVED that		

i) (a) in the running contracts, where there is no provision for issue of steel in Schedule 'A', Steel should be issued to the contractors at the issue rate to be determined by deducting the cost of labour for bending, binding including the cost of binding wire and placing in position on the basis of C.S.R. in force at the time of receipt of tenders, from the complete tender rate inclusive of the higher tender percentage as proposed in the item-note. The contractors shall be paid for completed item at their tender rates.

(b) In case of steel already used and brought at site escalation on account of price rise in steel will be determined on the basis of increase in prices of steel as brought in force by the JPC by adopting the base date as 28.2.79. The increase after this date will be payable in respect of works held eligible commenced after 28.2.79, the date of tenders will be base for determining the price rise at JPC rate.

ii) Ad-hoc payment equal to 50% of the amount of escalation worked out as per the formula principles and limitations proposed in the item-note should be given to the contractors by way of an immediate interim relief with clear understanding to the contractors that final decision on the issue of escalation will be taken on the basis of decision at Government level for all similar organisations and the formula proposed by MHADA may also be changed/modified in keeping with the said decision.

iii) The contracts for new original works, works for structural repairs of the Repairs and Reconstruction wing within the Jurisdiction of Bombay Board and the contracts for Slum Improvement Works should be covered by the decision of payment of escalation.

iv) Escalation Clause for payment of escalation as the formula should be introduced in the new tenders to be issued hereafter till further orders.

v) The contractors who were supposed to complete the work before the increase in the price of materials as per the tender agreement and the work has been delayed, the payment of escalation as per the above decision should be made only after ascertaining that the delay is not on account of the fault on the part of the contractors. Information of such cases should be collected and placed before the next meeting of the Authority. till then, no payment should be made to such contractors.

Detailed instructions of the above decision should be issued by Vice-President and Chief Executive Officer/Authority to all the Regional Boards and ensure implementation of the decision.

As a result of grant of escalation to the contractors the ceiling cost fixed by 'HUDCO' for tenements under various schemes will exceed and, therefore, it was proposed to have a dialogue with 'HUDCO' in this behalf with a request to increase the ceiling cost of the tenements to absorb the increased cost on account of escalation.

Item No.	5	Resolution No.
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Subject : Rehabilitation of shops on either side of S.G. Barve Marg, Nehru Nagar, Kurla (East), after demolishing them in January, 77 for the purpose of widening the road.

Resolution:

Item No.	6	Resolution No.
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Subject : Disposal of plots in Bandra Reclamation Scheme reserved for cultural centre and Cinemas.

Resolution:

Item No.	7	Resolution No.
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Subject : Allotment of building to Shaila Welfare Trust at Cuffee Parade, Colaba.

Resolution: RESOLVED that the request of the Shaila Welfare Trust be accepted by making them available an appropriate accommodation in one of the constructed transit tenements at Cuffee Parade on rental basis.

Item No.	8	Resolution No.
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Subject : Ratification of decision of Bombay Board to award tender for the work of construction 816 tenements under LIGHS at Poisar to M/s. Bhusin Bros.

Resolution: RESOLVED to ratify the action taken by the Bombay Board to award contract for the work of constructing 816 tenements under LIGHS at Poisar in favour of contractors M/s. Bhusin Bros. All the Boards should be instructed to ensure that before the work is awarded to any contractors, proper verification about his antecedents, suitability and eligibility is made and failing which the concerned persons will be held responsible for the lapse.

Item No.	9	Resolution No.
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Subject : Creation of staff for Administrative and Management wing of Bombay Regional Board.

Resolution:

Item No.	10	Resolution No.
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Subject :**Resolution:**

Item No.	11	Resolution No.	193
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Subject : Creation of 3 posts of Drivers.

Resolution: RESOLVED to create 3 posts of Drivers, i.e. two posts for the Bombay Board and one for the Nagpur Board in the scale of Rs.110-3-122-4-150 for the period upto 28.2.80 in the first instance; that two posts of Cleaners in the scale of Rs.75-1-80-2-90-2-100 should be abolished with immediate effect.

Item No.	12	Resolution No.
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Subject : Seniority principles.**Resolution:**

Item No.	13	Resolution No.	194
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Subject : Consideration of refund of unspent tenants' share in respect of repairs to 25 Vijaywadi in C-3-4 Ward.

Resolution: RESOLVED that an amount of Rs.25,156.00 (Twenty-five thousand, one hundred and fifty six only) should be refunded as an unspent tenants' share in respect of repairs to a building at 25-Vijaywadi in C-3-4 Ward.

Item No.	14	Resolution No.	195
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Subject : Consideration of delegation of power to sanction refund of unspent tenants' share in respect of works under repairs and reconstruction wing.**Resolution:** RESOLVED -

i) to accord ex-post-facto approval to all the cases of refund of unspent tenants' share finalised with the approval of the Vice-President and Chief Executive Officer/Authority, to avoid the delay and inconvenience to the tenants.

ii) to delegate the power to the Vice-President and Chief Executive Officer/Authority to sanction the refund of tenants' unspent share in each case upto Rs.25,000/-.

Item No.	15	Resolution No.	196
Subject :	Consideration of refund of unspent tenants' share in respect of repairs to 19, 1st Marine Street, C-3-4 Ward.		
Resolution:	RESOLVED to accord sanction for the repayment of Rs. 35,000/- as a refund of an unspent tenants' share in respect of repairs to a building at 19, 1st Marine Street, C-3-4 Ward.		

Item No.	16	Resolution No.	197
Subject :	HUDCO financed schemes two schemes at Vikhroli, Bombay.		
Resolution:	<p>i) to approve and authorise the borrowing of Rs. 48.55 lakhs and Rs. 30.35 lakhs as loan from HUDCO respectively for implementation of the schemes of (1) 672 tenements under LIG at Tagore Nagar, Vikhroli and</p> <p>ii) 384 tenements under LIG at Kannamwar Nagar, Vikhroli on the terms and conditions as mentioned in HUDCO's sanction letter Nos. (1) Mah/Tagore Nagar/79/27293, dated 29.10.79 and (2) Mah/Kannamwar Nagar/79/27295 dated 29.10.79, respectively and</p> <p>iii) to authorise Vice-President/MH&ADA to execute necessary documents with HUDCO, New Delhi in connection with the above mentioned two schemes and also to affix the common seal of the Authority wherever necessary on behalf of the Authority.</p>		

Item No.	17	Resolution No.
Subject :	Acceptance of tenders of works for construction of houses in Nagpur, Wardha, Amravati and Yavatmal District.	
Resolution:		

Item No.	18	Resolution No.	198
Subject :	Transfer of land to Yavatmal Municipal Council for implementation of housing scheme.		
Resolution:	RESOLVED that -		
	i) the land as actually required for the housing project by the Municipal Council, Yavatmal may be allotted in favour of that Municipal Council;		
	ii) housing scheme to be taken up on this plot of land will be approved by the MHADA before actually the possession of the lands is handed over;		
	iii) the Municipal Council will pay the actual cost of land plus interest on block-ed up capital. The Council would be required to pay an enhanced amount of compensation as would be decided by the appropriate court, on a application by the owner of the land. This issue may also be got legally examined, if necessary;		
	iv) all usual conditions of grant of land may be communicated to Municipal Council.		

Item No.	19	Resolution No.	199
Subject :	Institution of departmental enquiry Draft Charge Sheet etc - approval to the...		
Resolution:	RESOLVED - to		
	i) institute a departmental enquiry against Kum. L.D. Ballal, Jr. Clerk and Shri C.G. Kulhat, Temp. Karkoon and -		
	ii) to accord approval to the Charge Sheet, statement of allegations and statement of evidence as enclosed to the Item Note.		
	Further, that the departmental Enquiry Officer should finalise the report within three months in any case.		

Item No.	20	Resolution No.	200
Subject :	Enhanced powers to Deputy Chief Engineer/Bombay Board respect of "technical sanction" and acceptance of tender.		
Resolution:	RESOLVED -		
	i) to delegate the powers to its Dy. Chief Engineers shown below		
	A) Technical sanction:		
	i) Repairs & Slum Improvement Works : Upto Rs. 10.00 lakhs.		
	ii) Housing Schemes : Upto Rs. 10.00 lakhs.		
	B) Acceptance of tenders:		
	i) Repairs & Slum Improvement Works : Upto Rs. 10.00 lakhs.		
	ii) Reconstruction and Transit Camps : Upto Rs. 10.00 lakhs.		
	iii) Housing : Same as previously viz.		
	Above Rs. 3.00 lakhs and upto Rs. 10.00 lakhs.		

Item No.	21	Resolution No.
Subject :	Purchase of Matador Van for Maintenance Engineer and his staff.	
Resolution:		

Item No.	22	Resolution No.
Subject :	Reinstatement of Shri S.N. Awasare, W.C. Plumber and payment of back wages to him as a result of judgement of the High Court.	
Resolution:		

Item No.	23	Resolution No.
Subject :	Dearness Allowance - Increase in - Grant of	
Resolution:		

Item No.	24	Resolution No.	201
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Subject : Consideration of the proposal of the Bombay Housing and Area Development Board for sanction of Grant-in-Aid of Rs.5,000/- to the Maharashtra Housing Board Sports Club.

Resolution: RESOLVED -

i) to accept the proposal of Bombay Board to sanction Rs.5,000/- as grant-in-aid to its Cultural and Sports Club and -

ii) the Cultural and sports club should get itself registered under any statute and produce its registration before actually this amount is disbursed to them.

Item No.	25	Resolution No.
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Subject :

Resolution:

Meeting No. : 20 Meeting Date : 2/7/80

Item No. 1 Resolution No.

Subject : Confirmation of the Minutes of the 19th meeting held on 13.12.1979.

Resolution:

Item No. 2 Resolution No. 202

Subject : Treatment of period of absence on account 'Chain Fast', 'Mass Casual Leave' and 'Bhavan Bandh'.

Resolution: RESOLVED

i) to grant ex-post-facto approval to the decision taken by the Vice-President and Chief Executive Officer to treat the absence of Authority's employees who participated in 'Chain Fast' during May and June 1979 and mass casual leave availed of by the employees of Aurangabad Regional Board on 21st June, 1979 as special leave

ii) that the employees and Officers of the Authority will work during office hours on 4th Saturday of February 1980 (i.e. on 23.2.1980) to compensate the loss of work due to their absence on 21.6.79 while they participated in 'Bhavan Bandh'.

Item No. 3 Resolution No. 203

Subject :

Resolution:

Item No. 4 Resolution No. 204

Subject : Disposal of plots in Bandra Reclamation Scheme for cultural centre and cinemas.

Resolution: RESOLVED

i) that the Organisations shown in Appendix A and B to the item note, should be asked to submit their detailed plans so as to know their real requirements of lands. These organisations should also be asked to indicate adequate proof of their financial position the details of the project and minimum requirement of land based thereon,

ii) the information at (i) above should be put up to the Authority when the decision about the mode of disposal of this land and charging the lease rent etc. would be considered.

Item No. 5 Resolution No. 205

Subject : Creation of staff for Administrative and Management Wing of Bombay Regional Board.

Resolution: RESOLVED

i) to create the following posts of different categories in favour of regional Board Bombay for the period upto 29.2.80 in the first instance.

Sr. No. additional	Category of post	Scale of pay	No. of posts created
1	2	3	4
1.	Estate Manager	Rs.600-30-750-EB-40-1150	2
2.	Asstt. Estate Manager	Rs.500-20-700-25-900	2
3.	Sr. Assistant	Rs.395-15-500-20-700-Extn-20-800	3
4.	Sr. Accounts Clerk	Rs.335-15-500-20-580-Extn-20-680	7
5.	Senior Clerk	Rs.335-15-500-20-580-Extn-20-680	17
6.	Junior Clerk	Rs.260-10-390-15-420-Extn-15-495	11
7.	Junior Clerk (Typist)	Rs.260-10-390-15-420-Extn-15-495	20
8.	Steno-Typist	Rs.260-10-390-15-420-Extn-15-495	4
9.	Supervisory Rent Collector	Rs.365-15-500-20-660-Extn-20-760	3
10.	Senior Cashier	Rs.365-15-500-20-660-Extn-20-760	7
11.	Record keeper	Rs.260-10-390-15-420-Extn-15-495	7
Total created			83

ii) to abolish the following posts from the establishment of the Bombay Board, with immediate effect

Sr. No.	Category of post	Scale of pay	No. of posts
1	2	3	4
2.	Junior Assistant	Rs.365-15-500-20-600-Extn-20-760	1
3.	Junior Engineer	Rs.395-15-500-20-700-25-900	6

4. Colony Manager	Rs.395-15-500-20-700-25-900	28
5. Rent Collector	Rs.335-15-500-20-580-Extn-20-680	10
6. Dailiff	Rs.250-7-285-10-385-Extn-10-435	5
7. Japlidar	Rs.200-3-230-5-255-EXTN-5-280	5
		<hr/>
-	Total abolished	56
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iii) to approve the strength of the staff in different sections of the Bombay Board as shown in Appendix I to the Agenda Item Note and that

iv) the Bombay Board be directed to implement this decision immediately and a comprehensive picture be brought before the Authority after about a month's time.

Shri Rangnekar, Member of the Authority, however, requested to take note of his disagreement with the above decision, because according to him the picture about the sanctioned staffing pattern, the posts actually in existence and new pattern is not clear.

RESOLVED

i) to sanction the posts of different categories shown in Appendix IV to the item note in favour of the Regional Board of Bombay.

ii) to abolish the posts on the establishment of the Bombay Board as shown in Appendix III to the item note,

iii) to approve the strength of the staff in different sections of the Bombay Board as shown in Appendix I

and that

iv) the Bombay Board be directed to implement this staffing immediately and a comprehensive picture be brought before the Authority after about a month's time.

Shri Rangnekar, Member/Authority requested to take note of his dis-agreement with the above decision.

Item No.	6	Resolution No.
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Subject : Seniority Principles.

Resolution:

Item No.	7	Resolution No.	206
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Subject : Purchase of Matador Van for Maintenance Engineer and his staff.

Resolution: RESOLVED to a Matador Van at an estimated cost of Rs. 70,000/- for the use of Maintenance Engineer of the Repairs and Reconstruction Wing of the Bombay Board.

Item No.	8	Resolution No.	207
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Subject :

Resolution:

Item No.	9	Resolution No.	208
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Subject : Appeal of Shri Sayyed Ahmed and Shri Kalani against the orders of punishment passed against them.

Resolution: RESOLVED that heard Shri Sayyed Ahmed, the consideration of his appeal be postponed and that Shri Kalani was called for hearing at the next meeting of ***** and thereafter the matter can be decided *****.

Item No.	10	Resolution No.	209
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Subject : Allotment of developed plots at Ahmednagar in favour of Industrial Units.

Resolution: RESOLVED that the developed at Ahmednagar, be allotted to the Industrial Units for construction of houses for their staff members as staff quarters. The matter however, be brought before the Authority in all the details when finalised, before taking final action in this case.

Item No.	11	Resolution No.	210
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Subject : To undertake area development scheme/project for Sholapur.

Resolution: RESOLVED that the Authority should offer to take up the responsibility of area development at Sholapur and should become a Special Planning Authority if called upon to do so. The Vice President and Chief Executive Officer of the Authority is also authorised to undertake the preliminary steps for speedy implementation of the Project. The Authority be kept informed about the progress from time to time.

Item No.	12	Resolution No.	211
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Subject : Allotment of alternate plots to Ex-plot-holders affected by LAQ of MHADA.

Resolution: RESOLVED to approach the Government with a proposal to provide alternate plots to the Ex-plot-holders affected by the acquisition proposals of the Authority and to request the Government to examine and agree.

i) that the authorised layouts of Co-operative Housing Societies wherein distribution of plots has been fully done in favour of Members and the transactions have been completed, the land involved may not be acquired. Each case will however, be brought before the Authority for release; and

ii) un-authorised lay-outs and layouts wherein distribution has not been completed in respect of authorised layouts, acquisition be proceeded with and the Ex-plot-holders will be given concessions on the same lines as is being done/by Pimpri-Chinchwad Township Development Authority.

Item No.	13	Resolution No.	212
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Subject : C.S.T. Road, Kurla

Resolution: RESOLVED that

i) the shop-keeper who have been allotted the pitches as per the layout already approved by the Bombay Board and Bombay Municipal Corporation be allowed to use these pitches for the period of 10 years on lease, by charging premium at double the market rate of land, plus lease rent at 2.5% per annum on the premium charged, and

ii) allow demolition of Office Building No. 6 after recovering the cost from the allottee shop-keepers, as proposed by the Bombay Board and further, the request of Consumer's Co-operative Society in this connection, was decided to be regretted.

Item No. 14 Resolution No. 213

Subject : Creation of staff - Technical Section of the Authority's office.

Resolution: RESOLVED

i) to create posts in the office of the Authority to form a HUDCO Cell with categories and number of posts as mentioned in the item note for these Cells.

ii) to authorise the Vice President and Chief Executive Officer/Authority to discuss the remaining proposal of creation of posts to strengthen the technical section of the Authority's office with Secretary (Urban Development) and to take the decision to create the posts, on the basis of such discussions.

Shri Rangnekar, Member, was however not in agreement with the above decision.

RESOLUTION No.213 will stand substituted and reworded as follows-

"RESOLVED

i) to create the following posts in the office of the Authority for a period upto 29.2.1980 in the first instance, to form HUDCO Cell.

1. Executive Engineer	Rs.1000 (6th year)-50-1500	1 post
2. Junior Engineer	Rs.395-15-500-20-700-25-900	2 posts
3. Steno-Typist	Rs.260-10-390-15-420-EXTN-15-495	1 post
	Rs.335-15-500-20-580-EXTN-20-680	
4. Senior Clerk	Rs. 335-15-500-20-580-EXTN-20-680	1 post
5. Junior Clerk	Rs.260-10-390-15-420-EXTN-15-495	1 post
6. Peon	Rs.200-3-230-5-255-EXTN-5-280	1 post
7.		1
post		
8.		1
post		

ii) to authorise the Vice-President and Chief Executive Officer/Authority to discuss the remaining proposal of creation of posts to strengthen the technical section of the Authority's office with Secretary (Urban Development) and to take the decision to create the posts, on the basis of such discussions.

Shri Rangnekar, Member was however, not in agreement with the above decision, because, his suggestions to consider this matter alongwith consideration of budget proposals was not agreed to".

Item No.	15	Resolution No.
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Subject : Area Development Regulations.

Preparation of Area Development Scheme and disposal of plots therein.

Resolution:

Item No.	16	Resolution No.
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Subject : Maharashtra Housing and Area Development (Transaction of business) at the Meetings of the Authority

Resolution:

Item No.	17	Resolution No.	214
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Subject : Reimbursements of medical expenses to the employees of the Authority

Resolution: RESOLVED to recommend to the Government proposal of granting the medical allowance at Rs. 5/- per month through salary bills without putting any restrictions on employees of production of vouchers, certificates etc. The Government will be requested to agree to this proposal in relaxation of all the existing rules applicable to the employees of the Authority in this connection.

Item No.	18	Resolution No.	215
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Subject : Maintenance and Sanitary Staff Retrenchment/absorption of - due to sale of tenements.

Resolution: RESOLVED

- i) that the employees of different categories as shown in the item note when they are found without any work, they may be considered for transfer from one Regional Board to another in the first instance, if they are willing,
 - ii) that the employees who are willing to take up any other posts where they could be gain-fully employed under the Authority, they should be given such an option, and
 - iii) that information from all the Regional Boards should be collected immediately and the matter may be again placed for consideration with different alternative schemes which can be considered to avoid retrenchment.
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Item No.	19	Resolution No.	216
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Subject : Consideration of appointment of Shri V.T. Gharpure.

Resolution: RESOLVED to ratify the action taken by the Bombay Board to making the appointment of Shri Gharpure on higher starting salary of Rs.320/- per month by granting 3 advance increments over the admissible higher start of Rs.275/- and relaxation of age limit to appoint Shri Gharpure.

Item No.	20	Resolution No.	217
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Subject :

Resolution:

Item No.	21	Resolution No.	218
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Subject : Grant of land for Secondary Schools etc. at Pant Nagar, Ghatkopar and Tagore Nagar, Vikhroli - Advertisement of - Applications by Educational Institutions such as Sindh Cosmopolitan Society.

Resolution: RESOLVED

- i) to grant its land admeasuring 4000 square yards. reserved for Secondary School in Pant Nagar, Ghatkopar in favour of Sindh Cosmopolitan Society on usual terms and conditions, and that
 - ii) to note the action taken by the Office of the Authority in inviting applications for the disposal of rent of the plots Secondary Schools in colonies at Kannamwar Nagar, Tagore Nagar (both at Vikhroli) and Juhu Vile Parle and Dadabhai Naoroji Nagar, Andheri.
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Item No.	22	Resolution No.	219
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Subject : Proposal for sanctioning the expenditure in connection with Yoga Classes.

Resolution: RESOLVED to sanction

- i) an honorarium to the Instructor at Rs.100/- per month
- ii) honorarium to Peon at Rs.20/- per month, and
- iii) charges for medical examination at Rs.5/- per student for 60 students to be incurred in connections with the Yoga Classes that are being conducted in the premises of Griha Nirman Bhavan for the benefit of the Authority's employees.

Further, that the Financial Controller should prescribe appropriate reports and registers to watch the utilisation of these funds.

Item No.	23	Resolution No.	220
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Subject : Refund of penalty to M/s. J.S. Construction Co.

Resolution: RESOLVED to refund an amount of Rs. 2,747.25 to M/s. J.S. Construction Co.

Item No.	24	Resolution No.	221
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Subject : Waiving of profit element - EWS and LIG tenements at Salpur.

Resolution: RESOLVED to grant ex-post-facto approval to the action taken by the Chief Engineer/Authority in delating the profit element while fixing the sale price of 400 tenements under EWS Scheme converted into LIGHS at Salpur, Nasik.

Item No.	25	Resolution No.	222
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Subject : Enhancement of subsistence allowance - Shri Lakhani and Shri Karia

Resolution: RESOLVED to increase the subsistence allowance in respect of Shri M.K. Lakhani, Shri H.D. Karia and Shri Gonsalvis as shown below:-

1. Shri Lakhani
from Rs.800/- to Rs.1200/- per month
2. Shri Karia
from Rs.437.50 to Rs.656.25 per month
1. Shri Gonsalvis
from Rs.212.50 to Rs.313.75 per month

and that no other compensatory allowances will be paid till the decision is taken by the Authority on the findings of the Departmental Enquiry against them.

Item No.	26	Resolution No.	
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Subject :

Resolution:

Item No.	27	Resolution No.	223
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Subject : Enhancing the Pay scales of Legal Adviser's post

Resolution: RESOLVED to enhance the pay-scale of the post of its Legal Adviser from 800-1300 (unrevised) to Rs.1500-1925 (revised) and that the post should also be advertised immediately to get a suitable person to man this post.

Meeting No. : 21 Meeting Date : 3/12/80

Item No. 1 Resolution No.

Subject : Confirmation of the Minutes of the 20th Meeting held on 7.2.80 and Special Meeting held on 29.2.80.**Resolution:**

Item No. 2 Resolution No.

Subject : Consideration of Budget Estimates for 1980-81**Resolution:**

Item No. 3 Resolution No. 225a

Subject : (CONFIDENTIAL) Appeal of Shri Sayyed Ahmed and Shri Kalani against the orders of punishment passed against them.**Resolution:** unanimously RESOLVED that

i) a point regarding delegation of powers of the "Appellate Authority" to the Vice-President and Chief Executive Officer/Authority may be got examined quickly from the Legal Adviser/Authority and incase it is possible these powers should hereby stand delegated to Vice-President Chief Executive Officer/Authority and he may decide this and other appeals in future and that

ii) If above (i) is not possible then a special meeting of the Authority should be called to consider the appeals of S/Shri Kalani and Sayyed Ahmed.

Item No. 4 Resolution No. 226

Subject : Area Development Regulations

Preparation of area development scheme and disposal of plots therein in anticipation of framing of land disposal rules by Government.

Resolution: Unanimously resolved to approve the draft Maharashtra Housing and Area Development (Disposal of Lands) Regulations 1979 as incorporated in the item note with the following modifications:-

(A) Regulation 4 should be re-drafted as follows:-

Preparation of schemes of area development:

1) Where the Authority has acquired lands for the purpose of development of existing urban areas to ensure an orderly urban development the Board shall prepare a detailed area development scheme and after obtaining the approval to the lay out from the appropriate Planning Authority shall obtain administrative approval to the scheme from the Authority.

2) The Authority shall while according administrative approval to a scheme may give directions to the Board about the manner of disposal of vacant lands or plots therein and may reserve to itself for reasons to be recorded, right to dispose off any vacant land or plot in the scheme.

(B) Regulation 6 should be re-drafted as follows:-

Manner of disposal of land for residential purpose:

The chief Officer may subject to the directions given by the Authority dispose of any vacant land or plot, which is intended to be used for residential purpose in an approved lay out by

- i) Inviting tenders by public advertisement or
- ii) making offers by a suitable public ***** necessary or accepting offers from ***** Authority or Public Sector Undertaking *****
- iii) to be kept as per original draft with the item note.
- iv) making offers to or accepting offers from, under over-all directions of the Chief Executive Officer; such industrial units as are recommended by ad-hoc Committee, comprising of representatives of the Authority, Maharashtra State Industrial and Investment and the relevant Regional Development Corporation for the construction of residential quarters for the staff of such industrial units;

(C) Regulation - 9 should be re-drafted as follows:

Disposal of land by inviting tenders by public advertisement or on an
application by Government Local Authority or Public Sector

Undertaking:

Where the authority determines that the land should be disposed of by inviting public tenders or by accepting offers from Government Local Authority, Public Sector Undertaking, Public Charitable Trust or Society registered under the Societies Registration Act, these shall be presented a tender or an offer in form 'A'.

(D) Regulation - 10 should be re-drafted as follows:

Disposal of land by offers to Government Local Authority or Public

Sector Undertaking:

Where the Authority determines to dispose of land by making offers to the Government Local Authority, Public Sector Undertaking, Public Charitable Trust or Society registered under the Societies Registration Act offers shall be made by the Chief Executive Officer in such form as he may decide, incorporating the terms and conditions of offer determined by the Authority.

Item No. 4 Resolution No. 226

Subject : Area Development Regulations

Preparation of area development scheme and disposal of plots therein in anticipation of framing of land disposal rules by Government.

Resolution: Unanimously resolved to approve the draft Maharashtra Housing and Area Development (Disposal of Lands) Regulations 1979 as incorporated in the item note with the following modifications:-

(A) Regulation 4 should be re-drafted as follows:-

Preparation of schemes of area development:

1) Where the Authority has acquired lands for the purpose of development of existing urban areas to ensure an orderly urban development the Board shall prepare a detailed area development scheme and after obtaining the approval to the lay out from the appropriate Planning Authority shall obtain administrative approval to the scheme from the Authority.

2) The Authority shall while according administrative approval to a scheme may give directions to the Board about the manner of disposal of vacant lands or plots therein and may reserve to itself for reasons to be recorded, right to dispose off any vacant land or plot in the scheme.

(B) Regulation 6 should be re-drafted as follows:-

Manner of disposal of land for residential purpose:

The chief Officer may subject to the directions given by the Authority dispose of any vacant land or plot, which is intended to be used for residential purpose in an approved lay out by

i) Inviting tenders by public advertisement or

ii) making offers by a suitable public ***** necessary or accepting offers from ***** Authority or Public Sector Undertaking *****

iii) to be kept as per original draft with the item note.

iv) making offers to or accepting offers from, under over-all directions of the Chief Executive Officer; such industrial units as are recommended by ad-hoc Committee, comprising of representatives of the Authority, Maharashtra State Industrial and Investment and the relevant Regional Development Corporation for the construction of residential quarters for the staff of such industrial units;

(C) Regulation - 9 should be re-drafted as follows:

Disposal of land by inviting tenders by public advertisement or on an application by Government Local Authority or Public Sector

Undertaking:

Where the authority determines that the land should be disposed of by inviting public tenders or by accepting offers from Government Local Authority, Public Sector Undertaking, Public Charitable Trust or Society registered under the Societies Registration Act, these shall be presented a tender or an offer in form 'A'.

(D) Regulation - 10 should be re-drafted as follows:

Disposal of land by offers to Government Local Authority or Public

Sector Undertaking:

Where the Authority determines to dispose of land by making offers to the Government Local Authority, Public Sector Undertaking, Public Charitable Trust or Society registered under the Societies Registration Act offers shall be made by the Chief Executive Officer in such form as he may decide, incorporating the terms and conditions of offer determined by the Authority.

Further, that the land disposal Rules prepared by CIDCO may also be studied and the provisions in respect of the following items if found necessary, may be incorporated in our proposal to be submitted to Government for seeking approval to the present regulations:-

- i) Restrictions on transfer of land disposed of under these Regulations,
- ii) Time limit to be prescribed for taking up or completion of construction work,
- iii) Restrictions on change of users,
- iv) Rescibing time limit for execution of the lease deed,
- v) Prescribing time limit for delivery of possession of the land after the payment of money is made.

Draft Regulations now approved as above, should be submitted to Government for approval and in the meanwhile the disposal of developed plots in the area development scheme may also be undertaken along the provisions of these Regulations now approved by the Authority.

Item No.	5	Resolution No.	227
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Subject : Request of Advait Co-operative Housing Society for reconstruction of building viz. 263/265 Fergusson Road, Telwala Chawl, G (South) - Ward Bombay.

Resolution: Unanimously RESOLVED to entrust the reconstruction work of a building at 263-265, Fergusson Road, Telwala Chawl, G (South) - Ward Bombay in favour of Advait Co-operative Housing Society on the terms and conditions indicated in the item note under the provisions of section 79 of the MHAM Act 1976 on agency basis. This work should be treated as on experimental basis and the Authority be kept informed about the progress of the work. The society will be permitted to construct the tenements equal to the number for accommodations only existing tenants and that extent only the relaxation in F.S.I. would be granted.
reconstruction of building viz. 263/265 Fergusson Road, Telwala Chawl, G (South) - Ward Bombay.

Item No.	6	Resolution No.	228
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Subject : To acquire land for Gaurishankar Wadi

Resolution: Unanimously RESOLVED

i) to complete the land acquisition proceedings in respect of F.P.331 to 340 (all inclusive) 343 to 346 (all inclusive) 303, 324 - part, 330 - part, 328 and 329 and to agree to the deviation from the Authority's Resolution No.164 dated 31.8.79 to that extent in the interest of Welfare of the Hutment Dwellers and

ii) to acquire F.P. NO. 325,326 and 327 under Section - 41 of the Maharashtra Housing and Area Development Act, 1976.

Further, that the economic viability of the project should be examined before acquisition proceedings are completed.

Item No.	7	Resolution No.	229
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Subject : Disposal of ground floor structures allotted for amenities such as dispensary etc

Resolution: Unanimously RESOLVED to lay the following policy guidelines for the disposal of ground floor structures allotted for amenities in various colonies of Authority.

(A) Where the ground floor structures are situated on plots which can be developed and utilised for construction of multistoried buildings, FSI permitting such structures should not be disposed but the plot should be utilised for constructing multistoried buildings.

(B) When multistoried buildings are constructed in situation mentioned in 'A' above, the amenities existing in ground floor structures demolished, be accommodated on the ground floor of such buildings.

(C) Where a person has been provided with residential accommodation alongwith the amenity, such person may be accommodated in one of the tenements in multistoried buildings so constructed.

(D) In cases where the ground floor structure is situated in a plot which cannot be developed and utilised for a multistoried building such ground floor structure should not be disposed off because it will mean extinction of the amenity.

(E) In case if the existing amenity is likely to be extinguished because of execution of any development work such as construction of Roads etc., the person or persons affected be treated as entitled to receive alternative provision of accommodation as at (B) and (C) above.

Item No.	8	Resolution No.
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Subject : Land Pricing policy with reference to existing Government orders in force for MHADA and for Government lands.

Resolution:

Item No.	9	Resolution No.	230
Subject :	Allotment of land to the Municipal Corporation of Greater Bombay at JVPD Scheme for construction of Road.		
Resolution:	Unanimously RESOLVED to grant its land admeasuring 600 square yard. at JVPD Scheme for widening of road in favour of BMC at the rate to be fixed by the Town Planning Department on the following terms.		
	i) Municipal Corporation should be charged provisional rate of Rs. 250/- per square meter pending the fixation of rate by the town planning department.		
	ii) Annual lease rent of Rs.1/-		
	iii) Lease period of 60 years in the first instance.		

Item No.	10	Resolution No.	231
Subject :			
Resolution:			

Item No.	11	Resolution No.	232
Subject :			
Resolution:			

Item No.	12	Resolution No.	233
Subject :	Consideration of refund of unspent tenants share in respect of repairs to 238-B, B.J. Marg, D-Ward.		
Resolution:	Unanimously RESOLVED to accord to the refund of Rs. 30,000/- to the tenants of the building at 238-B, B.J. Marg, Bombay (D-Ward) as refund of unspent tenants share in respect of repairs to this building.		

Item No.	13	Resolution No.	234
Subject :	Procurement of building materials from entrepreneurs to be set up by Regional Development Corporations.		
Resolution:	Unanimously RESOLVED to approve the methodology for organising entrepreneurs and procuring the building materials, indicated broadly in the Item Note. With this approval the Vice-President and Chief Executive Officer/Authority may take necessary adequate steps to implement this arrangement after getting it examined legally; if necessary.		

Item No.	14	Resolution No.
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Subject : Implementation of housing scheme for co-operative Housing Societies of procedure thereof.

Resolution:

Item No.	15	Resolution No.
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Subject : Grant of lands at Bandra Reclamation to Rangsharda Pratishthan.

Resolution:

Item No.	16	Resolution No.	235
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Subject : Scheme of construction of tenements at BRD, Worli for Ex. and Existing M.Ps. M.L.As, M.L.Cs., etc.

Resolution: Unanimously RESOLVED that

- i) the lands involved in this proposal are not to be sold for making profits.
 - ii) Tenements of the type of A,B,C as shown in the Item Note should be constructed and the estimated cost of flats of 'A' type be brought around Rs.1,25,000/- by adjusting the area of this flat.
 - iii) The flats of 'B' and 'C' type would be constructed out of HUDCO finances on HPS basis and the flats of 'A' type would be constructed through Advance Contribution.
 - iv) Possibility of construction of tenements for ex and existing M.Ps. M.L.As, M.L.Cs. be explored outside Bombay also.
 - v) A report should be sent to the Government about the decisions of the Authority.
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Item No.	17	Resolution No.	236
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Subject : Exchange of Authority's land with Shri N.K. Shah and others at T.P.S. No. III Ghatkopar Financial and other implications involved in R & F D's letter dated 27.12.1979.

Resolution: Unanimously RESOLVED that a factual report incorporating our views be sent to the Government and after the Government considers views of the Authority, a decision may be sought finally by way of directions to the Authority. It would be difficult for the Authority formally to agree to the consent terms arrived at in the Government until the views of the Authority are placed before Government.

Item No.	18	Resolution No.	237
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Subject : Allotment of the vacant tenements at Anand Nagar under the LIGHS as Staff Quarters.

Resolution: Unanimously RESOLVED to earmark 10 tenements of LIGHS at Anand Nagar as Staff Quarters to employees. By suitable adjustment some land should be got cleared off so as to take of construction of multistoried building.

Item No.	19	Resolution No.	238
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Subject : Acceptance of Security Deposit in the form of Bank Guarantee.

Resolution: Unanimously RESOLVED
to approve the incorporation of the following clauses **** end of guarantee bond.

"Notwithstanding anything here in above contained our liability under this Guarantee shall not exceed the sum of Rs. ***** . The Guarantee shall be in full force and effect for from the date of execution as stated below. Any claim arises out of the said guarantee shall be lodged with us on before failing which we shall stand ***** and our liability extinguished".

Item No.	20	Resolution No.	239
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Subject :

The Authority considered the matter and noted the comments of its Financial Controller. It was noted that lease in this case is in favour of persons and since we are not to remove the hutment dwellers as per the Government's policy and since Commercial Utilisation of lands encroached upon is also not possible the upgrading of the huts of hutment dwellers is the only solution. Having considered the matter therefore, the Authority.

Resolution: Unanimously RESOLVED

- i) to agree to grant Authority's lands occupied by hutment dwellers at Kapas Wadi, and Siddharth Nagar on lease to the Housing Societies of hutment dwellers by charging ground rent at 9% per annum on the amount of premium calculated at Rs.16/- per square yards. by calculating the monthly ground rent at a fixed rate of Rs.5/- per family and
- ii) to authorise Chief Executive Officer and Vice-President/Authority to take decision in similar other cases on merits and that it should also be examined as to whether a sale of our lands occupied by hutment dwellers 'at cost' can be effected by prescribing installments of sale price if necessary to the hutment dwellers and thereby ensuring the recovery of our capital investment and avoiding the burden on recovery from the hutment dwellers of lease money.

Item No.	21	Resolution No.	
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Subject : Lease of a plot of land at Motilal Nagar, Goregaon to the Municipal Corporation of Greater Bombay for primary school.

Resolution:

Item No.	22	Resolution No.	240
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Subject : Allotment of an open plot at Kannamwar Nagar, Vikhroli to the Maharashtra Labour Welfare Board for Welfare Centre.

Resolution: Unanimously RESOLVED

to grant a plot of land admeasuring 1573 square yard. in Kannamwar Nagar to Labour Welfare Board on cost-basis for Construction of Samaj Mandir Hall.

Item No.	23	Resolution No.	241
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Subject : Consideration of amendment to Rule - 4 of ***** regarding constitution and score of Repairs and maintenance of Properties *****

Resolution: Unanimously RESOLVED
to amend its RESOLUTION No. 156(i) to the extent shown below:-
"No interest on the balances in the repairs and maintenance Reserve of properties be credited at the close of financial year 1976-77 onwards".

Item No.	24	Resolution No.	242
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Subject : Grant of additional remuneration to Shri A.R. Bhave, Sr. Clerk for looking after the functions of Public Relations Officer/Bombay Board.

Resolution: Unanimously RESOLVED to a lumpsum payment of Rs.90/- in favour of Shri Bhave, Sr. Clerk for looking after the functions of Public Relation Officer, Bombay Board for the period between 10.9.1979 to 15.10.1979.

Item No.	25	Resolution No.	243
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Subject : Revision of Pay scales under Maharashtra Civil Services (Revised Pay) Rules 1978 - Bhole Revision.

Resolution: Unanimously RESOLVED

i) to grant ex-post facto approval to the instructions given by the Vice President and Chief Executive Officer/Authority for implementing the orders contained in Government Resolution of Public Works and Housing Department No.ARD-1078(87) dated 24.1.1980 and

ii) to authorise Chief Executive Officer to seek clarifications from the Government on the points where ambiguity if any may be noticed during the implementation of these orders.

Item No.	26	Resolution No.	
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Subject : Continuance of various posts on establishment of Authority, Regional Board - and creation of supernumerary posts.

Resolution:

Item No.	27	Resolution No.	
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Subject : Revision of pay scales of some of the posts on the establishment of the Maharashtra Housing Board-Badkas Revision.

Resolution:

Item No.	28	Resolution No.	244
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Subject :**Resolution:**

Item No.	29	Resolution No.	245
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Subject :**Resolution:**

Item No.	30	Resolution No.	
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Subject : Review about progress of implementation of the decisions taken by the Authority.**Resolution:**

Item No.	31	Resolution No.	246
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Subject : Disposal of plots in Bandra Reclamation Scheme for cultural centre and Cinemas.**Resolution:** Unanimously RESOLVED

i) to agree in principle, to allot an acre of land in favour of Shivmudra Pratishthan.
The other details including the price to be charged to them be worked out immediately and

ii) Claims of other organisation alongwith relevant information as decided vide Resolution No. 204 should be put up to the Authority early.

Item No.	32	Resolution No.	247
Subject :	Consideration of the question of recruitment of Deputy Engineers and Executive Engineers under the Authority.		
Resolution:	RESOLVED by majority,		
	i) To formalise the recruitment policy adopted by the Selection Committee and fill in the posts of Executive Engineers and Deputy Engineers by nomination on the basis of direct recruitment.		
	ii) To fill in the posts of Architect, Finance Officer, Dy. Legal Adviser and Asstt. Legal Advisers.		
	iii) To authorise the Vice-President and Chief Executive Officer to regularise the appointments in accordance with the recruitment that will be framed by Government in Public Works and Housing Department to such other directions of Government as may be received.		
	Shri Rangnekar, member, however, was not in agreement with the above decision as he contended that the recruitment rules need to be framed before resorting to such recruitment.		

Item No.	33	Resolution No.	248
Subject :	Allotment of plot of land at Dnyaneshwar Nagar, Wadala to the Police Department for a Police Station.		
Resolution:	Unanimously RESOLVED to surrender a plot of land admeasuring 170 ft. x 130 ft. at Dnyaneshwar Nagar in favour of Municipal Corporation for allotting it to the Police Department.		

Meeting No. : 4-spl. Meeting Date : 3/31/80

Item No. 1 Resolution No. 249

Subject : Consideration of budget estimates for the year 1980-81.**Resolution:** Unanimously RESOLVED to approve the budget estimates for 1980-81 as are placed before the Authority by its Chief Executive Officer in the meeting held on 29.2.1980.

Item No. 2 Resolution No. 250

Subject : CONFIDENTIAL
Consideration of appeals of S/Shri Sayyed Ahmed and B.B. Kalani.**Resolution:** Unanimously RESOLVED that for the reasons recorded in the appended order of the Authority the appeals of S/Shri Sayyed Ahmed and B.B. Kalani dated 15.1.1979 and 23.2.1979 respectively be rejected and the order of their dismissal and recovery of pecuniary loss etc. passed by the Vice-Chairman, Bombay Housing and Area Development Board, in this behalf be confirmed.

Item No. 3 Resolution No. 251

Subject : Urban renewal scheme at Kamathipura to be undertaken by Maharashtra Housing and Area Development Authority.**Resolution:** Unanimously decided to approve the expenditure of Rs. 1,30,000.00 to be incurred as establishment expenses and for stationary, models and other materials for the working of Task force which is appointed as per Authority's orders dated 26.12.1979 to finalise the urban renewal scheme at Kamathipura. This amount would be debited to the repairs fund of the Authority and if necessary, it may be required with the B.M.R.D.A. as to whether a-proportionate expenditure out of Rs. 1,30,000/- can be shared by them.

Meeting No. : 22 **Meeting Date : 4/15/80**

Item No. 1 **Resolution No.**

Subject : Confirmation of the minutes of the meeting held on 12.3.1980.**Resolution:**

Item No. 2 **Resolution No.**

Subject : Confirmation of minutes of special meeting held on 31.3.1980.**Resolution:**

Item No. 3 **Resolution No.**

Subject : Consideration of grant of lands at Bandra Reclamation to Rangasharada Pratishtan.**Resolution:**

Item No. 4 **Resolution No. 252**

Subject : Lease of plot of land at Motilal Nagar, Goregaon to the Municipal Corporation of Greater Bombay for primary school.**Resolution:** Unanimously RESOLVED
to lease the plot of land admeasuring 6000 sq. yards in Motilal Nagar at Goregaon in favour of B.M.C. The lease shall be on payment of premium at the rate of Rs.40/- per square meter plus nominal lease rent of Rs.1/- per annum for the period of 60 years and on other usual conditions.

Item No.	5	Resolution No.	253
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Subject : Land pricing policy

Resolution: Unanimously RESOLVED

i) to approve the board principles regarding the fixation of premium and lease rent stated in the item note.

ii) that the rates of premium and lease rent for various types of users and for various ***** should be as shown in the ***** rent ***** this Resolution. The rate ***** rent should be calculated ***** of sq. meters of lands. The rates of premium for residential plots to be allotted to individuals belonging to H.I.G. however should be discussed with the Director of Town Planning, and finalised. The same be placed before the Authority for information.

iii) that the land pricing policy shall have only prospective effect.

iv) that the policy shall apply only to the disposal of lands and not to the disposal of land along with building, and

v) that the lease period shall be for only 30 years.

Item No.	6	Resolution No.	254
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Subject : Delegation of enhanced powers to the Technical Officer under Regional Boards of Authority.

Resolution: Unanimously RESOLVED that the technical officers of the Authority be delegated the powers as per the amended statement to this Resolution and should exercise those powers accordingly.

Item No.	7	Resolution No.	
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Subject : Delegation of powers for acceptance of tenders and sanction of excess over estimate

Resolution:

Item No.	8	Resolution No.	255
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Subject : Granting escalation in running contracts - Release of balance 50% relief.

Resolution: Unanimously RESOLVED
to grant balance 50% of escalation as per the formula, principles and limitations proposed and considered by the Authority in its meeting held on 13.12.1979.

The Secretary, Urban Department, Shri Vinod Nair, left at this stage with the permission of chair as he had some other urgent Government Work.

Item No.	9	Resolution No.	256
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Subject : Acquisition of lands for MHADA - Providing alternate plots to original holders - Grant of concessions -

Resolution: RESOLVED Unanimously that,

1. If approved lay outs are located on the periphery of the lands to be acquired for development and inclusion of such lay outs is not considered necessary for the purposes of integrated development of the entire area; such lay outs as far as possible and to the extent practicable, be not taken up for acquisition.

2. If virgin lands are notified the owner would get a plot or reasonable number of plots for his family requirements, the total area under such plots not admeasuring more than 25% of the original gross area owned by him. the land holder will be required to pay the development charges incurred by M.H.A.D.A. and levied on area basis.

3. Approved lay outs which cannot be deleted from acquisition, the original plot holders would be given back their plots.

4. Co-operative Housing Societies owning plots in approved lay outs would be entitled to the same concession as mentioned at 3 above.

Individuals or Co-operative Housing Societies falling in categories 2,3 and 4 above, will be required to pay development charges to MHADA on area basis. If a Co-operative Housing Society has already done some development of land, the concession commensurate with the development that has taken place, would be granted by the Authority in the development charges.

5. Individual or Society plot holders from un-approved lay outs. If the

lands under acquisition have been laid out into unauthorised lay outs, not sanctioned by the Local Authority or the Town Planning Department of the Collector, as the case may be, the holders of the plot if they make such a request, could be offered 2/3rd of the land from their original holding subject to the ceiling plot sizes fixed by MHADA in that area. If ***** of the original area is less than the area ***** smallest plot carved out by the Authority ***** area, the plot holder will be required ***** the plot of minimum size.

Development charges will have to be paid by the individual or Society plot holders.

Eligibility for the concessions

for becoming entitled to the concessions referred to above, the Authority considered it necessary to categorise individual or Society plot holders with reference to the status of their sale transaction. Following three categories have been recognised.

A) Societies or individuals who have completed the sale transactions according to the existing laws, prior to the issue of the notice for land acquisition in approved lay outs.

B) Societies or individuals who have completed the sale transactions according to the existing laws, prior to the issue of the notice for land acquisition in unapproved lay outs.

C) Societies or individuals who have only executed Agreements to sale or entered into some such agreement with the previous land owners but have not completed the sale transaction as mentioned in (A) above prior to the date of acquisition.

A above would be entitled to the concessions mentioned in at 1,2, or 3 and their claims would be considered first.

After exhausting the claims of the persons mentioned in category 'A' persons who have registered for houses or plots either directly with Boards or through Municipal Councils will be accommodated in the scheme. After exhausting these claims, the claims of societies and individuals falling in categories B and C would be considered - irrespective of the fact whether they are in approved or unapproved layouts.

Price Concession

The concession of leasing the plot on nominal rent will be granted only to persons in category 'A' and 'B' that is individuals or societies who have fully completed the sale transactions prior to the issue of notice of acquisition. The plot holders or land owners will not be entitled for any compensation under the Land Acquisition Act in respect of area that will allowed to be retained with them.

Category 'C' will be allotted plots subject to conditions stipulated in the foregoing on the same terms and conditions as are applicable to the beneficiaries of the scheme.

Item No. 10 Resolution No. 257

Subject : Continuance of various posts on the establishment of the Authority beyond 29.2.1980.

Resolution: Unanimously RESOLVED

i) to continue the sanctioned staffing pattern, including the regular and supernumerary posts as shown in Appendix I,II,III,IV and V to the Item Note for the period from 1.3.1980 to 28.1.1981. Supernumerary posts will no longer exist after the incumbents officiating in that post comes on regular post, and

ii) In addition to the posts at (i) above supernumerary posts as shown below will be created for the period upto 28.1.1981 in the first instance and that these supernumerary posts will exist till the incumbents holding these posts are not accommodated on regular posts.

	Authority	Bombay	Pune	Aurangabad	Nagpur	Total	
	Board	Board	Board	Board	Board	Posts	
Junior Auditor w.e.f. (Rs.365-760) 5.12.77	2	-	-	-	-	2	
Circle Head Clerk - (Rs.500-900) 5.12.77		3	-	-	-	3	w.e.f.
Meter Reader (Rs.260-495) 5.12.77	-	2	-	-	-	2	w.e.f.
Store Keeper (Rs.335-680) 1.8.79	-	3	-	-	-	3	w.e.f.
Asstt. Store- keeper (Rs.260-495)	-	2	-	-	-	2	w.e.f. 1.6.79
Record Keeper (Rs.260-495) 5.12.77	-	3	-	-	-	3	w.e.f.
Rent Collector (Rs.335-680) 25.2.80	-	9	-	-	-	9	w.e.f.

Tracer w.e.f. (Rs.260-495) 5.12.77	-	3	-	-	-	3
Pump-man (Rs.250-435) 5.12.77	-	1	-	-	-	1 w.e.f.
Stenographer (L.G.) 5.12.77 (Rs.395-800)	-	-	1	-	-	1 w.e.f.
Addl. Supernumerary posts created.						
	2	26	-	-	-	29
Supernumerary posts already created to be continued.						
	-	193	12	-	-	14
219						
Total Sup. Posts of 1980-81						
248	2	219	13	-	-	14

Item No.	11	Resolution No.
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Subject : Appeal dated 4.6.77 of Shri F.P.Dias, Sr. Clerk against H.C. Bombay's Order dated 26.8.1976.

Resolution:

Item No.	12	Resolution No.
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Subject : Consideration of appeal of Shri Fernandez against the punishment a-warded to him in Departmental Enquiry.

Resolution:

Item No. 13 Resolution No. 258

Subject : Consideration of refund of tenants unspent share in respect of repairs to 13-E, Chakala Cross Lane, B-Ward.

Resolution: Unanimously RESOLVED to accord sanction to refund of Rs.49,000/- (Rupees forty nine thousand and five hundred only) to the tenants of building at 13-E, Chakala Cross Lane, B-Ward, Bombay.

Item No. 14 Resolution No. 259

Subject : Consideration of refund of unspent tenants share in respect of repairs to 23 Mata Niwas, Dr. M.B. Raut Road, G/N Ward.

Resolution: Unanimously RESOLVED to sanction the refund to the tenants of Rs. 26,992/- of building at 23 Mata Niwas, Dr. M.B. Raut Road, G/N Ward Bombay.

Item No. 15 Resolution No.

Subject : Grant of lands at Bandra Reclamation to Shivmudra Pratishthan.

Resolution:

Item No. 16 Resolution No.

Subject : Request of other State Government's for residential flats to their officials posted on duty at Bombay.

Resolution:

Item No. 17 Resolution No.

Subject : Lease of plot of land at Tilak Nagar, Chembur.

Resolution:

Meeting No. : 23 Meeting Date : 5/16/80

Item No. 1 Resolution No. 260

Subject : Confirmation of the minutes of the 22nd Meeting of the Authority held on
 15.4.1980**Resolution:** That the Authority's Resolution No.253 should amended to the following effect

- 1) The pricing of land obtained through different sources of acquisition should not be different, and consequently, whatever be the source of acquisition, the cost to be charged for any piece of land should be the same as that of a comparable piece of land acquired under the Maharashtra Housing and Area Development Act, 1976.
- 2) To charge premium at twice the cost of land for lands for residential purposes to the Higher Income Group.
- 3) Where there is an alternative to pay only lease rent at 8% of the amount of notional premium, the amount of notional premium should be equivalent to the sum of the premium and capitalised value of the lease rent charged in the first alternative.
- 4) For the plots for commercial purposes to be given to Government Departments, Statutory Corporations, Boards, etc., rate of premium should be equivalent to 75% of the market value;
- 5) The rounding of the rate of premium should be to the nearest rupee.

The question of fixing an upper income limit for the persons in the Higher Income Group was deferred to be brought before the Authority as a separate item.

Item No.	2	Resolution No.	261
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Subject : Consideration of grant of lands at Bandra Reclamation to Rangasharada Pratishthan.

Resolution: Unanimously RESOLVED to offer lease of land admeasuring 3000 sq. meters earmarked for Drama Theatre in the Bandra Reclamation Scheme to Ranga-Sharada Pratishthan on the following terms and conditions:

- i) The Pratishthan will be charged annual lease rent at 8% of the notional premium at or recover the value equal to the actual cost in accordance with pricing policy.
- ii) There would be no free period allowed for payment of the annual lease rent.
- iii) The Trust will not be allowed to encumber the land in any manner whatsoever without specific permission in writing from the Authority.
- iv) The Trust will be permitted to mortgage the building constructed or to be constructed for raising its finances.
- v) The Trust will not be allowed to have any residential premises on the land except such residential premises which are incidental to the running of the Drama Theatre.
- vi) The Trust will be allowed to have commercial user on the plot strictly in accordance with the D.C. Rules in force if such commercial user is permissible on the plot.
- vii) The Trust will have to pay the channelisation charges at the rate of Rs.150/- per square meter.
- viii) The lease period will be for 90 years. Annual lease rent however, will be revised after expiry of every term of 30 years in addition to charges mentioned at (i).

Item No.	3	Resolution No.
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Subject : Delegation of powers for acceptance of tenders and sanction of excess over estimate.

Resolution:

Item No.	4	Resolution No.
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Subject : Appeal dated 4.6.77 of Shri F.P. Dias, Sr. Clerk against H.C. Bombay's order dated 26.6.1976.

Resolution:

Item No.	5	Resolution No.
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Subject : Consideration of appeal of Shri Fernandes against the punishment awarded to him in the Departmental Enquiry.

Resolution:

Item No.	6	Resolution No.
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Subject : Grant of lands at Bandra Reclamation to Shivmudra Pratishthan. & Item No. 21 Disposal of plots in Bandra Reclamation Scheme reserved for cultural centre and cinemas.

Resolution:

Item No.	7	Resolution No.
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Subject : Request of other State Governments for residential flats to their officials posted on duty at Bombay.

Resolution:

Item No.	8	Resolution No.	262
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Subject : Lease of plot of land at Tilak Nagar, Chembur.

Resolution: Unanimously RESOLVED to lease a plot of land admeasuring 7040 sq.metres in the Tilak Nagar Colony at Chembur to the Bombay Suburban Electric Supply Co. Ltd. on the following terms and conditions:

- i) The area of 3052 sq. metres which is aligned under the transmission lines should be leased on payment of premium at rate of Rs.44/- per sq. metre and the remaining area of the plot should be leased on payment of premium at the rate of Rs.144/- per sq.metre.
 - ii) An annual lease rent at 2.5% on the amount of premium will be payable by the Co.
 - iii) The lease will be for a period of 30 years.
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Item No.	9	Resolution No.	263
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Subject : Consideration of refund of tenant's unspent share for repairs in respect of (i) 94-100 Sitaram Poddar, D.C. 3-4 Ward and (ii) 125 Sena Maharaj Marg, C1 Ward.

Resolution: Unanimously RESOLVED to accord sanction to the refund of Rs. 41,000/- and Rs. 34,418/- to the concerned tenants.

Item No.	10	Resolution No.	264
Subject :	Consideration of refund of tenants unspent share in respect of repairs to 31, 31-A Maharashi Karve Road, D-1 Ward.		
Resolution:	Unanimously RESOLVED to accord sanction to the refund of Rs. 31,500/- to the concerned tenant.		

Item No.	11	Resolution No.	265
Subject :	Consideration of refund of unspent tenants share in respect of 19.1.92 Abbas Building, Maulana Azad Road, s-2 Ward.		
Resolution:	Unanimously RESOLVED to accord sanction to the refund of Rs.35,300/- to the concerned tenant.		

Item No.	12	Resolution No.	266
Subject :	Consideration of refund on unspent tenants share in respect of 85/88 S.S.M. Marg, C-1 Ward.		
Resolution:	Unanimously RESOLVED to accord sanction to the refund of Rs.28,514/- to the concerned tenant.		

Item No.	13	Resolution No.	267
Subject :	Undertaking execution of commercial schemes delegation of powers.		
Resolution:	Unanimously RESOLVED to delegate to the Vice President of the Authority the powers to accord administrative, technical and other approvals and sanctions in respect of proposals relating to utilisation of the Authority's land for commercial schemes.		

It was decided that the details of the commercial schemes being undertaken by the Authority on the plot of land in G-9, Bandra-Kurla-Complex should be placed before the Authority in its next meeting, for information.

In Resolution No.267:

- i) after the word "administrative" appearing in the first sentence add the word "approval".
 - ii) Delete the words
"technical and other approvals and sanctions".
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Item No.	14	Resolution No.	268
Subject :	Rehabilitation centre at Malwani - construction of community hall-cum-work-shop.		
Resolution:	Unanimously RESOLVED to accord sanction, approval to the scheme of construction of a Community Hall-cum-workshop at the rehabilitation centre at Malwani provided the expenses of this scheme are borne by the Government as it is not possible to meet the expenditure from the funds which are placed at the disposal of the Authority at the rate of Rs.150/- per capita.		

Item No.	15	Resolution No.
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Subject : DELETED

Resolution:

Item No.	16	Resolution No.	269
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Subject : Consideration of granting escalation to M/s Vishindas Bhagchand Contractors for the construction of 96 tenements under M.I.G.F. at Maharashi Nagar, Pune.

Resolution: Unanimously RESOLVED

- i) to approve the release of escalation amounting to rs.67,079.80 to the contractors M/s. Vishindas Bhagchand Contractors,
- ii) to authorise the Vice-President/Authority to accord approval to the proposals of escalation which are in accordance with the approved policy.

Item No.	17	Resolution No.
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Subject : Allotment of plots of land reserved for the purpose of school in the Housing Colonies in Greater Bombay.

Resolution:

Item No.	18	Resolution No.
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Subject : Allotment of a plot of land in Nehru Nagar, Colony at Kurla (East) to Municipal Corporation of Greater Bombay for a dispensary and mustering chowkey.

Resolution:

Item No.	19	Resolution No.	270
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Subject : Construction of 14 M.I.G. tenements at Subhash Nagar, Chembur.

Resolution: Unanimously RESOLVED to hand over the plot admeasuring 180 square meter in the layout of Subhash Nagar, Chembur to the Municipal Corporation of Greater Bombay free of cost in order to avail of the F.S.I. of this plot for the construction of 14 tenements in the adjoining plot.

Item No.	20	Resolution No.
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Subject :**Resolution:**

Item No.	21	Resolution No.
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Subject : Disposal of plots in Bandra Reclamation Scheme reserved for cultural centre and cinemas.**Resolution:**

Item No.	22	Resolution No.	271
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Subject : Consideration of according approval to the variations proposed in tenders for Housing Scheme at Yerwada.**Resolution:** Unanimously RESOLVED to accord approval to the variations suggested in the item note as a special case.

The variations are:

1) The earnest money deposit is to be reduced from 1% to 0.5% of the estimated cost put to tender.

2) The mobilisation advance to the extent of 10% of the estimated value of work is to be given to the contractors after deducting the value of materials to be issued on Schedule 'A' at 12% rates of interest and to be recovered within a period of 6 months or till 50% of the work is executed whichever is early. The loan amount will be fully secured from the contractors.

- i) Against construction equipment's, shuttering etc.
- ii) Bank Guarantee."

3) The validity period is to be reduced from 90 days to 45 days.

On discussion Shri Rangnekar withdrew his proposed ***** in respect of items (4) and (5).

Item No.	23	Resolution No.	272
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Subject : Consideration of undertaking Housing Scheme of:
1) Shanti Rakshak Grahachna Sanstha Maryadit of Police Department.
2) Tridal Co-operative Housing Society, Military personnel at S. No. 191-A Yerwada, Pune.**Resolution:** Unanimously RESOLVED to undertake implementation of the Housing Scheme of the 2 societies on the same basis and with the same over-heads as will be made applicable to the Authority's own scheme on the adjoining land.

Item No.	24	Resolution No.	273
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Subject : Note on purchase of vehicles for Bombay Housing and Area Development Board, Aurangabad Housing and Area Development Board, Maharashtra Housing and Area Development Authority.

Resolution: Unanimously RESOLVED to accord sanction to the purchase of 4 Ambassador Cars for the use of the Authority and the Boards.

It was further resolved that the actual allotment of these cars amongst the Officers of the Authority and of the Boards will be made by the Vice President of the Authority after examining the merits of the claims made by the Boards and by the Officers of the Authority.

The meeting ended with vote of thanks to the chair.

Meeting No. : 24

Meeting Date : 7/29/80

Item No. 1 Resolution No. 274

Subject : Confirmation of the minutes of the 23rd Meeting of the Authority held on 16.5.1980.

Resolution: It was resolved that -

(a) In Resolution No.260, after the words "pricing of land obtained through different sources of acquisition," add the words "e.g. land acquisition Act, Urban Ceiling Act, Maharashtra Housing and Area Development Act etc."

(b) As regards Resolution No.261, Shri Apte, made certain suggestions. These suggestions were incorporated by a separate Resolution.

(i) In Resolution No.261, the following sentence shall be added:

"The charge of the financing Institution will only be a second charge, the first charge being that of Maharashtra Housing and Area Development Authority".

(ii) Resolution No.261, will be modified by adding the following words at the end: "as would be decided by and with prior permission of the Authority".

(c) In Resolution No. 267:

i) after the word "administrative" appearing in the first sentence add the word "approval".

ii) Delete the words

"technical and other approvals and sanctions".

(d) After resolution No.271:

the following shall be added.

"The variations are:

1) The earnest money deposit is to be reduced from 1% to 0.5% of the estimated cost put to tender.

2) The mobilisation advance to the extent of 10% of the estimated value of work is to be given to the contractors after deducting the value of the materials to be issued on Schedule 'A' at 12% rates of interest and to be recovered within a period of 6 months or till 50% of the work is executed whichever is early. The loan amount will be fully secured from the contractors.

i) Against construction equipment's, shuttering etc.

ii) Bank Guarantee."

3) The validity period is to be reduced from 90 days to 45 days.

On discussion Shri Rangnekar withdrew his proposed corrections in respect of items (4) and (5).

Amendment - I:

In Resolution No. 274, after the first sentence in (i) shall be added the following words - "at the end of clause (iv) of terms and conditions".

Amendment - II:

In Resolution No.274 after the first sentence in (ii) shall be added the following words.

"of clause (v) of terms and conditions".

Item No.	2	Resolution No.
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Subject : Delegation of powers for acceptance of tenders and sanction of excess over estimates.

Resolution:

Item No.	3	Resolution No.
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Subject : Appeal dated 4.6.77 of Shri F.P. Dias, Sr. Clerk against Housing Commissioner, Bombay's order dated 26.6.76.

Resolution:

Item No.	4	Resolution No.	275
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Subject : Consideration of the appeal of dated 26.2.79 of Shri Fernandes against the punishment awarded to him in Departmental Enquiry.

Resolution: Unanimously RESOLVED that the following punishment shall be inflicted on Shri A.D. Fernandes:

1) Shri A.D. Fernandes the Asstt. Estate Manager, Aurangabad is reverted to the post of Sr. Assistant and his pay is fixed in the unrevised scale at Rs. 430/- per month from the date Shri Fernandes officiates in that post and he shall be debarred from promotion during the period of five years.

The period of five years will be exclusive of leave, if availed of by Shri Fernandes.

2) The period of suspension from 30.3.72 to 21.11.73 shall be treated as suspension uncondoned. Shri Fernandes will not earn any leave to increment during the period of suspension, nor will it count towards gratuity or pension (if he is eligible for pension). He will he earn the Board's contribution during that period.

Item No.	5	Resolution No.
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Subject : Request of other State Governments for residential flats to their officials posted on duty at Bombay.

Resolution:

Item No.	6	Resolution No.
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Subject : Disposal of plots in Bandra Reclamation Scheme reserved for Cultural Centre and Cinemas.

Resolution:

Item No.	7	Resolution No.
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Subject : Allotment of a plot of land in Nehru Nagar Colony at Kurla (East) to Municipal Corporation of Greater Bombay for a dispensary and mustering Chowkey.

Resolution:

Item No.	8	Resolution No.
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Subject :

Resolution:

Item No.	9	Resolution No.	276
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Subject : Sanction to the expenditure in connection with Yoga Classes for the employees of the Authority.

Resolution: Unanimously RESOLVED to sanction the non recurring expenditure of Rs. 2,000/- in connection with Yoga Classes.

Item No.	10	Resolution No.	277
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Subject : Consideration of refund of tenants' unspent share in respect of repairs to Building No. 67, Banganga Road, D1 Ward.

Resolution: Unanimously RESOLVED to accord sanction to the refund of tenants' unspent share of Rs.32,000/- (Rs. Thirty two thousand only) to the tenants in respect of repairs to Building No. 67, Banganga Road, D1 Ward.

Item No.	11	Resolution No.	278
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Subject : Consideration of refund of tenants' unspent share in respect of repairs to Building 11, Gola Lane in 'A' Ward.

Resolution: Unanimously RESOLVED to accord sanction to the refund of tenants' unspent share of Rs. 72,500/- (Rs. Seventy two thousand five hundred only) to the tenants in respect of repairs to Building 11, Gola Lane in 'A' Ward.

Item No.	12	Resolution No.	279
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Subject : Proposal for setting up a semi-mechanised brick plant (based on CBRI technology) at Bombay jointly by HUDCO, BH&AD Board, Maharashtra Small Scale Industries Development Corporation Ltd. in Association with some promoter/Entrepreneur.

Resolution: Unanimously RESOLVED to accord post-facto sanction to release of payment of Rs. 4,667/- (Rupees Four thousand six hundred sixty seven only) as MHADA's share for setting up a semi-mechanised brick plant (based on CBRI technology) at Bombay jointly by HUDCO, BH&AD Board, MSSIDC in association with some promoter/entrepreneur.

Item No.	13	Resolution No.	280
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Subject : Charging of rent/compensation to Authority's employees who are residing in huts on Authority's land.

Resolution: Unanimously RESOLVED to charge rent/compensation to Authority's employees at Pune who are authorisedly residing in huts on Authority's lands with the permission of Board, at the rate of Rs.5/- per month subject to the following conditions that:

- i) The employee has not extended his hut,
- ii) The employee has been using his hut as his residence only,
- iii) The employee has not sublet his hut in part or in full.

The rent/compensation shall be charged retrospectively from September,77. Authority resolved that Chief Officer, Pune Board be directed to prepare a housing scheme for these employees.

Amendment to resolution No.280:

The employees not fulfilling these conditions will be charged compensation at the rate prescribed by the government for Thane City.

Item No.	14	Resolution No.	281
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Subject : Continuance of Shri R.V. Patil, Standing Counsel, Nagpur Housing and Area Development Board.

Resolution: Unanimously RESOLVED to accord sanction to the continuance of Shri R.V. Patil, Standing Counsel, Nagpur Housing and Area Development Board for the period from 1.4.80 to 22.4.80 at the monthly remuneration of Rs.800/-.

Item No.	15	Resolution No.	282
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Subject : Creation of additional posts for Slum Improvement and Renovation Scheme.

Resolution: Unanimously RESOLVED to accord financial sanction to the creation of the posts mentioned in Annexure - II of the item Note. The posts were sanctioned for the period 1.8.80 to 28.2.81 in the first instance.

In Resolution No.282 the following will be added:

"The posts of Executive Engineers, Deputy Engineers and other staff created will bear the existing scale of pay for the respective posts in the Authority. The expenditure for these posts shall be met from the Government Grants made available to the Authority for the work of Slum Improvement".

Item No.	16	Resolution No.	
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Subject : Creation of staff for the work of Special Planning Authority, Solapur.

Resolution:

Item No.	17	Resolution No.	283
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Subject : Lease of land admeasuring 3828 square yards from CS no.148, Parel-Sewri Division to M/s. Sewri Engineering Construction Company Pvt.Ltd.

Resolution: Unanimously RESOLVED to accord sanction to lease of land admeasuring 3828 square yards from CS no.148, Parel-Sewri Division to M/s. Sewri Engineering Construction Company Pvt. Ltd for a period of 30 years from the date of agreement on a lease rent calculated at 7.5% on the value of land calculated at Rs.125/- per square meter.

Item No.	18	Resolution No.	284
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Subject : Creation of a Co-operative Cell under Bombay Board for sale of tenements.

Resolution: Unanimously RESOLVED to the creation of the following posts under the Bombay Board:

- 1) Asstt. Registrar of co-operative society 1 post
- 2) Co-operative Officer, Grade - I 2 posts
- 3) Senior Clerk 1 post

The posts were sanctioned upto 28.2.81 in the first instance.

In Resolution No.284 the following will be added:

"The posts shall be on the same scales of pay as are admissible in the co-operation Department of Government for similar posts. The expenditure due to creation of these posts will be met from the administrative charges to be levied on the Co-operative societies".

Item No.	1a	Resolution No.
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Subject : A note giving broad-particulars of proposed "Commercial Building at G-9 Bandra" to be under-taken by Bombay Housing and Area Development Board.

Resolution:

Item No.	2a	Resolution No.	285
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Subject : Dearness Allowance - Increase in Grant of

Resolution: Unanimously Resolved to accord sanction to the increase in Dearness Allowance from 1.11.1979 as per Government Resolution, Finance Dept.No. CPA-1180/CR-183/SER-7 dated 15.4.80. The Authority further directed to augment the resources to meet this extra financial burden by increase in service charges and increasing the works programme.

Item No.	3a	Resolution No.
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Subject : Allotment of Residential accommodation to the Corporations and other Institutions.

Resolution:

Item No.	4a	Resolution No.	286
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Subject :	Consideration of delegation of powers to the Accounts Officer, BH&AD Board, Bombay to pre-audit and passing of all the bills upto Rs. 50,000/-.		
Resolution:	Unanimously RESOLVED to accord sanction to the delegation of powers to the Accounts Officer, Bombay Housing and Area Development Board to preaudit and pass upto Rs. 50,000/-.		

Meeting No. : 25 Meeting Date : 8/27/80

Item No. 1 Resolution No.

Subject : Confirmation of minutes of the 24th Meeting held on 29.7.80.

Resolution: Amendment - I:

In Resolution No. 2714, after the first sentence in (i) shall be added the following words - "at the end of clause (iv) of terms and conditions".

Amendment - II:

In Resolution No. 274 after the first sentence in (ii) shall be added the following words.

"of clause (v) of terms and conditions".

Amendment - III:

In Resolution No.282 the following will be added :-

"The posts of Executive Engineers, Deputy Engineers and other staff created will bear the existing scale of pay for the respective posts in the Authority. The expenditure for these posts shall be met from the Government Grants made available to the Authority for the work of Slum Improvement.

Amendment - IV:

In resolution No.284 the following will be added:-

"The posts shall be on the same scales of pay as are admissible in the Co-operation Department of Government for similar posts. The expenditure due to creation of these posts will be met from the administrative charges to be levied on the Co-operative societies".

Amendment - V:

In Resolution No.285 - after the words "Unanimously Resolved to accord ".....the following words will be added.

".....ex - - post facto"

After confirmation of the minutes the Authority decided to consider the important matters before if according to urgency. The following items were considered.

Item No.	8	Resolution No.	289
Subject :	Allotment of tenements to the applicants, who have registered their names with respective Municipal Councils.		
Resolution:	Unanimously RESOLVED that -		
	<ol style="list-style-type: none"> 1) The housing schemes at Saswad, Bhor and Manmad should be executed by MHADA. 2) The applications received by Municipal Councils in response to Authority's letters and registered with them should be regularised and prescribed application forms may be issued to those applicants now. 3) The applicants should be permitted to opt for the tenements according to their present income group. 4) After scrutiny, the initial deposit may be accepted from the eligible applicants to remove their anxiety. 5) Lots will be drawn only to determine the location of tenement. 6) The programme of housing in the Municipal Council will be more than the registered demand to accommodate the reservations prescribed by Government. 		

Item No.	9	Resolution No.	290
Subject :	Mode of disposal of MIG (Higher) and HIG tenements - Revision of policy decision.		
Resolution:	Shri Rangnekar suggested to mention that the disposal of tenements on advance contribution should be thereafter drawl of lots etc. as is usually followed. It was clarified to Shri Rangnekar that this was implicit that the housing scheme will follow the laid down procedure of advertisement and drawl of lots and therefore the tenements to advance contribution scheme will be allotted by following the usual procedure. On this assurance Shri Rangnekar agreed to withdraw the amendment.		

Item No.	10	Resolution No.	288
Subject :	Methodology for implementation of Housing Scheme with participation of allottees.		
Resolution:	Unanimously RESOLVED to adopt in principle the options to be adopted in the implementation of allottees as shown in the Item Note. The Authority further directed that the further details and the drafts of various documents may be worked out so as to make the system workable from legal and procedural aspects.		

Item No. 11 Resolution No. 287

Subject : Consideration of Housing Scheme at S.No. 191-A Yenwada, Pune.

Resolution: Unanimously RESOLVED to accord sanction to the tenders in various groups for the works shown in the accompanying note (Appendix - A)

Shri Rangnekar suggested the following corrections in Resolution No. 287.

Amendment - 1: To Resolution 287 the following sentence shall be added "It was however, resolved to intimate the participants about the increased cost of tenements and if they fail to accept the offer their deposit amounts be ***** at 4% interest".

Note on deliberations on Resolution No. 287

1) Construction of 120 Tenements - 'A' Type:

(Works at S.No.1 to 4) 4 Groups

The authority noted the observations and recommendations of the Tender Committee in respect of the award of 4 Groups of this type and the supplementary note presented to the Authority on receipt of the Contractors letters dated 22.8.1980. Although M/s. Sanghavi Brothers have offered reduction in the rate of steel items (Items Nos. 26 and 27) from Rs. 6,710/- to 6,362/- per M.T. in their letter dated SBP/88780 dated 22.8.80 they have come up with new conditions for the work of 'B' type tenements (for which their tender was under consideration) and they have qualified the offer for 'B' type tenements with reduction offered for 'A' type tenements and to accept the original rates given at the time of submission of tenders on 16.7.1980. The tender for 'A' type accepted with the following clarifications:-

- i) Rebate of 1% on the tendered rates offered by the Contractors in the tender is to be offered and the mobilisation advance is to be paid at 10% of the amount of work at tendered rates after deducting the value of material to be issued on Schedule 'A'.
- ii) Rebate of 1%, if, the work of 64 tenements or more is allotted, is also accepted since the work of all 4 groups is decided to be awarded.
- iii) No other conditions are offered and accepted in respect of the tenders for 'A' type tenements.

Tenders accepted for 'A' Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
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78-79 79-

80

1.	A	32	I	849618	M/s. Sanghvi 1165502/- Bros.	37.17	15.94
2.	A	32	II	849618	M/s. Sanghvi 1165502/- Bros.	37.17	15.94
3.	A	32	III	849618	M/s. Sanghvi 1165502/- Bros.	37.17	15.94
4.	A	24	IV	637214	M/s. Sanghvi 777002/- Bros.	37.17	15.94

(% given in last column are as mentioned by Chief Officer/Pune Board)

2) Construction of 216 Tenements of 'B' Type in 5 groups

The Authority noted the recommendations of the Tender Committee regarding the acceptance of the lowest offer of M/s. Sanghvi Brothers and the supplementary note presented before the Authority containing the revised conditions offered by M/s. Sanghvi Brothers. The Authority decided not to accept any of the revised conditions in respect of the work of 'B' type tenements and further decided to accept the original tendered rates given by the Contractors at the time of submission of the tenders. The tenders of M/s. Sanghvi Brothers are accepted with the clarifications as below:-

- i) Rebate of 1.5% on the tendered rates for mobilisation advance is accepted for payment of mobilisation advance at 10% of the value at tendered rates after deleting the cost of materials to be issued on Schedule 'A'.
- ii) Rebate of 1.5% is accepted since the works of more than 96 tenements (all the 216 tenements of 5 groups) are offered to them.
- iii) No conditions are offered by the Contractors at the time of submission of tenders and the tender is accepted without any conditions.
- iv) The contractors have tried to present different contentions regarding clause 31 of the tender notice and the basic rate of bricks mentioned in the tender on some misunderstanding.

The Authority does not accept any such contentions. In case M/s. Sanghvi Bros. back out from the offer then work of 'A' type may be given to M/s. Sudhir Construction and 'B' type to M/s. B.K. Mhaske and Associates after examining the capacity of the respective Contractors. Chief Executive Officer is authorised to exceed the capacity marginally if required.

Tenders Accepted for 'B' Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
							78-79 79-80
5.	B	32	I	870100	M/s. Sanghvi Bros.	1085926.10	24.80 15%
6.	B	48	II	870100	M/s. Sanghvi Bros.	1085926.10	24.80 15%
7.	B	48	III	870100	M/s. Sanghvi Bros.	1085926.10	24.80 15%
8.	B	48	IV	870100	M/s. Sanghvi Bros.	1085926.10	24.80 15%
9.	B	24	V	435050	M/s. Sanghvi Bros.	542963.05	24.80 15%
(% given in last column are as mentioned by Chief Officer/Pune Board)							

3) Construction of 192 tenements under C-1 type (Works at S.No.10 to 13) 4 Groups

4) Construction of 180 tenements for C-3 type in 5 groups (S.No. 18 to 22).

The Authority decided to accept the lowest tender of M/s. B.K. Mhaske and Associates of the works of all the groups of C-1 and C-3 types. Item rate tenders of M/s. B.K. Mhaske and Associates are accepted with the following consideration as per offer given:

- Rebate of 1% on the tendered rates for mobilisation advance as per condition No. 30 of the Tender Notice.
- Rebate of 0.5% on the tendered rates as already offered by the Contractors in their letter dated 4.8.1980.
- Rebate of 2% on the tendered rates for award of all works of similar type.
- rebate of 0.5% on the tendered rates for payment of final bill within 90 days.

Total rebate will be 4% on the tendered rates. Other rebates and suggestions offered by the Contractors are not acceptable.

Tenders Accepted for C-1 Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
							78-79 79-80
10.	C1	48	I	776497.00	M/s. B.K. Mhaske & Associates	1096902.40	41.26 16.88%
11.	C1	48	II	776497.00	M/s. B.K. Mhaske & Associates	1096902.40	41.26 16.88%
12.	C1	48	III	776497.00	M/s. B.K. Mhaske & Associates	1096902.40	41.26 16.88%
13.	C1	48	IV	776497.00	M/s. B.K. Mhaske & Associates	1096902.40	41.26 16.88%
(% given in last column are as mentioned by Chief Officer/Pune Board)							

Tenders Accepted for C-3 Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
							78-79 79-80
18.	C3	36	I	581261	M/s. B.K. Mhaske & Associates	807466.41	38.91 17.10%
19.	C3	36	II	581261	M/s. B.K. Mhaske & Associates	807466.41	38.91 17.10%
20.	C3	36	III	581261	M/s. B.K. Mhaske & Associates	807466.41	38.91 17.10%
21.	C3	36	IV	581261	M/s. B.K. Mhaske & Associates	807466.41	38.91 17.10%
22.	C3	36	V	581261	M/s. B.K. Mhaske	807466.41	38.91 17.10%

& Associates

(% given in last column are as mentioned by Chief Officer/Pune Board)

5) Construction of 168 tenements of C-2 type in 4 groups (Works at S.No.14 to 17)

As per recommendations of the Tender Committee, the possibilities of award of works to M/s. Keshav Engineers Pvt. Ltd. at the lowest rates of Shri B.K. Mhaske and Associates were to be ascertained. Shri Balwant Maru of M/s. Keshav Engineers appeared before the Authority, M/s. Keshav Engineers gave the final offer under their letter dated 27.8.1980 by giving further reduction total rebates thus amounting to 17%. Thus the item rate tenders of M/s. Keshav Engineers are accepted by the Authority, with the rebates as given below:-

- i) 17% rebate in the tender rates since all the 4 groups of C-2 type are awarded.
- ii) No conditions are seen with the tenders and as such the tender is accepted without any condition.

Tenders Accepted

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
							78-79 79-
14.	C2	48	I	726176	M/s. Keshav Engineers Pvt. Ltd.	1010985.90	39.22 13.46
15.	C2	48	I	726176	M/s. Keshav Engineers Pvt. Ltd.	1010985.90	39.22 13.46
16.	C2	48	I	726176	M/s. Keshav Engineers Pvt. Ltd.	1010985.90	39.22 13.46
17.	C2	48	I	363080	M/s. Keshav Engineers Pvt. Ltd.	505479.97	39.22 13.46

(% given in last column are as mentioned by Chief Officer/Pune Board)

6) Construction of 160 tenements of type C-4 Works at S.No.23 to 27)

The Authority decided to accept the lowest tenders of M/s. Sudhir Construction for

all the 5 works of C-4 type with the contents of the Contractor's letter dated 3.8.1980.

i) All the conditions given with the tender are withdrawn.

ii) Cement to be supplied for the hollow blocks and cement tiles if manufactured on site of work.

iii) Rate of item of foundation concrete CC 1:5:10 will be Rs.250/- per cubic meter with 1.5" broken metal instead of Rs.350/- (item no.4 of work below plinth) and the rate for bed concrete after flooring CC 1:5:10 will be Rs.350/- only but the Contractors will use 1" over-size crushed metal instead of brick bat cement concrete (Item No.7 of work below plinth).

iv) Rebate of 2% on tender rates is accepted since all groups in C-4 type are decided to be awarded.

v) Rebate of 1% for 2 payments in a month.

vi) Rebate of 2% as voluntarily offered by the Contractors in their letter dated 31.7.1980.

Thus, the total rebate of 5% over the tendered rates is accepted.

Tenders Accepted for C-4 Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
							78-79 79-80
23.	C4	36	I	564700	M/s. Sudhir Construction	766141.00	35.67 20.56
24.	C4	36	II	564700	M/s. Sudhir Construction	766141.00	35.67 20.56
25.	C4	36	III	564700	M/s. Sudhir Construction	766141.00	35.67 20.56
26.	C4	36	IV	564700	M/s. Sudhir Construction	766141.00	35.67 20.56
27.	C4	36	V	564700	M/s. Sudhir	766141.00	35.67 20.56

Construction

(% given in last column are as mentioned by Chief Officer/Pune Board)

7) Construction of 360 tenements of D-1 type in 3 groups (works at S.No. 28, 29 & 30)

8) Construction of 240 tenements of E-1 type 2 groups (works at S.Nos.34 and 35)

The Authority decided to accept the tender of Shri A.C. Gandhi for Group I and II and offered by him to execute the work of Group III at the same rates given for groups I and II with the following rebates:-

i) Rebate of 1% for grant of mobilisation advance as per condition No. 30 of Tender Notice.

ii) Rebate of 0.5% as offered in their letter dated 30.7.80.

Tenders Accepted for D-1 Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
							78-79 79-80
1.	D1	120	I	884423	Shri A.C. Gandhi	1242434.50	40.48 21.04
2.	D1	120	II	884423	Shri A.C. Gandhi	1242434.50	40.48 21.04
3.	D1	120	III	884423	Shri A.C. Gandhi	1242434.50	40.48 21.04

(% given in last column are as mentioned by Chief Officer/Pune Board)

Tenders Accepted for E-1 Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
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78-79 79-

80

1. E1	120	I	839957	Shri A.C. Gandhi	1157405	37.79	14.26
2. E1	120	II	839957	Shri A.C. Gandhi	1157405	37.79	14.26

(% given in last column are as mentioned by Chief Officer/Pune Board)

9) Construction of 288 tenements D-2 type in 3 groups.

Since the tenders received are very high, the Authority decided to reinvite the tenders with short notice of 15 days.

10) Construction of 288 tenements of E-2 type (3groups)

The Tender Committee of the Authority had decided to explore the possibility of entrusting the work to M/s. Keshav Engineers Pvt. Ltd. at the lowest rates received for E-1 type.

Shri Balwant Maru of M/s. Keshav Engineers, appeared before the Authority and the Authority ascertained the final rebate which can be offered by the Contractors. The Contractors M/s. Keshav Engineers offered final rebate of 13.75% on their tendered rates as below:

i) 2.25% rebate if all the 3 groups are awarded.

Further rebate of 11.5% is offered as a result of the negotiations. The Authority decided to accept the item rate tender of M/s. Keshav Engineers with these rebates.

Tenders Accepted for E-2 Type

Sr. No.	Type	T/s. No.	Gr. No.	Estimated cost	Name of Agency	Tendered Amount (Net)	% above Estimated cost.
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78-79 79-

80

36. E2	108	I	772370	M/s. Keshav Engineers Pvt. Ltd.	1070836.53	38.64	19.37
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37. E2	108	II	772370	M/s. Keshav Engineers Pvt. Ltd.	1070836.53	38.64	19.37
38. E2	108	III	574930	M/s. Keshav Engineers Pvt. Ltd.	797082.95	38.64	19.37

(given in last column are as mentioned by Chief Officer/Pune Board)

Item No.	12	Resolution No.	291
Subject :	Seminar on non-conventional and alternative approaches to shelter the urban poor local and international experience Bombay.		
Resolution:	Unanimously RESOLVED to accord sanction -		
	1) to be a co-sponsor for seminar on Non Conventional and alternative approaches to shelter the Urban Poor, Local and International Experiences, Bombay		
	and		
	2) for the expenditure of Rs. 8,000/- to be paid for the above Seminar.		
Item No.	13	Resolution No.	292
Subject :	Dearness Allowance Increase in- Grant of-		
Resolution:	Unanimously RESOLVED to accord ex-post-facto sanction for the increase in Dearness Allowance of the employees of the Authority from 1.2.80 as per Government Resolution Finance Department No.CPA/1180/CR-316/SER-7 dated 4.7.80 and granted by Vice-President/Authority under order No.MH/ALW/1080/11100/ADM dated 16.8.80.		
	The extra expenditure is to be met by increased of works programme and proportionate increase in Service charges.		
Item No.	14	Resolution No.	293
Subject :	Refund of tenants unspent share delegation of powers to Vice-President/Authority and Vice Chairman/Bombay Board.		
Resolution:	Unanimously		

Item No.	14	Resolution No.	293
<hr/>			
Subject :	Refund of tenants unspent share delegation of powers to Vice-President/Authority and Vice Chairman/Bombay Board.		
Resolution:	Unanimously RESOLVED to delegate the powers sanction refund of the tenants share collected, to cover the estimated cost of repairs as below:		
	1. Vice-President and Chief Officer/ Bombay Board.	Upto Rs. 25,000/- in each individual case.	
	2. Vice-President and Chief Executive Officer/Authority.	Full powers.	

Item No. 16 Resolution No. 294

Subject : Delegation of powers for acceptance of tenders and approving excess over the estimate.

Resolution: Unanimously RESOLVED to delegate to the authorities mentioned below to exercise the powers shown against them subject to the conditions that the nature of scheme is not changed and the ceiling limit not exceeded.

Sr. No.	Authority's competent to exercise powers	Extent of delegation	Condition
1.	Bombay Board	Upto Rs.100 lakhs	For excess over the sanctioned estimate empowered upto 15% over the current schedule of rates provided total cost including excess does not exceed Rs. 100 lakhs.
2.	Pune /Nagpur and Aurangabad Board	Upto Rs.50 lakhs	For excess over the sanctioned estimate empowered upto 15% over the current schedule of rates provided total cost including excess does not exceed Rs. 50 lakhs.
3.	Chief Engineer/ Bombay Board	Upto Rs.50 lakhs	For excess over the sanctioned estimate empowered upto 15% over the current schedule of rates provided total cost including excess does not exceed Rs. 50 lakhs.
4.	Dy. Chief Engineer Chief Officer in the the rank of Dy. Chief Engineer	Upto Rs.25 lakhs	10% over the current schedule of rate or 10% over the sanctioned estimate which ever is more.
5.	Executive Engineer Chief Officer in the	Upto Rs.3 lakhs	10% over the current schedule of rate or 10%

the rank of Executive
Engineer

over the sanctioned
estimate which ever is
more.

CONDITIONS:

- i) All the enhanced powers shall be exercised subject to the condition that the nature of the scheme is not changed (from LIG to MIG etc) and the ceiling limits for the respective schemes are not exceeded.
- ii) Whenever there is necessity for revised administrative approval, the regional boards should approach the authority within 3 months for such revision. In case of excess beyond the powers delegated, the respective authorities should refer the matter to the higher authority and the Regional Boards may refer seeking approval to excess over estimate to the MHAD Authority.

The necessity of revised administrative approval may arise (as contained in MPW Manual para 134 due to modifications, deviations in the original estimate or when detailed estimate exceeds the amount of the administrative approval by more than

- i) 10% or Rs.15 lakhs whichever is less in the case of works costing upto Rs. 2 crores.
- ii) 7.5% or Rs. 25 lakhs which-ever is less in the case of works, costing above Rs. 2 crores and upto Rs. 5 crores.
- iii) 5% or Rs. 1 crores whichever is less in the case of works costing Rs. 5 crores.

Item No.	17	Resolution No.	295
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Subject : Delegation of powers pertaining to the Repairs and Reconstruction wing of the BH&AD Board, Bombay-Enhanced powers.

Resolution: Unanimously RESOLVED to accord sanction to the enhanced powers to the Bombay Housing and Area Development Board and officers (as contained in the statement attached Appendix 'B') and also ratified the action taken by the Vice President in delegating the powers in respect of Repairs and Reconstruction wing in anticipation of approval of the Authority.

Item No.	18	Resolution No.	296
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Subject : Determination of the sale price of tenements inclusion of elements of profit and extent there of

Resolution: Unanimously RESOLVED to give up the concept of charging market rates for HIG and MIG and resolved to levy profit element at rates indicated below against each of the types.

1. EWS and LIG	.....	Nil
2. MIG (I) Lower	.....	10%
3. MIG (II) Upper	.....	15%
4. MIG	.....	25%

It was further resolved to make the above orders applicable from 1.9.80 for the schemes which are not announced so far.

Item No.	19	Resolution No.	297
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Subject : Consideration of rate of interest to be adopted for sale of tenements under SIHS/EWS.

Resolution: Unanimously RESOLVED accord sanction to charging of interest of the rate at which the State Government has released loan to Authority, so far as SIHS/EWS tenements on sale are concerned.

All the other items i.e. Items Nos. 2 to 7 were deferred for want of time.

Meeting No. : 26 Meeting Date : 10/3/80

Item No. 1a Resolution No. 304

Subject : Consideration of according approval to the variations proposed in Tenders for Housing Scheme at Sant Tukaram Nagar, Pimpri, Chinchwad and Pune.

Resolution: Unanimously RESOLVED to accord approval to the variations, proposed in tenders for Housing Scheme at Sant Tukaram Nagar, Pimpri, Chinchwad and Pune.

Item No. 1 Resolution No.

Subject : Confirmation of the minutes of 25th meeting held on 27th August, 1980.

Resolution: Amendment to resolution No. 280:

Shri Rangnekar suggested the following corrections in Resolution No.287:

AMENDMENT 1: To Resolution 287 the following sentence shall be added "It was however, resolved to intimate the participants about the increased cost of tenements and if they fail to accept the offer their deposit amounts be returned to them at 4% interest".

Resolution No.290:

Shri Rangnekar suggested to mention that the disposal of tenements on advance contribution should be by following normal procedure of advertising and thereafter drawl of lots etc. as is usually followed. It was clarified to Shri Rangnekar that this was implicit that the housing scheme will follow the laid down procedure of advertisement and drawl of lots and therefore the tenements to advance contribution scheme will be allotted by following the usual procedure. On this assurance Shri Rangnekar agreed to withdraw the amendment.

Item No. 2a Resolution No. 305

Subject :
Resolution:

Item No. 2 Resolution No. 298

Subject : Appeal dated 4.6.77 of Shri F.D. Dias, sr. Clerk against Housing Commissioner, Bombay's order dated 26.6.78.

Resolution: Unanimously RESOLVED to reduce the punishment of Shri Dias and to award him the following punishment "Shri F.D. Dias is censured for the lapse. The note regarding this should be taken in his Confidential Report".

Item No.	3a	Resolution No.	306
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Subject : HUDCO Financed shops-cum-residential scheme at Vakil Peth, Nagpur.

Resolution: Unanimously RESOLVED to grant permission to obtain Bank Guarantee for the above scheme and further authorised the Financial Controller/Authority to execute counter guarantees with the Banks on behalf of the Authority.

Item No.	3	Resolution No.	
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Subject : Disposal of plots in Bandra Reclamation Scheme reserved for Cultural Centre and Cinemas.

Resolution:

Item No.	4	Resolution No.	
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Subject : Allotment of plot of land in Nehru Nagar Colony at Kurla (East) to Municipal Corporation of Greater Bombay for a dispensary and Mustering Chowkey.

Resolution:

Item No.	5	Resolution No.	299
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Subject : Creation of staff for the work of Special Planning Authority, Solapur.

Resolution: Unanimously RESOLVED to accord sanction to the creation of the following posts:

- | | | |
|------------------------|-----|---|
| 1) Assistant Architect | ... | 1 |
| 2) Planning Assistant | ... | 2 |
| 3) Tracers | ... | 2 |
| 4) Surveyors | ... | 2 |

subject to the following conditions:-

- 1) the staff to be appointed only after decision to appoint Maharashtra Housing and Area Development Authority as a Special Planning Authority is taken by Government, and
 - 2) after the possession of some land is obtained. The posts are created for one year only.
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Item No.	6	Resolution No.	300
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Subject : Allotment of Residential Accommodation to the Corporations and other Institutions.

Resolution: Unanimously RESOLVED to allot on rental basis, the following No. of flats to the following corporations:-

- | | | |
|--|-----|---------|
| i) Konkan Development Corporation | ... | 2 flats |
| ii) Maharashtra Small Scale Industries Development Corporation | ... | 1 flat |
| iii) Maharashtra State Power loom Corporation | ... | 1flat |
| vi) National Institute of Banking Management | ... | 2flats |

It was decided to charge economic rent and with a condition that these tenements must be used as staff quarters only. The Corporations will have to pass resolutions accepting our conditions and also helping us in our programmes by extending their whole-hearted co-operation and participation.

Item No.	7	Resolution No.
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Subject : Special scheme for the sale of tenements in the re-constructed buildings to the Societies of tenants.

Resolution:

Item No.	8	Resolution No.
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Subject : Maharashtra Housing and Area Development Authority's employees (Conditions of service and Delegation of powers) Regulations - 1978.

Resolution:

Item No.	9	Resolution No.
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Subject : Seniority of Employees of the ex-Maharashtra Housing Board.

Resolution:

Item No.	10	Resolution No.	301
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Subject : Enquiry Officer's report in the matter of Departmental Enquiry against Shri M.K. Lakhani, Dy. Chief Engineer and others.

Resolution: RESOLVED that the conclusions drawn and the findings recorded by the Enquiry Officer be rejected for the reasons stated below:

1.1. In the first 12 paragraphs of the report, the Enquiry Officer has only narrated the background of the case, and summarised the allegations against the delinquents, and the defence put forth by the delinquents. In para 13, the Enquiry Officer, has framed the following issues for decision:-

i) Whether the hard rock cutting or pocket filling with c.c. 1:3:6 mix in the foundation work is an extra-item.

ii) Whether it was necessary to fill these pockets with c.c. 1:3:6.

and iii) whether the pockets were actually filled in with c.c. 1:3:6 mix.

1.2. Looking to the charge sheet and the statement of allegations the framing of just these three issues was totally adequate. In fact the following issues were necessary issues, which the Enquiry Officer failed to frame.

i) Whether the Authority proves that the delinquents did not apply their mind in examining with reference to the contractual provisions, whether pocket filling was an extra-item.

ii) Whether the Authority proves that the alleged extra item was approved and sanctioned by the delinquents long after the work had already been completed, that the contractor had commenced the alleged extra-item without obtaining orders in writing from the Executive Engineer as stipulated by condition No. 5 of the tender, and that the alleged extra item was approved without examining the financial implications.

iii) Whether the Authority proves that the alleged extra item was sanctioned without following the codal provisions.

iv) Whether the Authority proves a conspiracy by the delinquents.

v) Whether the Authority proves that the delinquent Shri Lakhani was the sole Architect of the conspiracy.

vi) Whether the Authority proves that the delinquent Shri Karia failed to justify in writing the alleged extra-item, before it was executed.

vii) Whether the Authority proves that the delinquents Shri Karia failed to exercise the mandatory checks on the measurements.

viii) Whether the Authority proves that the delinquent Shri Karia failed to examine the foundation pits before the foundations were laid and to record the nature of ***** which the foundation would rest.

ix) Whether the Authority proves that the delinquent Shri Karia wilfully ignored the material facts while sanctioning the extra-item rate list.

x) Whether the Authority proves that the delinquent Shri Gonsalvis allowed the contractor to execute the alleged extra-items without obtaining prior approval of the higher authorities.

xi) Whether the Authority proves that the delinquent, Shri Gonsalvis recorded false measurements.

xii) Whether the Authority proves that the delinquent Shri Gonsalvis tampered with his office record for supporting the contractor, and

xiii) Whether the Authority proves that the delinquent Shri Gonsalvis manipulated the cement account.

2.1 The Enquiry Officer's first conclusion, as stated in para 14 of the report, runs as follows:

"Thus basically this contract even though it appears to be a lumpsum tender is to be read with conditions, drawings and design for the foundation given by the contractor. I am, therefore, in agreement with the defence of the two delinquents viz. Sarvashri Lakhani and Karia that the tender is to be read with reference to the conditions, stipulations, drawings, etc. given by the contractor which form a part of the tender".

2.2 It is known what the Enquiry Officer is trying to drive at by stating this conclusion. He has only stated the obvious. The Authority has been maintaining that the contract in question is a lumpsum contract, and it goes without saying that such a lumpsum contract is to be read with whatever conditions, stipulations etc. specifically stated while making the offer, if such conditions and stipulations have been accepted. Perhaps he is referring to the contractors letter No. SCC 77 dated 27th September 1977, where under they had submitted their tender. In this letter they had stated as follows:

"General description of the work as follows:

I - General specifications, requirements, conditions as stipulated in the MHB tender remain the same including revisions and supplementaries issued except for designs, plans and structural drawings".

2.3 Based in this averment, the delinquents have attempted to argue that schedule - B of the MHB's tender, which enumerates items of work to be carried out, is to be read alongwith the contract, and since this Schedule - B did not provide for hard rock cutting in any of the items for WBP, the contractor was

entitled to claim extra-item for hard rock-cutting, and if the hard rock cutting were to be provided for the purpose of speed, and the pockets in the rock were to be filled up with concrete, the Contractors were entitled to claim extra item for such pocket filling.

2.4 Perhaps it is this argument of the delinquents which the Enquiry Officer is trying to support and has later on in fact supported it, while stating the conclusion in the manner he did, as reproduced above. The argument of the delinquents does not hold any water, because while the contractors have accepted the general specifications in the tender, they have also enumerated the special features, which are in fact deviations from the specifications given in the tender form. The Contractors have stated as follows in the aforementioned letter.

" The following features have been considered within the scope of work.

1. Excavation, foundation and Plinth work:

The foundation and scope of earth work has been taken into account upto 13'-0" depth from the plinth with bearing capacity taken as 2 Tonnes/square feet. as stipulated in the tender, however, in case the open footings shall be required to be taken beyond the depth of 13'-0" from the plinth the same shall be charged extra as per estimated schedule rates of the Maharashtra Housing Board. We would also like to have option that after making necessary soil investigation, we may opt for providing piles upto hard strata instead of open footings (within the quoted price of our off-er)".

2.5 The above condition clearly shows that the general specifications of schedule - B, so far as work below plinth is concerned, will not be applicable to the contractors, that they have accepted all contingencies upto a depth of 13 feet below plinth, and that they shall be entitled to extra payment only if they go beyond 13 feet depth for open footings (and not for piles).

In the light of the legal position as explained above, the conclusion of the Enquiry Officer, drawn after discussing the tender documents and depositions of some of the Authority's witness that the hard rock cutting or pocket filling with c.c. 1:3:6 was outside the scope of contract and as such it amounted to an extra item of work must also necessarily fall to the ground.

3.2 While coming to the conclusion referred to in para 3.1 above, the Enquiry Officer has discussed the depositions of some of the witnesses led by the Authority. However, he has ignored the most important witness, whose depositions can give the true meaning and intention of the contract. The witness is Shri Jagjit Singh, a partner of M/s. Sonal Construction Company, who had signed all the papers relating to the agreement. This witness has deposed as follows:-

" M/s. Sonal Construction Company had submitted lumpsum tender based on the information given in tender of Maharashtra Housing Board particularly regarding

foundation based on information given in clause 13 at page 23 of the tender agreement which indicates the scope of work as far as foundation concerned. According to me this is also interconnected with item mentioned in Schedule B, "Work Below Plinth" at page - 41"

It is thus clear that the contractor had only utilised the information as could be elicited from the tender, for submitting his lumpsum tender. The question whether a particular item of schedule is to be quoted in the offer or is to be claimed as an extra item was irrelevant for them, since they were interested in making a lumpsum offer. All contingencies of open foundation upto 13' depth, with other stipulations of design data, were included in the agreement. Hence the possibilities of executing the work of foundation within the scope of the contract agreement ought to have been examined adequately by the delinquents. The Enquiry Officers conclusion is, therefore, based on improper appreciation of the contractual provisions. He has also stated "..... in my opinion, since Shri Karia is a person who has got the agreement executed, he should be taken to know the intention of the contractor at the time of the agreement in making this statement, the Enquiry Officer has violated the fundamental principle of the law of evidence, that when primary evidence has been adduced, the secondary evidence in respect of the same fact becomes inadmissible. The original contract agreement produced before the Enquiry Officer was a primary induce to prove the terms and conditions of the contract. How could any extraneous opinion in respect of those terms and conditions ***** be relevant and admissible in evidence passes ones comprehension. The conclusion of the Enquiry Officer that the hard rock cutting was outside the scope of the contract is, therefore, totally erroneous and misconceived.

4.1 The Enquiry Officer has discussed the Issue No. 2 in paragraphs 15 to 18 of his report and he has come to the following conclusion.

"In view of the afore said discussions, I came to the conclusion that the decision taken by the Executive Engineer regarding filling in pockets with c.c. 1:3:6 mix in the situations as it then existed is not at all unsound. In fact Shri Lakhani is not directly associated in taking this decision as it is the Executive Engineer, who has to take such a decision. Shri Lakhani also, therefore, cannot be held responsible for taking an unsound decision".

4.2 Before commenting upon this finding, it is worthwhile going through the discussions contained in paragraphs 15 to 18. In paragraphs 15 and 15 - B, the Enquiry Officer has tried to show how it was possible to come across hard rock at depths shallower than 13 feet depth. It is not understood what has been achieved by this finding. In fact, if hard rock was found at shallower depths, it was to the definite advantage of the contractor, because he met with appropriate substantum. This fact itself should have weighed in the minds of the delinquents before proposing extra item in favour of the contractor. Any man of ordinary prudence would have turned down any claim for extra item in such circumstances. The delinquents have, therefore, positively failed in their duty to protect the interests of the Authority.

Paragraph 16 of the report has been devoted to discuss who took the decision to fill up the pockets by c.c. 1:3:6 mix and whether he was competent to take such decision was taken by the Executive Engineer and that he was competent to take such a decision by virtue of clause 5 of the form 'C' tender. It is worthwhile examining whether the decision in question was really Shri Lakhani and Shri Gonsalvis attribute the decision to Shri Karia, he in turn, in the same breath says that it was his decision, and that it was not his decision but that he had followed the procedure established in the Board (cf. P.35 of the file containing Shri Karia's statement of defence). Shri Karia's defence in this context, as given in para 10 (viii) of the Enquiry Officers report is as follows:-

"Shri Karia states the he submitted his proposal to Dy. Chief Engineer independently as if the proposal is routed and moved from his office because he personally gave instructions of filling in pockets with richer mix of c.c. 1:3:6 He further states that the instructions to fill in pockets c.c. 1:3:6 only were given to all the 3 Dy. Engineers and 3 Jr. Engineers on the project and all of them understood clearly these instructions and decisions given by him".

When the delinquents, as well as the Enquiry Officer, say that it was Shri Karia, Executive Engineer, who took the decision to fill up the pockets with c.c. 1:3:6 mix. it presupposes,

- a) that a problem had arisen, during excavation for foundation, as a result of pockets in hard rock,
- b) that the contractors posed this problem to the Executive Engineer, who was responsible for the passing the foundation, and
- c) that the action to fill up the pockets was taken by the contractors only after the Executive Engineer gave his decision. However, the evidence on record proves to the contrary. For instance, from Ex. P - 6 and P - 18, it is seen that the contractors had come across hard rock on the very first day of their commencement of work i.e. on the 1st March 1978. It is also seen that eleven pits within the operative jurisdiction of Sub-Division no. III were filled up on the same day. Ex. P - 6 shows that the pockets in these pits were filled up by c.c. 1:3:6 mix. The monthly diary of the Executive Engineer for the month of March 1978 shows that he had visited the site for the first time, after work order was issued, on 4th March 1978. It is, therefore, abundantly clear that the pocket filling was done without the problem being posed to the Executive Engineer, and the contention of Shri Karia that the decision to fill up pockets by c.c. 1:3:6 was taken by him is a blatant lie.

4.4 It is also very necessary to see the language used in the two letters, one addressed by the Contractors to the Executive Engineer and the other addressed by the delinquent Shri Gonsalvis to the Executive Engineer, in regard to the pocket filling. Serious doubts have been raised in respect of both these letters, which aspect will be dealt with subsequently. The relevant portion from the letter (Ex. P - 29) of the Contractors runs as follows:

"While carrying out execution for foundation, we have met with rock and hard strata with loose soil. Loose soil has been removed as per instructions of

Engineer-in-charge resulting in pockets at several places..

Pockets are being filled with P.C.C. 1:3:6 as per instructions of Engineer-in-charge and measurements are being recorded before concreting".

If the decision to fill up pockets by 1:3:6 mix was given by the Executive Engineer, the contractors would have stated "pockets are being filled with P.C.C. 1:3:6 as per your instructions" and would not have used the words "pockets are being filled with P.C.C. 1:3:6 as per instructions of Engineer-in-charge".

4.5 Coming to other letter (Ex. P - 30/A) written by the delinquent, Shri Gonsalvis to the Executive Engineer, the relevant portion of the letter runs as follows:-

"Adverting to the above, I have to inform you that while carrying out the excavation for foundation rock and hard strata with loose soil is obtained on many places. This loose soil has been removed resulting in pockets and these pockets are being filled with P.C.C. (1:3:6) the measurements of the same are being recorded in the filed book before concreting. This was shown to your good elf when you had visited the above site of work".

This letter is eloquent enough to show that the decision to fill up pockets was not taken by the Executive Engineer. Thus all the evidence led by the Authority proves beyond doubt that the decision to fill up pockets was not taken by the Executive Engineer but that, in all probability it must have been taken by some one who was not competent to take such a decision, or alternatively the contractors have themselves filled up the pockets without anybody's instructions.

4.6 In paragraphs 17 and 18, the Enquiry Officer has discussed how the decision to fill up pockets by C.C.1:3:6 was not technically unsound, and how, in the situation then existing, it was the best decision. The arguments advanced by the delinquents in the respect can be summarised as follows:

1. In the past the Board's tenders used to provide for pocket filling with C.C. 1:3:6 in W.B.P. schedule 'B' in addition to C.C. 1:4:8 bed concrete.
2. Hard rock cutting by blasting was not possible, because the adjoining area was populated.
3. Hard rock cutting by chiselling for leveling and trimming is a time consuming process resulting in unproductive work delaying completion of the foundation plinth for months.

4.7 As already stated above the decision to fill up pockets was taken neither by the Dy. Chief Engineer in or by the Executive Engineer. However, both these delinquents are now trying hard to show how that was the best decision in the situation. The first of their arguments is totally irrelevant, because the past tenders, on which they are relying upon were schedule tenders and not lumpsum tenders. Their second argument does have some force, but their third argument is

again untenable. The work had commenced on 1st March 1978. The contractors had come across the hard rock on the very first day. There were three clear months available before the onset of monsoon, which usually sets in the second week of June.

There were in all 1,033 pits in which pockets filling was done. The quantity of hard rock in these pits has been calculated as 730 M3. Thus on an average the quantity of rock in every pit was 0.73 M3. If 35 teams, each consisting of 2 stone cutters and 2 helpers, had been employed for one month, the chiselling and trimming of the hard rock could have easily been completed in one month at the rate of 35 pits per day. Even if allowance of one more month is given, the pits duly leveled and trimmed for taking the bed concrete, would have been ready by the end of May 1978. In these circumstances the argument of the delinquents that chiselling and trimming of hard rocks would have taken months and would have delayed the foundation is totally without substance.

4.8 It is not known why the delinquents have stated that the work of chiselling the hard rock would have been unproductive. If they mean that the expenditure on this work would have been more than the expenditure on pocket filling, there also they are sadly mistaken. Since the contract was a lumpsum contract, the work of hard rock cutting was a part of the contract, and, therefore, there was no question of any additional expenditure. If the contractors had preferred filling up pockets to hard rock cutting, that also ought to have been treated as a part of the contract. Even if now, for the sake of argument, it is assumed that hard rock cutting was not a part of the contract, and that they were entitled to claim extra for hard rock cutting, yet the expenditure on cutting the hard rock of 730 M3 would have been much less than the pocket filling which has been done to the tune of 1094 M3. At the schedule of rates then in force, the comparative costs on these two items would have been as follows:

A Pocket filling with 1:3:6 mix.

Quantity 1094 M3

Rate Rs. 182/- per M3

Cost = Rs. 1,99,200/-

B Hard rock cutting

Quantity 730 M3

Rate Rs. 40/- per M3

Cost = Rs. 29,200/-

Thus even if hard rock cutting allowed as an extra item, there would have been a saving of Rs.1,70,000/-. This only goes to prove that both the delinquents, Shri Lakhani and Shri Karia, had never applied their mind to this problem, that they tried to take undue advantage when the pocket filling had become a "fait accompli", and that they are making a vain bid to justify the technical soundness of a decision which they had never taken.

4.9 In the light of the above discussion, the conclusion of the Enquiry Officer, as

Item	Quantity of work	Bags of cement
C.C. 1:2:4	100 cubic feet	17.50

5.3 The daily progress registers, showing the items of work done during a day, the quantity of work done and the quantity of cement issued were produced before the Enquiry Officer. It is common sense that if the item of work and the quantity work done is given, with the help of the standard formula one can work out the quantity of cement consumed. There after it was only a question of verifying whether the quantities thus obtained tally with the quantities shown in the register. The standard formula for cement consumption are as follows:-

5.2 The manner in which the Enquiry Officer has dealt with all the evidence produced before him, the way in which he has brushed aside all the 'doubts' raised before him, and his failure to give cogent reasons for overruling or rejecting the doubts leaves much to be desired of an Enquiry Officer. He is also a fact finding Officer and he has utterly failed to find the facts as detailed in the following paragraphs, that would have sufficed him to come to the correct conclusion.

vi) Letter dated nil from the Contractors to the Executive Engineer and copies to all the three Deputy Engineers. (Ex. P - 29)

AND

v) Letter No. DE/III/14/1109 dated 3.4.78 from Deputy Engineer Gonsalvis to the Executive Engineer.

- i) The Field Books in which the measurements of the pits were recorded.
- ii) The Measurement Books.
- iii) The Cement Consumption Registers.
- iv) The daily progress Registers.

5.1 In the paragraphs 19 to 21 of his report, the Enquiry Officer has dealt with the issue No.3 and has come to the conclusion, "from the record produced, the Board is not able to establish that c.c. 1:4:8 was used for pocket filling and not c.c. 1:3:6". While coming to this conclusion he has referred to all the evidence produced by the Authority. The documentary evidence was as follows:

reproduced in par 4.1 above, is thoroughly erroneous and not based on the proper appreciation of the evidence before him.

C.C. 1:3:6	100 cubic feet	12.00
C.C. 1:4:8	100 cubic feet	9.00

Now some entries picked up at random (from the progress Register (Ex. P - 6), for Sub Division III under the delinquent Shri Gonsalvis, are as follows:

Date	Item of work	Quantity	Cement issued
1.3.78	C.C. (1:3:6)	707 Cu. ft	64
	C.C. (1:4:8)		
2.3.78	C.C. (1:3:6)	176.53	16
	C.C. (1:4:8)		
4.3.78	C.C. (1:3:6)	294.39	27
	C.C. (1:4:8)		
5.3.78	C.C. (1:3:6)	580.90	52
	C.C. (1:4:8)		
6.3.78	C.C. (1:3:6)	545.84	49
	C.C. (1:4:8)		
21.3.78	C.C. (1:3:6)	974.28	87
	C.C. (1:4:8)		
27.3.78	C.C. (1:3:6)	1118.00	100
	C.C. (1:4:8)		
3.4.78	C.C. (1:3:6)	1203.00	108
	C.C. (1:4:8)		
18.4.78	C.C. (1:3:6)	352.11	32
	C.C. (1:4:8)		
29.4.78	C.C. (1:3:6)	856.64	77
	C.C. (1:4:8)		
13.5.78	C.C. (1:3:6)	608.58	55
	C.C. (1:4:8)		
10.6.78	C.C. (1:3:6)	820.56	73
	C.C. (1:4:8)		

The above entries show that the cement issued is uniformly at the rate of 9 bags for 100 cu.ft. of work done, which means that all the work done was with C.C. 1:4:8 mix and not with C.C. 1:3:6 mix. No further proof was necessary to establish that the work of pocket filling was done with C.C. 1:4:8, because had the pocket filling been really done with C.C. 1:3:6, the cement consumed would have been at the rate of 12 bags per 100 cu.ft. of work more than has actually been shown as issued. Thus when the record produced unmistakably shows that the pocket filling was done with C.C. 1:4:8, it is not known what more evidence did the Enquiry Officer require when he says "from the record produced, the Board is not able to establish that C.C. 1:4:8 was used for pocket filling and not C.C. 1:3:6". The facts mentioned above also go to prove that the Executive Engineer has signed the Cement Registers without physical verification of the stock of cement, and that the

Cement Registers are either manipulated, or that the Executive Engineer had failed to exercise the control and supervision that was expected of him.

5.4 Coming to the doubts raised by the Authority in respect of the letter No.DE/III/141/109 dated 3rd April 1978 (Ex. P - 31), the contentions made by the Authority can be summarised as follows:

A. The delinquent, Shri Gonsalvis, had sent a letter bearing No.DE/III/141/109 and dated 3rd April 1978, to the Executive Engineer reporting that the contractors had come across pockets on account of hard rock, that the pockets were being filled up by C.C. 1:4:8, and that this was an extra item not covered under the contract.

B. This letter was received by the Executive Engineer on 6.4.78 and he marked it to his P.A. The P.A. who has since resigned, had made an endorsement on the letter, on 14.4.78, that the matter had already been referred to the Dy. Chief Engineer.

C. The Deputy Engineer Shri Gonsalvis realised subsequently that he had mentioned C.C. 1:4:8 in his proposal for extra item. He got, therefore, another typed with the same number and date, destroyed the original office copy of the previous letter, and substituted a new office copy in his file in an attempt to show that his proposal for extra item had mentioned C.C. 1:3:6.

5.5 The defence put forth in regard to the above contentions, and as summarised by the Enquiry Officer in paragraph 11-iii of his report, is as follows:

"The Dy. Engineer, Shri Gonsalvis has denied that he has substituted this letter with another letter of the same number and date wherein the proportion of C.C. mix is stated to be 1:3:6. He explained that the typist wrongly typed C.C. 1:4:8 which was brought to his notice subsequently by the Jr. Engineer, Shri Prajapati. The letter was therefore retyped and signed by him. However his letter in which mention of C.C. 1:4:8 is made was not destroyed and Sr. Clerk Shri Pathare through oversight despatched the first letter to the Divisional Office. He also states that, assuming that, mix of the proportion has been manipulated by him by C.C. 1:4:8 to C.C. 1:3:6 then the difference in the way works out to only Rs. 12,427/- and no experienced Officer will take such risk of manipulation in such case".

5.6 It is surprising to note that the Enquiry Officer accepted the above story of defence without batting an eyelid.

5.7 First of all none of the delinquents has challenged the authenticity of the document (Ex. P - 31). The delinquent Shri Karia has not denied his 'initials' put on that letter in token of having received and seen it. The endorsement made by the P.A. to Shri Karia to the effect that the matter had already been referred to the Dy. Chief Engineer has also gone unchallenged. No delinquent has even suggested that the endorsement was made by a person who was on inimical

terms with them, with an intention of fabricating a false case against them. In the absence of any challenge or suggestion as aforesaid, or in the absence of any evidence in rebuttal, it is conclusively established that the document and the endorsements there on are authentic, that the delinquent Shri Karia had made a proposal to the Dy. Chief Engineer, recommending extra item for pocket filling with C.C. 1:4:8. The theory that the letter was got retyped because there was a typographical error, the typist might have typed 1:3:8, or 1:2:6 or any such other combination. How did he, even while committing an error type 1:4:8 is beyond imagination. The mistake was allegedly noticed before the despatch of the letter. In such event the natural reaction of the Dy. Engineer would have been that he would have called for both the F.C. and the C.C. of the letter, and would have corrected the error in his own hand, or alternatively he would have corrected only the O.C., destroyed the F.C. and got a fresh F.C. prepared. It is also not evident that the Dy. Engineer was very meticulous about sending very clean letters, without any corrections, overwriting, etc. In the first letter, i.e. letter mentioning C.C. 1:4:8 mix, which was signed by him and which was good enough for despatch according to him when he signed it, there are corrections. At least if the despatch clerk had despatched the wrong F.C. under an outward number, he would not, put the same outward number to another F.C. and just keep quiet without actually dispatching it. He would have made attempts immediately to withdraw the wrong letter and to replace it by the correct letter. Whenever such mistakes are committed, we have the standard practice of canceling/withdrawing the wrong letter. In the absence of evidence to show any such natural reactions, it is hard to believe the defense story. The delinquents statement that for a sum of "only RS. 12,427/-" no experienced officer would take the risk of manipulating, is also not acceptable.

5.8 There are other documents, such as progress Register, Cement Registers, Field Books, in respect of which the Authority had raised suspicion. Especially in regard to the Progress Register (Ex. P - 6) the Authority had contended that it had not been written day-to-day, but had been written at one time. The contention was based on the clean and fresh appearance of the register, indicating that it had not been handled frequently at the work-site. The Enquiry Officer has not given any cogent reasons for rejecting the contentions of the Authority.

5.9 There is one more document which was produced before the Enquiry Officer by the Authority. That document is Ex. P - 29. It is a letter addressed to Executive Engineer, by the Contractors, claiming item for pocket filling. Carbon copies of the letter have been endorsed to all the three Deputy Engineers.

Curiously enough this letter does not bear any date, when all other letters from the Contractor do bear dates. This had given rise to a strong suspicion in the mind of then Vice Chairman of the Bombay Board, and he had expressed this suspicion in his report was also produced before the Enquiry Officer, as Ex. P - 39. The non-existence of the date was a reasonable ground to arouse suspicion. Naturally, the Enquiry Officer, as a fact-finding officer was supposed to probe into this matter, copies of all the documents produced by the Authority were given to the delinquents, and, therefore, they could not have pleaded ignorance of this

suspicion. Strangely enough, neither has any of the delinquents tried to disposal the suspicion by giving a proper account for the absence of date on the letter, nor has the Enquiry Officer attempted to take cognizance thereof.

5.10 If the exhibit in question had been examined carefully and minutely, it would have revealed to the Enquiry Officer that the date has been skillfully erased. If viewed through a magnifying glass, one can distinctly see the date erased. This exhibit is from the file of Sub-Division III in charge of delinquent, Shrir Gonsalvis. It has been inwarded, in the Inward Register, at Sr. no.97 dated 27th March 1978. The date of the letter has clearly been shown as '20.3.78'. If the letter was really without date, there was no reason why the inward clerk should put the date as he did. Copies of this letter have also been received by the other two Sub Divisions. In Sub-Division I, the letter has been inwarded on 28.3.78 at Sr.No.177. Here again the date of the letter is shown as 20.3.78, though the letter in the file does not bear any date. Same is the case with Sub-Division II, where the letter does not bear any date, yet in the inward register at Sr.No.136 dated 28.3.78, same date of the letter was written first, probably 20.3.78, but the figures '20' have then been overwritten to make them appear as '27' or '28'. There is one more strange thing about the letter duly punched but it has not been put in the tag. The letter has been just pinned to the paper just below it. Not that the letter has come out of the tag by ***** frequent handling, because the punch holes are in ***** to such an extent that even the circular portion of the paper cut while punching is still holding on to the edge of the punch-hole. The rusted pin also indicates that the letter was pinned in the file right from the beginning and that it was never inserted in the tag. All these facts clearly lead to the conclusion that all the three Deputy Engineer had received letters dated 20.3.78 addressed to them by the contractors, and that these letters have subsequently been replaced by other undated letters. They also point unmistakably to a probability that the original letter of the Contractors might have mentioned C.c. 1:4:8 mix as the material used for pocket filling, on the basis of which the delinquent, Shri Gonsalvis had issued the letter, Ex. P - 31.

5.12 In view of all the discussions from para 5.1 onwards, the following conspiracy becomes clear.

A) The delinquent Shri Lakhani has supported and blessed the plan of duping the Authority by inducing the contractors to claim extra item for pocket filling. The contractors had not initially thought of claiming extra item, otherwise they would have done so on the very first day they did the pocket filling and would have insisted on written orders from the Executive Engineer for pocket filling, as they were bound to obtain the written orders as per clause no.5 of the tender agreement form 'C'.

B) The contractors on being so induced filed their claim on 20th March 1978, by mentioning C.C. 1:4:8 as the material used for pocket filling.

C) All the three Deputy Engineers including the delinquent, Shri Gonsalvis, submitted proposals accordingly to the Executive Engineer, who in turn submitted his proposal to the Deputy Chief Engineer some-time before 14th April 1978, as is

evident from the endorsement made by the P.A. to the Executive Engineer, when the proposal (Ex. P - 31) was received from the delinquent, Shri Gonsalvis.

D) The Dy. Chief Engineer saw the chance of duping the Authority still further, if the claim for extra-item could be made by showing C.C. 1:3:6 having been used for pocket filling. The earlier proposal made by the Executive Engineer, therefore, disappeared, both from his record as well as from the record of the Dy. Chief Engineer. As already pointed out above in para 5.7, it is undoubtedly established that the delinquent Shri Lakhani, sometime before 14th April 1978. Normally this proposal should have found an entry in the inward register of the office of the Dy. Chief Engineer, because according to the procedure and practice the entire 'daily tapal' is first seen by the Head of Office, and it is immediately entered in the 'inward register' before it is further distributed among the staff. The fact that the proposal does not find any entry in the 'Inward Register' means that it has not been transmitted by the delinquent, Shri Lakhani, to his office.

E) The Contractors made available revised letters to the Deputy Engineers, showing C.C. 1:3:6 as having been used for pocket filling. They had perhaps forgotten the date of the original claim. Therefore, undated letters were furnished. The delinquent, Shri Gonsalvis, thought of putting the date of the original letter, on this fresh letter. Perhaps he realised that it might indicate different handwriting and different pencil. He hurriedly erased the date. The other two Dy. Engineers were wise enough not to put dates, little aware that the inward registers had already contained the date of the letter they replaced. The inward clerk of Sub-Division No.II was perhaps smart enough to change the date from 20.3.78 to 27-28/3/78, thinking that someone might doubt how a letter from the contractors written on 20.3.78 could reach the office of the Dy. Engineer after a delay of eight days, when both the offices were located at the same work site. The person dealing with the file, however out of sheer lethargy perhaps, failed to put the fresh letter in the file tag, because it would have meant removing so many subsequent papers from the tag, and again putting them in the tag. So he just tore off the original letter, and put the fresh letter at the same place, and pinned at there.

F) The delinquent, Shri Gonsalvis, then replaced the O.C. of his letter, by another O.C. to show that he had made proposal to the Executive Engineer for extra item to the Contractors for pocket filling with C.C. 1:3:6.

G) The Jr. Engineer with Sub-Division No.III had probably written the daily progress register, showing C.C. 1:4:8 as having been used for pocket filling. He was, therefore, made to rewrite the entire register afresh showing 1:3:6. He did it accordingly, but could not correspondingly change the quantities of cement consumed, because that would have meant changing the cement register, and the returns which had been sent to the higher authorities regarding issue of cement.

The Enquiry Officer failed to see through this conspiracy, the Chief Architect of which was the delinquent, Shri Lakhani.

6.1 In paragraph 22 of his report the Enquiry Officer has dealt with other points

in the charge sheets, but in respect of which he had not framed issues for decision. These points relate to the charges of non-observance of the provisions of the Maharashtra Public Works Manual. The conclusion of the Enquiry Officer in this respect is as follows:

"Thus after going through the paras in the Manual and the communications on record, it is correct that these have not been literally followed. This perhaps is one of the evidence by action taken by the officer is doubted. It may be that in day-to-day construction work 'Extra-item' may be coming up frequently and that might be treated as a routine. In this particular case, it appears that, this has assumed undue importance going to the details of every letter of the provision in the paras, perhaps because of the anonymous complaint received".

This conclusion of the Enquiry Officer is, to say the least, preposterous and borders on the perverse. The provisions on the Manual are not mere dead letter. They are to be observed and followed in letter and more so in spirit. If a person deviates from the letter of the provisions on account of some peculiar circumstances, he has at least to show that he has observed them in their spirit. The Manual has been prepared and prescribed with the intention of protecting the interests of the State and utilising the public money most judiciously. Thus this intention has to be served, if the letter of the provisions of the Manual cannot be followed.

6.2 The delinquents have not only not followed the letter of the provisions of the Manual, but they have, in doing so, acted detrimental to the interests of the Authority. In fact they have conspired together and acted in a manner so as to secure illegal monetary gain to themselves. No one would be so generous as to hatch a conspiracy, to fabricate and manipulate record in pursuance of the conspiracy, with a motive to coffers, of some third person, without securing gain to himself. The motive of the delinquents was, therefore, to earn for themselves ill-gotten money at the cost of the Authority.

6.3 Some other observations of the Enquiry Officer are quite interesting and deserve mention in this Resolution. In paragraph 22 of his report he states -

" The Divisional Accountant can scrutinise the Extra Item Rate list but it does not stand to reason that he can scrutinise the rates of Extra Items as he is not a technical person".

The Government needs to be enlightened with this stunning revelation of the Enquiry Officer. In paragraph 23 of his report he has observed -

" There is no loss to the Board as payment of Extra item Work is not made to the Contractors. Since objected by the Audit in the Board's office".

This is indeed strange logic, just because the Audit withheld the payment, the culprits should go scot-free!

6.4 For the reasons stated above the Authority finds that all the charges levelled against all the three delinquents stand proved, and all the thirteen issues enumerated in para 1-2 above are answered in the affirmative. The Authority feels, that the three delinquents deserve the maximum punishment, viz. dismissal. The Authority further resolves, therefore, that they should be served notices to show cause why this punishment of dismissal from Authority's service should not be inflicted on them. The Authority also resolves that the other two Dy. Engineers in charge of the Sub Divisions No. I and II and the three Jr. Engineers attached to the three sub divisions who all appear to have joined the conspiracy should be departmentally proceeded against.

Item No.	11	Resolution No.
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Subject : Allotment of plots of land reserved for the purpose of school in the housing colonies in Greater Bombay.

Resolution:

Item No.	13	Resolution No.
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Subject :

Resolution:

Item No.	14	Resolution No.
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Subject :

Resolution:

Item No.	15	Resolution No.
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Subject :

Resolution:

Item No.	16	Resolution No.
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Subject :

Resolution:

Item No.	18	Resolution No.
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Subject :

Resolution:

Item No.	21	Resolution No.
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Subject :**Resolution:**

Meeting No. : 27 Meeting Date : 10/24/80

Item No. 1 Resolution No.

Subject : Confirmation of minutes of 26th Meeting held on 3.10.1980.**Resolution:**

Item No. 2 Resolution No. 307

Subject : Allotment of plot of land in Nehru Nagar at Kurla (East) to Municipal Corporation of Greater Bombay for a dispensary and Mustering Chowkey.**Resolution:** Unanimously RESOLVED to grant on lease a plot of land (657 square meter) in Nehru Nagar Colony at Kurla (East) to Municipal Corporation of Greater Bombay for a dispensary and Mustering Chowkey on the following:-

- 1) The lease shall be for a period of 30 years as per policy of the Authority.
 - 2) The Municipal Corporation will pay a premium equal to actual cost calculated at Rs. 120 sq. metre.
 - 3) The nominal annual lease rent shall be Re.1/-
 - 4) The grant of lease shall be on usual terms and conditions.
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Item No. 3 Resolution No. 308

Subject :**Resolution:**

Item No. 4 Resolution No. 309

Subject :**Resolution:**

Item No. 5 Resolution No. 310

Subject :**Resolution:**

Item No.	6	Resolution No.	311
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Subject : Allotment of plots of land reserved for the purpose of school in the housing colonies in Greater Bombay - Material for taking decision.

Resolution: Unanimously RESOLVED to allot the plots of land to the following institutions:-

- | | | |
|--------------------|---|--|
| A) J.V.P.D. | - | Versova Education Society. |
| B) D.N. Nagar | - | Cosmopolitan Education Society. |
| C) Tagore Nagar | - | Barister Nath Pai Shikshan
Prasarak Mandal. |
| D) Kannamwar Nagar | - | National Centre for the Blind. |

on the following terms and conditions -

- 1) The institutions will have to pay premium and/or ground rent as per the land pricing policy of the Authority.
- 2) a) The Versova Education Society will adopt Gujarati as one of the media of instruction.

b) The Cosmopolitan Education Society will adopt Marathi as one of the media of instruction.
- 3) The lease period shall be of 30 years.

Item No.	7	Resolution No.	312
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Subject : Scheme for the sale of tenements in the reconstructed buildings to the societies of tenants.

Resolution: Unanimously RESOLVED to submit the scheme of sale of Reconstructed buildings suggested in the Item Note to Government with both the alternatives suggested in the Item Note.

Item No.	8	Resolution No.	313
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Subject : Maharashtra Housing and Area Development Authority employees (conditions of service and Delegation of powers) Regulations 1980.

Resolution: Maharashtra Housing and Area Development Authority employees (conditions of service and Delegation of powers) Regulations 1980 as contained in Item Note for being sent to Government for approval.

Item No.	9	Resolution No.	314
Subject :	Seniority of employees of ex-Maharashtra Housing Board.		
Resolution:	Unanimously RESOLVED to approve the Board employees (Determination of Seniority) 1979 for being submitted to Government with the following modifications:		
	<p>a) The point of refusal to appear for the departmental examination should be examined on the point of fact as discussed and suitable modification may be made so that such employee do not suffer.</p> <p>b) The words "three years" appearing in sub regulation (1) of Regulation (8) shall be substituted by the words "one year".</p> <p>c) The word "Store Keeper" appearing in sub regulation (3) of Regulation (8) shall be substituted by the word "employee".</p> <p>d) Sub clause (b) of sub regulation (1) of Regulation (10) shall be deleted.</p>		

Item No.	10	Resolution No.	315
Subject :	Creation of post of Materials Manager on the establishment of Bombay Board.		
Resolution:	Unanimously RESOLVED to create the post of a Materials Manager of the Bombay Board. The form and content of this Cell was to be decided by Vice President/Authority and Shri Apte. The Material Manager shall formulate the proposal for his cell.		

Item No.	11	Resolution No.	316
Subject :	Appointment of personnel on compassionate grounds.		
Resolution:	Unanimously RESOLVED to add the following provision to condition No.3 in the scheme adopted by Authority under Resolution No. 103 dated 26.2.79.		
	<p>"provided that if in the family of the employee deceased or retired prematurely due to serious illnesses like TB, Cancer etc; no relative qualifies to be employed because of the above conditions of age and educational qualification and if the widow/wife of such employee fulfills all the conditions except the condition of educational qualification, then the condition of educational qualification should be relaxed for appointment to a class - IV post".</p>		

Item No.	12	Resolution No.
Subject :	Grant of higher start on initial appointment - Delegation of powers.	
Resolution:		

Item No.	13	Resolution No.
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Subject : Compulsory Retirement Scheme - Review of cases at the age of 49/54 years.

Resolution:

Item No.	14	Resolution No.
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Subject : Question of special pay to Deputy Engineers and Junior Engineers attached to the offices in the Bombay Board.

Resolution:

Item No.	15	Resolution No.	317
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Subject : Dearness Allowance - Increase in Grant of

Resolution: Unanimously RESOLVED to accord ex-post-facto sanction to the action of grant of increased Dearness Allowance from 1.5.80 as per Government Resolution, Finance Department No. CPA/1180/CR-416/SER-7 dated 1.9.80 taken by Vice-President/Authority under order No. MH/ALD/1080/13223 ADM dated 19.9.80.

As already decided, the extra financial burden should be met by stepping up the works programme and also to increase service charges proportionately.

Item No.	16	Resolution No.
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Subject : Preparation of Manual for Housing Area Development Activities.

Resolution:

Item No.	17	Resolution No.
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Subject : Consideration of extent of concessions to be offered to the tenants of old tenements at Hind Mills Compound, Lokmanya Nagar, Dadar in Redevelopment proposals.

Resolution:

Item No.	18	Resolution No.
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Subject : Consideration of the scheme for grant of financial assistance to co-operative Housing Societies of the employees of the Authority. Authority's Employees (House Building loans) Regulations, 1980.

Resolution:

Item No.	19	Resolution No.	318
Subject :	Allotment of land in Bandra Reclamation Scheme to Oil and Natural Gas Commission.		
Resolution:	Animously RSOLVED that the plot allotted to Oil and Natural Gas Commission as per resolution No.107 dated 1.4.79 should be on the following conditions. "Oil and Natural Gas Commission should construct their buildings with shop line on the ground floor and the shops would be given to Maharashtra Housing and Area Development Authority after recovering the construction cost to be determined by Maharashtra Housing and Area Development Authority will exploit commercially the shops by advertising them as per procedure.		

Item No.	1a	Resolution No.	319
Subject :	Housing Schemes at Pune sanctioned by Housing and Urban Development Corporation, New Delhi.		
Resolution:	Unanimously RESOLVED to - i) Approve and authorise the six schemes mentioned in the Item Note and for the total borrowings of Rs. 366.86 lakhs as loan assistance from HUDCO for these schemes. ii) To authorise Vice-President/Authority to execute necessary loan agreements with HUDCO, New Delhi in connection therewith and affixing the common seal of Authority thereto on behalf of the Authority in respect of all the schemes. iii) To authorise Financial Controller Authority to execute necessary counter guarantee with Scheduled Banks on behalf of the Authority.		

Item No.	2a	Resolution No.	320
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Subject : Housing Schemes at Bhor and Manmad.

Resolution: Unanimously RESOLVED to accord ex-post-facto approval to the payment of constancy charges to Housing and Urban Development Corporation as shown in the Item Note.

AMENDMENT (II)

Resolution No.320 was amended as shown below;

Unanimously RESOLVED

i) To accord sanction to the lump sum payment of Rs.73,600/- for Manmad Scheme and Rs.43,150/- for Bhor Scheme to HUDCO towards consultancy fees and to accord ex-post-facto approval to the payment of Rs.23,760/- and Rs.14,625/- respectively towards 1st and 2nd installment of consultancy fees already paid to HUDCO and

ii) To authorise Vice President/Authority to execute necessary consultancy agreement with HUDCO in connection therewith and to affix the common seal of the Authority thereto, on behalf of the Authority".

Item No.	3a	Resolution No.	321
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Subject : Consideration of reply dated 2.10.80 of Shri A.D. Fernandes in response to the Show Cause.

Resolution: Unanimously RESOLVED to confirm the enhanced punishment awarded by it under Resolution No.275 dated 29.7.80.

Meeting No. : 28

Meeting Date : 11/25/80

Item No.	1a	Resolution No.	341
Subject :	Delegation of powers regarding -(1) approval of tender excess (2) approval to excess over administratively approved estimated cost.		
Resolution:	Unanimously RESOLVED to delegate the powers for		
	1) approval to tender excess and		
	2) excess over administratively approved estimated cost, to the various authorities mentioned in the statement attached to this resolution subject to the conditions stated therein.		
	a) <u>Approval to Tender Excess:</u>		
	i) <u>Regional Boards</u>	Full powers in respect of Slum improvement works	
	ii) <u>Technical Committee Bombay Board.</u>	Full powers in respect of Repairs & Reconstruction works	
	iii) <u>A Committee consisting of Chairman of Regional Board, Chief Officer, Chief Accounts Officer & one expert member.</u>	Upto 15% over Current Schedule of rates in respect of housing, area development, commercial and administrative building/schemes.	
	iv) <u>Chief Engineer/Bombay Board.</u>	Upto 15% over current schedule of rates.	
	v) <u>Dy. Chief Engineer/Chief Officer in the rank of Dy. Chief Engineer.</u>	Upto 5% over current schedule of rate.	
	vi) <u>Executive Engineer/Chief Officer in the rank of Executive Engineer.</u>		
	b) <u>Excess over administratively approved estimated cost:</u>		
	i) <u>Regional Boards</u>	Full powers in respect of Slum improvement.	
	ii) <u>Technical Committee Bombay Board.</u>	Full powers in respect of Repairs & Reconstruction works.	
	iii) <u>Chief Engineer/Bombay</u>	15% (Subject to provisions of	

Board.	MPW Manual).
iv) Dy. Chief Engineer/Chief) Officer in the rank of Dy.) Chief Engineer.)	10% (Subject to provisions of MPW Manual).
v) Executive Engineer/Chief) Officer in the rank of) Executive Engineer.)	

Above powers will be subject to the following general conditions:-

- i) Nature and scope of scheme is not to be changed (i.e. L.I.G. to M.I.G.).
- ii) Overall ceiling limits in respect of housing not to be exceeded.
- iii) Tender percentages to be compared on effective cost of tender after deducting value of materials on Schedule 'A'.
- iv) Other provisions of MPW Manual are followed and revised administrative approval is obtained wherever necessary within 3 months from the date of acceptance of tender.

Item No.	1	Resolution No.
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Subject : Confirmation of minutes of 27th meeting held on 24.10.1980.

Resolution:

Item No.	2	Resolution No.	322
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Subject : Grant of higher start on initial appointment.

Resolution: Unanimously RESOLVED to delegate to Vice-President/Authority the powers to grant higher start on initial appointment by grant of increment upto 3 advance increments.

Item No.	2a	Resolution No.	342
<hr/>			
Subject :	Authorising the Chief Executive Officer/Authority to execute loan agreements with HUDCO, New Delhi.		
Resolution:	Unanimously RESOLVED to authorise the Chief Executive Officer/Authority to approve and authorise on behalf of the Authority, any borrowing as loan from HUDCO sanctioned by it for implementation of any housing scheme an HUDCO consultancy projects of the Authority including those undertaken on behalf of the Municipalities/Municipal Councils and also to execute consultancy agreement and/or loan agreement with HUDCO in connection therewith and to affix the common seal of the Authority thereto.		

Item No.	3	Resolution No.	323
<hr/>			
Subject :	Compulsory retirement scheme Review of cases at the age of 49/54 years.		
Resolution:	Unanimously RESOLVED to ratify the action of adopting the Government circular, General Administration Department No. SRC-1077-Xv dated 2nd September 1977 for its employees.		

Item No.	3a	Resolution No.	343
Subject :	HUDCO financed shops-cum-Residential Scheme at Vakli Peth, Nagpur.		
Resolution:	Unanimously RESOLVED to reward the Resolution No. 306 as below:-		

Resolution No. 306 unanimously resolved:-

- i) to approve and authorise the borrowing of Rs. 11,15,000/- as loan from HUDCO, New Delhi for implementation of the shops-cum-residential scheme at Vakli Peth, Nagpur (32 MIG - II tenements Rs. 6,90,000/- and 32 shops - Rs. 4,25,000/-) on the terms and conditions mentioned in HUDCO's sanction letter No. Mah/Vakli Peth Nagpur/79-80/11416 dated 29.7.1980.
- ii) to authorise the Vice-President/Authority to execute necessary documents with HUDCO, New Delhi in connection with the said scheme and also to affix the common seal of the Authority wherever necessary, on behalf of the Authority and -
- iii) to grant permission to obtain Bank Guarantee from a Scheduled Bank at a rate of Commission not exceeding 50 paise per Rs.100/- p.a. to secure the loan of Rs. 11.15 lakhs and to authorise the Financial Controller/Authority to execute necessary counter guarantee with that Bank on behalf of the Authority and -
- iv) to further authorise the Financial Controller/Authority to execute on behalf of Authority necessary counter guarantee with a Schedule Bank whenever Bank Guarantee is obtained to secure HUDCO loan, on the normal condition of commission rate not exceeding 50 paise per Rs.100/- p.a.

Shri D.V. Rangnekar mentioned that as Shri D.K. Afzulpurkar, Vice-President/Authority was transferred, it was his last meeting as Vice-President/Authority and therefore, he wanted to express sense of deep appreciation of the Authority for the services rendered by Shri D.K. Afzulpurkar in his capacity as Vice-President and Chief Executive Officer/Authority.

The President and Members of the Authority desired to place on record their appreciation of the work done and wish him all success in future assignment and the meeting ended with Vote of Thanks to the Chair.

Item No.	4	Resolution No.
Subject :	Question of special pay to Dy. Engineers and Jr. Engineers attached to offices in Bombay Board.	
Resolution:		

Item No. 5 Resolution No. 324

Subject : Preparation of manual for Housing and Area Development activities.

Resolution: Unanimously RESOLVED to accord sanction for the preparation of Manuals for the activities of Maharashtra Housing and Area Development Authority and its Boards. It further directed that the manuals should be prepared by the experienced employees of the Authority only and the details of the project like quantum of remuneration, selection of personnel and assignment of work of each of the manual should be worked out by the Vice-President/Authority and the Chief Engineer/Authority.

Item No. 6 Resolution No. 325

Subject : Consideration of the scheme for grant of financial assistance to Co-operative Housing Societies of the Employees of the Authority.

Resolution: Unanimously RESOLVED to adopt the regulations shown in column 2 of the statement attached to the Item Note in place of the rules already existing as shown in column No.1 of the same statement. The Authority directed to send the revised regulations to Government for according approval.

Item No. 7 Resolution No. 326

Subject : Allotment of a plot of land in Gandhi Nagar Colony, Bandra to MIG Cricket Club.

Resolution: Unanimously RESOLVED to lease out a plot of land at Gandhi Nagar measuring 837 square yards to the MIG Cricket Club Bandra for construction of pavilion on the following conditions:-

- 1) The membership of the club will be open to all the persons.
 - 2) The membership of the club shall be open to all the tenants of the Housing Board.
 - 3) The play ground shall be used by all the persons staying in the colony whether they are members of the club or not.
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Item No.	8	Resolution No.	327
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Subject : Consideration of escalation in running contracts-review by the Authority of the cases where works were scheduled to be completed prior to abnormal increase in material prices.

Resolution: Unanimously RESOLVED to accord sanction to the proposal of escalation in the 4 cases placed before it as shown in statements A, B, C, and D. The Authority further resolved to delegate these powers to the Committees of Regional Boards for deciding such cases arising prior to 28.2.79. The following committees consisting of the following members are authorised to decide these cases for Regional Boards other than Bombay.

- 1) The Chairman of the Regional Board,
- 2) The Chief Officer,
- 3) The Chief Accounts Officer, and
- 4) 2 Expert Members of the Regional Board.

For Bombay Board:

- 1) Chairman
- 2) Vice-Chairman
- 3) Chief Engineer/Bombay Board
- 4) Chief Accounts Officer, and
- 5) 2 Expert Members.

Item No.	9	Resolution No.	
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Subject : Providing alternate plots to the Land Holders affected by the acquisition proposals of the Authority.

Resolution:

Item No.	10	Resolution No.	328
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Subject :

Resolution:

Item No.	11	Resolution No.	329
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Subject :

Resolution:

Item No.	12	Resolution No.
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Subject : Allotment of tenements to the retired employees of Hydraulic Department of the Municipal Corporation of the Greater Bombay.

Resolution:

Item No.	13	Resolution No.
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Subject : Considering grant of land at S.No.41/1/1 of Oshivara to Shri Guru Raghvendra Swamy Brindavan Ashram.

Resolution:

Item No.	14	Resolution No.	330
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Subject : Consideration of allotment of 2 flats in favour of Steel Authority of India Ltd.

Resolution: Unanimously RESOLVED to allot 2 more flats as staff quarters to the Steel Authority of India Ltd. in the MIGHS at JVPD in the existing building where 8 flats have already been given.

Item No.	15	Resolution No.	331
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Subject : Dearness Allowance increase in - Grant of

Resolution: Unanimously RESOLVED to ratify the action taken by the Vice-President/Authority to increase Dearness Allowance as per Government Resolution, Finance Department No. CPA/1180/CR-530/SER-7 dated 21.10.80. The Authority further directed to take steps to augment the resources as already decided by it under Resolution No.106 dated 1.4.79.

Item No.	16	Resolution No.	332
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Subject : Creation and upgradation of the Posts of Stenographer on the establishment of Bombay Board and the Authority.

Resolution: Unanimously RESOLVED to -

- 1) Create on a post of Stenographer (Lower Grade) on the Bombay Board for on the establishment of Dy. Chief Engineer/Bombay Board.
 - 2) To upgrade the post of Stenographer attached to the Dy. Chief Executive Officer/Authority from lower Grade to Higher Grade.
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Item No.	17	Resolution No.	333
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Subject : Allotment of land to the tenant of Siddharth Nagar Vibhag - 1 at Goregaon for residential purpose.

Resolution: Unanimously RESOLVED in principle to approve the offer of only 8 acres of land at Siddharth Nagar, Goregaon to 672 tenements of single storied structures in Siddharth Nagar, Vibhag 1, Goregaon for the purpose of Housing. The land shall be allotted on a term lease and on the terms and conditions mentioned in the Item Note. The Authority further laid down the following conditions;

- 1) a construction should be completed in a stipulated period of time by the Tenants' Association so that the transit tenements are vacated in reasonable time.
- 2) a survey of the existing occupancies should be undertaken immediately if not already done.
- 3) The legal feasibility of implementing the scheme should be examined and action taken as per the legal opinion.

Item No.	18	Resolution No.	334
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Subject : Creation of posts of Drivers for the Authority and for the Regional Boards.

Resolution: Unanimously RESOLVED to create six posts of Drivers for the Authority and the Regional Boards.

Item No. 19 Resolution No. 335

Subject : HUDCO financed three component Schemes at Jogeshwari, Malad and Thane.

Resolution: Unanimously RESOLVED

i) to approve and authorise the total borrowing of Rs. 84,75,000/- as loan from HUDCO, New Delhi for the following three schemes on the terms and conditions mentioned in HUDCO's sanction letters referred below against each scheme

Sr. No. date.	Name of the Scheme	Borrowing	HUDCO's sanction letter No. and date.
1.	Composite Housing Scheme at Majaswadi, Jogeshwari (i) 370 EWS tenements and (ii) 104 LIG tenements	Rs. 25,45,000/-	MAH/Majaswadi-Jogeshwari-PH-II/Comp/79-80/3619 dated 15.5.80.
2.	Composite Housing Scheme at Dindoshi Malad - (i) 120 EWS tenements and (ii) 400 LIG tenements	Rs. 28,35,000/-	MAH/Dindoshi-Malad-Comp-PH-II/79-80/3699 dated 15.5.80.
3.	Composite Housing Scheme at Majiwade, Thane- (i) 284 EWS tenements and (ii) 300 LIG tenements	Rs. 30,95,000/-	MAH/Majiwade-Thane-Comp-PH-II/79-80/3621 dated 15.5.80.
Total		Rs.84,75,000/-	

ii) to authorise the Vice-President/Authority to execute loan agreement with HUDCO in this connection and to affix the common seal of the Authority thereto, on behalf of the Authority.

Item No. 20 Resolution No. 336

Subject : Appointment of Senior Planning Officer.

Resolution: Unanimously RESOLVED to create a post of Senior Planning Officer in the Bombay Housing and Area Development Board in the grade of Rs.1500-50-1550-75-1925 and to authorise the Vice-President/Authority to take further necessary steps of making selection and appointment through the selection committee of the Authority. One post of Dy. Chief Engineer in the Bombay Housing and Area Development Board will stand abolished after this post is filled up.

Item No.	21	Resolution No.	337
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Subject : Reservation of Staff Quarters at Pune.

Resolution: Unanimously RESOLVED to reserve 16 flats at Gokhale Nagar, MIG Colony as Staff Quarters and further to allot 2 flats each to Steel Authority of India Ltd. and the Western Maharashtra Development Corporation for use as staff quarter on rent that will be decided in accordance with Authority's decision.

Item No.	22	Resolution No.	338
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Subject :

Resolution:

Item No.	23	Resolution No.	339
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Subject : Lease of land at Tilak Nagar, Chembur to the Bombay Suburban Electric Supply Ltd. for construction of receiving Station.

Resolution: Unanimously RESOLVED to lease a plot of land admeasuring about 6,000 square yards. for construction of Receiving Station at Tilak Nagar, Chembur. The Authority decided to charge a premium to the Bombay Suburban Electric Supply Ltd. at rate of Rs.73/- per square yards. as a special case as this was commitment of the ex-Maharashtra Housing Board.

Item No.	24	Resolution No.	340
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Subject : Consideration of regulations for the use of vehicles of Maharashtra Housing and Area Development Authority.

Resolution: Unanimously RESOLVED to adopt the regulations contained in Annexure to the Item Note and to forward the same to the Government for approval.

Meeting No. : 29 **Meeting Date : 1/15/81**

Item No. 1 **Resolution No.**

Subject : Confirmation of minutes of the 28th meeting held on 25th November, 1980.**Resolution:**

Item No. 2 **Resolution No.**

Subject : Allotment of tenements to the retired employees of Hydraulic Department of the Municipal Corporation of Greater Bombay.**Resolution:**

Item No. 3 **Resolution No.**

Subject : Consideration of extent of concessions to be offered to the tenants of old tenements at Hind Mill Compound, Lokmanya Nagar, Dadar in Redevelopment proposal.**Resolution:**

Item No. 4 **Resolution No. 344**

Subject : Consideration of grant of land at S.No.41/1/1 of Oshiwara to Shri Guru Raghvendra Swamy Brindavan Ashram.**Resolution:** Unanimously RESOLVED to allot reasonable land to the Ashram for its present and future activities in consultation with Bombay Municipal Corporation if necessary. The price to be charged for this lease would be in accordance with the pricing policy of the Authority and the activity of the Ashram should be treated as a para commercial activities for that purpose.

Item No.	5	Resolution No.	345
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Subject : Departmental Enquires against Sarvashri M.K. Lakhani, Dy. Chief Engineer, H.D. Karia, Executive Engineer and J.B. Gonsalvis, Deputy Engineer (All are under suspension)

Resolution: Unanimously RESOLVED to accept Shri M.K. Lakhani's resignation offered by him under his letter dated 28.11.80, subject to the condition that he shall not claim any difference between the subsistence allowance paid to him and the salary during the period of suspension. The Authority further, resolved to accept the resignation tendered by Shri H.D. Karia, Executive Engineer and J.B. Gonsalvis, Deputy Engineer from their respective posts on the same condition as were made applicable to Shri Lakhani.

After this resolution was adopted the Authority wanted to know how the matter regarding departmental proceedings against the other officers and employees stood in view of the Resolution No.301. The Vice-President/Authority informed that the matter was being processed and the departmental enquiry would soon be started.

Item No.	6	Resolution No.	346
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Subject : Establishment of Konkan Board.

Resolution: Unanimously RESOLVED that the powers which have so far been delegated to the Boards and the Chief Officers of the Regional Boards under the Authority shall stand delegated to the Board and the Chief Officer of the Konkan Housing and Area Development Board on its formation.

Item No.	7	Resolution No.	347
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Subject : Purchase of Two Ambassador Cars for Authority's Pool.

Resolution: Unanimously RESOLVED to accord ex-post-facto approval to the action taken by Vice President and Chief Executive Officer/Authority for purchase of 2 Cars for the pool of the Authority for subsequently being used in the Konkan Housing and Area Development Board.

The Authority suggested that a special report be put up before it by Vice President indicating areas where it would extend its activities in Konkan Region.

Item No.	8	Resolution No.	348
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Subject : Appraisal of acquisition of lands for Maharashtra Housing and Area Development Authority at Kolekalyan.

Resolution: Unanimously RESOLVED that the course of action proposed at Sr. No.1 to 6 in the item not is approved with a suggestion that Vice-President/Authority may examine the cases of left out pockets in Kolekalyan acquisition and decide the feasibility of starting land acquisition proceedings under S.41 of Maharashtra Housing and Area Development Act, 1976 before Government in Housing and Special Assistance Department is moved to issue notice of acquisition to that effect. The Authority decided that the encroached lands which are surrounded by the vacant lands and the lands where regular shape of the acquisition will be disturbed, should not be acquired as has been proposed at Sr. No. 7 in the item note.

The Authority has further resolved to authorise Vice-President/Authority to take the decision in remaining cases of land acquisition indicated in the tabular statement accompanying the item note in light of the guidelines set out in the Authority's Resolution No. 164 of 31.8.78 and the courses of action approved in case of Kolekalyan land acquisition.

Shri Keskar, Director of Town Planning left at this juncture with the permission of the Chair.

Item No.	9	Resolution No.	349
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Subject : Purchase of developed plots of Nagpur Improvement Trust at Nagpur.

Resolution: Unanimously RESOLVED that the lands at Nagpur mentioned in the item note belonging to the Nagpur Improvement Trust may be purchased at the rate of Rs.4/- per square feet. The Authority also empowered the Vice-President/Authority to consider the feasibility of purchasing the partially developed plots from the Nagpur Improvement Trust, Nagpur at a lower rate. The Authority also noted that it may not be possible to construct EWS/LIG tenements to the desired extent in view of the rates offered by the Nagpur Improvement Trust for developed plots. The Authority also agreed that in case of departure from the normal pattern was inevitable the matter could be considered at the appropriate stage.

Item No.	10	Resolution No.	
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Subject : Grant of land at Kolekalyan to Airmates Co-operative Housing Society (proposed).

Resolution:

Item No.	11	Resolution No.	350
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Subject : Travel Concession for visiting Home Town.

Resolution: Unanimously RESOLVED to adopt the orders issued under Government Resolution No. TRA/1180/CR-318/SER-5 dated 9.9.80 for the employees of the Authority and to fix up the time limit, for declaring the home town by the concerned employees falling within the preview of the said order to 30th April, 1981.

Item No.	12	Resolution No.	351
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Subject : Purchase of Ambassador car for Nagpur Housing and Area Development Board, Nagpur.

Resolution: Unanimously RESOLVED to permit the Nagpur Housing and Area Development Board to purchase an Ambassador car for the use of the Chief Officer.

Item No.	13	Resolution No.	352
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Subject : Entrusting Housing Schemes to Private Architects for Architectural consultancy and project management.

Resolution: Unanimously RESOLVED to appoint the following committee for the appointment of private Architects for entrusting housing scheme costing upto Rs. 25 lakhs for Architectural consultancy and project management. The Committee would consist of the following:-

- | | | | |
|----|--|-------|----------|
| 1) | Chairman of the Regional Board | ..... | Chairman |
| 2) | Municipal Commissioner who is a member of the Board or his representative. In case of Aurangabad Board the Chief Engineer, Public Works Region, Aurangabad | ..... | Member |
| 3) | Dy. Director of Town Planning Department | ..... | Member |
| 4) | Expert member on the subject i.e. a non-official member appointed under section 18(iii) of the Maharashtra Housing and Area Development Act, having special knowledge in structural Engineering, Architecture town and country Planning. | ..... | Member |
| 5) | Chief Officer, Regional Board | ..... | Member |

The Authority further resolved to authorise the Regional Boards to select Architect for the same purpose for schemes costing above Rs.25 lakhs.

After this resolution was adopted the Authority wanted to know as to how many Architects were appointed by the Bombay Board as they were already following this practice. The information, it was promised, would be supplied in the next meeting.

Item No.	14	Resolution No.	353
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Subject :

Resolution:

Item No.	15	Resolution No.	354
Subject :	Concurrence of the Authority to negotiated compensation in respect of land acquisition.		
Resolution:	Unanimously RESOLVED that the Vice President be delegated Authority's powers under section 44(2) of Maharashtra Housing and Area Development Act, 1976 to accord concurrence of the Authority to an agreement reached between the State Government and the person to whom compensation for land acquisition is payable under the Maharashtra Housing and Area Development Act, 1976.		
	The Authority directed that this delegation was with the condition that the Vice-President may within a period of 3 months place before the Authority his suggestions regarding the terms and conditions under which the Authority may further delegate these powers to the Chief Officers of the Boards.		
	The Authority also desired that the details of every case of negotiation should be reported to it.		

Item No.	16	Resolution No.	355
Subject :	Pricing of land in Bandra Reclamation Scheme offered to the Oil and Natural Gas Commission for residential purpose.		
Resolution:	Unanimously RESOLVED to treat the use of the land by Oil and Natural Gas Commission as commercial and to charge the premium and lease rent according to the pricing policy of the Authority.		

Item No.	1a	Resolution No.
Subject :	Raising additional finance for and reducing repayment responsibilities of Maharashtra Housing and Area Development Authority.	
Resolution:		

Item No.	2a	Resolution No.
Subject :	Creation of one post of an Executive under Pune Housing and Area Development Board, Pune.	
Resolution:		

Item No.	3a	Resolution No.	356
Subject :	Allotment of Residential accommodation to the Corporation and other Institutions.		
Resolution:	Unanimously RESOLVED to permit 1 tenement in Dadabhai Naoroji Nagar, Andheri to be given to the Maharashtra State Handloom Co-operative Federation Ltd. for using as staff quarter by cancelling the allotment inadvertently made to the Maharashtra State Power Loom Corporation under its Resolution No. 300 in the 26th meeting on 3rd October, 1980.		

The Authority wanted that the rent to be charged for this quarter should be in accordance with the view of the Authority that the concerned institution should not be given any scope to make profit on our tenements.

Item No.	4a	Resolution No.
Subject :	Allotment of a plot reserved for cinema theatre in Bandra Reclamation Scheme.	
Resolution:		

Item No.	5a	Resolution No.	357
Subject :	Allotment of the plot reserved for a Hospital in Bandra Reclamation Scheme (A - Block of Bandra-Kurla Complex).		
Resolution:	Unanimously RESOLVED to note the Government decision contained in Government letter No. ADL 3479/3062/d-6 dated 1.1.81 and to cancel the Authority's Resolution No.162 dated 23.8.79 regarding allotment of the plot admeasuring 8,600 square meter. from the Bandra Reclamation Area to the Divine Knowledge Society.		

Item No.	6a	Resolution No.	358
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Subject : Delegation of powers regarding -
 i) Approval to tender excess;
 ii) Approval to excess over administratively approved estimated cost.

Resolution: Unanimously RESOLVED that the extent of delegation should be increased from 15% to 25% over current schedule of rates against Sr.No. (a) - (iii) and (iv) and from 5% to 15% over current schedule of Rates against Sr. No. (a) - (v) in Resolution No. 341 of the Authority's meeting held on 25.11.1980.

In case the increased limits of tender excess as stated above exceed in any particular case the limits of overall excess over administratively approved cost laid down in Para (b) of Resolution No. 341, such excess shall also be held admissible under the increased limit. The powers of tender excess shall, however, be exercised subject to the general conditions as laid down in the Resolution as well as the order dated 28th November, 1980.

The Authority further decided to review this decision after a period of three months from the effect of the Order. The Authority also decided that decisions taken by the Chief Officers/Committees in each case according to this delegation should be reviewed at appropriate levels.

Item No.	7a	Resolution No.
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Subject :

Resolution:

Maharashtra Housing & Area Development Authority

Administrator / A - 2/1/81

Mhada Meetings & Resolutions

Administrator / A **Meeting Date : 2/1/81**

Item No. 1 **Resolution No. 359**

Subject : Delegation of powers to Chief Officers/Regional Boards.

Resolution: To delegate to the Chief Officers of the Pune/Aurangabad/Nagpur Housing and Area Development Authority all the powers which were exercised by the Regional Boards and the technical committees/sub/committees functioning there under immediately before the terms of the Regional Boards expired. The Chief Officers shall exercise these powers till the Boards are reconstituted by Government.

Subject : - HUDCO Finance Composite Scheme at Saswad, Pune

- Constg. 48 T/s. under E.W.S.H.S.
- Constg. 546 T/s. and 172 plots under L.I.G.H.S.
- Constg. 100 T/s. and 150 plots under M.I.G.H.S.

The Administrator/Maharashtra Housing and Area Development Authority considered the proposals in the item note and Resolved in exercise of powers conferred on him under Sub-Section (2) and (4) of Section 168 of M.H.A.D. Act 1976.

Item No. 2 **Resolution No. 360**

Subject :

Resolution: RESOLVED to approve the proposals at (a) (b) and (c) of para 4 of the Item Note, and as proposed vide para 6 of the Item Note, authorise the Financial Controller, Maharashtra Housing and Area Development Authority to execute and sign the loan agreements for this loan and the loans that will be sanctioned here-in-after by the HUDCO for the Authority's Schemes.

Item No.	3	Resolution No.	361
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Subject : Extension of financial benefit to the Diploma holder Jr. Engineers who pass AMIE Examination while in service.

Resolution: RESOLVED that orders issued in Government Resolution, Public Works and Housing Department No. STY 1270/Part - II/(53) Desk - 18 dated 18.8.1980 regarding grant of financial benefit to the Diploma holder jr. Engineers who pass AMIE Examination while in service, should be adopted for the employees of the Authority with effect from the date of issue of Government orders. The Chief Executive Officer/Authority is delegated with powers to decide cases coming within the preview of Government orders.

The Administrator, M.H. & A.D. Authority considered the proposal in the item note and in exercise of the powers conferred vide sub-section 4 of section 168 of Maharashtra Housing and Area Development Act 1976.

Item No.	4	Resolution No.	362
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Subject :

Resolution: RESOLVED to authorise the Vice Chairman/Chief Officer, B.H. & A.D. Board Bombay to execute the Loan Agreement with HUDCO and to affix the seal of M.H. & A.D. Authority thereto on behalf of M.H. & A.D. Authority, in respect of the Housing Schemes given below:-

- i) MIG Housing Schemes at Yerwada Phase - II Pune (Scheme No. 1483)
 - ii) LIG Housing Scheme at Yerwada Phase - III Pune (Scheme No. 1486)
 - iii) Composite Housing Scheme at Majaswadi, Jogeshwari (Scheme No. 1314)
 - iv) Composite Housing Scheme at Dindoshi, Malad (Scheme No. 1312)
 - v) Composite Housing Scheme at Majiwade, Thane (Scheme No. 1313).
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Item No. 5 Resolution No. 363

Subject : Dearness Allowance Increase in - Grant of

Resolution: RESOLVED to grant increase in Dearness Allowance to the employees of the Authority as sanctioned in Government Resolution, Finance Department No. CPA 1181/CR-15/SER-7 dated 27.1.81 and further directed the Financial Controller/Authority to take review of the steps taken by the Regional Boards to augment the resources to meet with the additional financial burden by increase in service charges and to pass on some of the portion of additional burden to tenants and to place a comprehensive position for information.

Item No. 6 Resolution No. 364

Subject : Revision of pay scale of the post of Assistant Legal Adviser and Law Officer.

Resolution: RESOLVED that in view of the position explained in the Item Note, The Government should be moved to revise the pay scale of post of Assistant Legal Adviser under the Authority.

Item No. 7 Resolution No. 365

Subject : Grant of advance increments to Shri Anil Darshetkar on appointment as Architect.

Resolution: RESOLVED that Shri Anil Darshetkar a candidate selected by the Selection Committee for the post of Architect, on his appointment to the post be granted four advance increments raising pay from Rs. 1000/- p.m. to Rs. 1200/- p.m. in the scale of Rs. 1000/- (6th Year) - 50 - 1500 with effect from the date of his appointment on consideration of his qualifications, experience and emoluments last drawn as admissible under Rule 51 of B.C.S.R.

Administrator / A **Meeting Date : 3/1/81**

Item No. 1 **Resolution No. 368**

Subject : Delegation of power to Chief Officer of Regional Board.**Resolution:** RESOLVED to delegate the powers of Bombay Housing and Area Development Board in so far as they relate to the Thane, Raigad and Ratnagiri Districts, to Chief Officer of the Konkarn Housing and Area Development Board appointed by Government in Housing and Special Assistance Department Resolution No. ARD-1081/(402)/Desk-10 dated 21.2.1981 till the Konkarn Housing and Area Development Board is constituted by Government Notification.

Item No. 2 **Resolution No. 369**

Subject : Delegation of powers.**Resolution:** RESOLVED, for the smooth and speedy functioning of the administration and pending approval of the Government to the Regulations of service conditions and delegation of powers forwarded to it, to delegate the powers mentioned in Annexure 'A' to the Item Note, to the various officers of the Authority and Regional Boards to the extent and subject of conditions mentioned therein.

Item No. 3 **Resolution No. 370**

Subject : Schedule of Staff for the Authority and Regional Boards for the year 1981-82.**Resolution:** RESOLVED that sanctioned staffing strength for the Authority and Four Regional Boards at Bombay, Pune Aurangabad and Nagpur for the year 1981-82, as shown in the statement appended to the item note, be continued for the year 1981-82 upto 28th February, 1982.

Item No.	4	Resolution No.	371
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Subject : Allotment of building No.41 and building No.42 at Vartak Nagar, Thane, in favour of Rashtriya Mill Mazdoor Sangh on hire purchase basis.

Resolution: RESOLVED in principal to agree to transfer the buildings No.41 and 42 at Vartak Nagar, Thane to the Co-operative Societies of the members subject to the following condition -

- 1) The General Body of Rashtriya Mill Mazdoor Sangh shall adopt a resolution that they would not demand any tenements in future from Maharashtra Housing and Area Development Authority for allotting them to their members.
- 2) The Rashtriya Mill Mazdoor Sangh shall surrender the buildings in question to the Authority,
- 3) The Rashtriya Mill Mazdoor Sangh shall agree to adjust the payments made by it so far, to the accounts of the members and to relinquish all its claims, to the amounts paid by it to the Board.

Item No.	5	Resolution No.	372
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Subject : Concurrence of the Authority to negotiated compensation in respect of land acquisition.

Resolution: RESOLVED that the Vice President be delegated the Authority's powers subsection (2) of the Maharashtra Housing and Area Development Act 1976 to Section 5D to accord concurrence of the Authority to an agreement reached between the State Government and the persons to whom compensation for land acquisition is payable under the Maharashtra Housing and Area Development Act 1976. In further resolved that this delegation is with the condition that the Vice President may, within a period of 3 months, place before the Authority, his suggestions regarding the terms and conditions under which the Authority may further delegate this power to the Chief Officers of the Boards.

Item No. 6 Resolution No. 373

Subject : Exchange of authority's land with Shri N.K. Shah and others at Town Planning Scheme Ghalkopar - III financial and other implications involved in Revenue and Forest Department's letter dated 27.12.79.

Resolution: The Authority considered in detail the consent terms forwarded by Government in Revenue and Forest Department vide Government in Revenue and Forest Department letter No. LBS-1867/732299395)A-2, and dated 27.12.79 in respect of exchange of Authority's land in final plot no. 324 p.t. admeasuring 9801 sq. yd. to Shri N.K. Shah and others in lieu of lands owned by Shri N.K. Shah and other from final plot Nos. 323 p.t. and 324 p.t. which are under acquisition for MHADA, under the Land Acquisition Act 1894, as well as the issues brought out in item note should not be accepted, as the Authority will be left with practically no lands for executing its schemes as a result of the acceptance of the consent terms thereof. The Authority also resolved that the acquisition proceedings in respect of 9260 square yards from final plot No. 323 and 541 square yards from final plot no. 324 should be withdrawn under section 48 of the Land Acquisition Act 1894 and that the consequential damages should be paid to the land owners.

Item No. 7 Resolution No. 374

Subject : Budget Estimates of Maharashtra Housing and Area Development Authority for the year 1981-82.

Resolution: RESOLVED to approve the following Budget Estimates for the year 1981-82 as placed before the Administrator in the meetings held on 27.2.81 and 20.3.81.

Rs. in lakhs

Revenue Receipts	1830.80
Revenue Expenditure	1631.58
Capital Receipts	3877.88
Capital Expenditure	4954.01

Item No.	8	Resolution No.	375
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Subject : Providing alternate plot to the land holders affected by the acquisition proposals of the Authority.

Resolution: The owner of the unsold plots from the approved layout would get a plot for his family requirements, provided that he does not own any house or residential plot to meet his family requirement within the local limits of the Municipal Council. The land owner will be required to pay the development charges incurred by the Maharashtra Housing and Area Development Authority or levied on area basis.

If, in the opinion of the Chief Officer, for reasons to be recorded in writing, the family requirements of such a land owner are too large to be accommodated in one plot, the land owner would be entitled to get an additional plot. In no case a land owner would get more than two plots.

Item No.	9	Resolution No.	376
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Subject : Grant of Special Conveyance allowance to the Blind and Orthopaedically Handicapped employees.

Resolution: RESOLVED that orders issued under Government Resolution FD No. TRA 1379/Cr 1737/SER-5, dated 20.2.80 regarding grant of special conveyance allowance to the blind and orthopaedically handicapped employees, should be made applicable to the employees of the Authority subject to the conditions mentioned therein being observed meticulously.

Administrator / A

Meeting Date : 4/4/81

Item No. 1

Resolution No. 377

Subject : HUDCO Finance Schemes Approval for -

- i) Borrowing the loan from HUDCO
- ii) Execution of loan agreements
- iii) Affixing the common seal of the M.H. & A.D. Authority.

Resolution: RESOLVED to approve

- i) the borrowings from HUDCO,
 - ii) execute the loan agreements and
 - iii) affix the common seal of the Maharashtra Housing and Area Development Authority on loan agreements etc. in respect of the schemes viz.
-
- i) Composite scheme at Chilkenghar Kalyan
 - ii) Composite scheme at Manmad
 - iii) 240 T/s. under M.I.G. (I) at Manmad
 - iv) Composite scheme at Tilak Nagar Chembur
 - v) 120 T/s. under H.I.G.H.S. at Tilak Nagar Chembur
 - vi) 186 tenements under M.I.G. (II) at Saswad.
 - vii) Composite scheme at Mangrulpir, Dist. Akola

The details of which are given in para one of the item note.

Item No. 2

Resolution No. 378

Subject : Creation of a Cell in the Office of the Chief Account Officer of Bombay Board, for clearance of arrears on account of Bhole Award.

Resolution: RESOLVED for the purpose of clearance of arrears on account of Bhole revision -

- 1) To create a Cell consisting of one Superintendent with five Sub-Auditors in the Finance and Accounts Wing of the Bombay Board, for a period of 6 months.
- 2) To create one additional post of Superintendent in the scale of Rs.500-20-700-25-900 on establishment of Bombay Board for the purpose of the above Cell in Finance and Accounts Wing.
- 3) To authorise the Chief Officer/Bombay Housing and Area Development Board, Bombay to purchase 6 Pocket Calculators for the use of the Cell for the above work by observing usual procedure, and
- 4) That the Cell shall be formed initially for a period of six months.

Item No. 3 Resolution No. 379

Subject : Creation of additional post of Stenographer.**Resolution:** RESOLVED

- i) To create one additional post of Higher Grade Stenographer in the scale of Rs. 600-30-750-40-950 in the office of the Authority with immediate effect.

and

- ii) to upgrade the existing post of Lower Grade Stenographer attached to Chief Engineer/Bombay Board to that of Higher Grade Stenographer in the scale of Rs. 600-30-750-40-950 with effect from the date of making appointment to the said post.

Item No. 4 Resolution No. 380

Subject : Issue of Investigation Certificate for delayed claims towards Badkas Revision.

Resolution: RESOLVED that Investigation Certificate under Rule 30 of Bombay Financial Rules be issued to investigate the delayed claim towards pay and allowances on account of Badkas Revision for the period from April 1966 to June 1968 pertaining to Shri C.S. Salvi Sr. Asstt. and creditable to Contributory Provident Fund and authorise the audit to admit the same.

The Administrator further resolved that delay in preferring the claim be investigated and responsibility fixed for the same.

Item No. 5 Resolution No. 381

Subject : Bombay Housing and Area Development Board.
Continuation of post of Vice Chairman-cum-Chief Officer on the establishment of

Resolution: RESOLVED to move Government for continuance of the post of Vice Chairman-cum-Chief Officer, Bombay Housing and Area Development Board until further orders.

Item No.	6	Resolution No.	382
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Subject :

Resolution: "RESOLVED that the Authority's Resolution No.253 should be further amended to the following effect.

In the statement 'A' Appended to the Resolution No. 253.

- 1) The words secondary schools, appearing at serial No. 2. Para Commercial category, be deleted and included under category 1 'Social'.

This change should have retrospective effect from the original resolution dated 22.4.80.

In case of Para Commercial category in the entry in column 4 regarding the rate of premium to be charged in respect of charitable trusts, co-operative societies, labour Welfare Board shown in column 4 of the following words should be added at the end "but not less than the actual cost of land".

Item No.	7	Resolution No.	383
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Subject : Grant of additional pay to Shri A.R. Bhawe, Senior Clerk in Bombay Board, for looking after The functions of Public Relation.

Resolution: RESOLVED that in modification of the Authority's decision under Resolution No.155 dated 31.8.79 and No. 242 dated 12.3.80, Shri A.R. Bhawe, Senior Clerk should be granted a lumpsum remuneration of Rs. 135/- p.m. for the period from 1.12.78 to 31.7.79 and 10.9.79 to 15.10.79, for looking after the functions of Public Relations in addition to his duties as Senior Clerk.

Amendment to Resolution No. 352

The Resolution No. 352 the contents of para 3 of the Item Note were not incorporated by oversight. The Resolution is therefore required to be amended by adding a proviso after the 2nd para of the Resolution.

AMENDMENT

"Provided that where the work of only Architectural Consultancy is to be entrusted (i.e. Planning, Estimating, Designs and Details etc. Excluding the work of Project Management), the Chief Officer shall be authorised to select the Architect for schemes costing upto Rs. 25 lakhs and for schemes above Rs. 25 lakhs the matter shall be decided by the Boards.

The Administrator/Maharashtra Housing and Area Development Authority considered Government Resolution F.D's No. LVE - 1481/CR-274/SER-9 dated 20.3.81 regarding prefixing and suffixing Sundays and public holidays to casual leave and

Item No.	8	Resolution No.	384
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Subject :

Resolution: RESOLVED that the concessions extended under the said Government Resolution dated 20.3.81 be made applicable to the employees of the Authority.

Administrator / A**Meeting Date : 5/1/81****Item No. 2****Resolution No. 385**

Subject : Creation of a post of Assistant Estate Manager on the establishment of Aurangabad Board.

Resolution: RESOLVED that one post of Assistant Estate Manager in the scale of Rs. 500-20-700-25-900 should be created on the establishment of Aurangabad Housing and Area Development Board in lieu of existing post of Recovery Officer in the grade of Rs. 395-15-500-20-700 Extn. 20-800 with effect from the date of making appointment to that post.

Item No. 3**Resolution No. 386**

Subject : The Administrator Maharashtra Housing and Area Development Authority considered the matter and

Resolution: RESOLVED that the land admeasuring 384.2 square meter (4134 square feet) from a layout at Pant Nagar Ghatkopar, Bombay, behind building No. 134 and 136 be allotted to Vishal Pant Nagar Co-operative Society for construction of a pump house, on a lease for a period of 30 years. The society may be charged for the land as under -

- 1) Either a premium equal to actual cost of land plus annual lease rent at 2.5% per annum on the amount of premium.

OR

- 2) a ground rent of 8% per annum on the amount of notional premium calculated on the basis of actual cost of land. The Society may exercise any of the above two options. The land should be exclusively used for pump house.

Item No. 4**Resolution No. 387**

Subject : Purchase of Two Ambassador Cars and Motorcycle.

Resolution: RESOLVED to purchase of Two Ambassador Cars and one Motorcycle for the use of Repairs and Reconstruction wing, under Bombay Board, incurring the expenditure to the tune of Rs. 1,70,000/-

Item No. 5**Resolution No. 388**

Subject : Request made by Bharati Kala Mandal for permission to put up a hoarding on their buildings.

Resolution: RESOLVED to grant permission to Bharati Kala Mandal to pay up a hoarding on the building constructed by them on the plot allotted to them at Sion on lease. Permission be granted on payment of normal lease rent of Rs.1/- per annum.

Item No.	6	Resolution No.	389
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Subject : Dearness Allowance

Increase in - Grant of -

Resolution: RESOLVED to grant increase in Dearness Allowance to the employees of the Authority as sanctioned under FR FD No. 1181/Cr/300/SER-7 dated 29.4.81 and further directed that Financial Controller/Authority to take review of the steps taken by the Regional Boards, to augment the resources to meet with the additional financial burden by increase in service charges and to pass on some of the portion of additional burden to tenants and to place a comprehensive position for information.

Item No.	7	Resolution No.	390
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Subject : Allotment of a plot reserved for Primary School in Bandra Reclamation Scheme to Municipal Corporation of Greater Bombay.

Resolution: RESOLVED to allot a plot admeasuring 7500 square meter reserved for Primary School in the layout of Bandra Kurla Complex 'A' Block (Bandra Reclamation Scheme) to Municipal Corporation of Greater Bombay for the purpose of construction of Primary School. The allotment shall be made on lease for a period of 30 years on payment of premium at the rate of actual cost of land plus nominal lease of Re.1/- per annum.

Item No.	8	Resolution No.	391
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Subject : Allotment of a plot reserved for Fire Brigade Station in the layout of Bandra Reclamation Scheme, to Municipal Corporation of Greater Bombay.

Resolution: RESOLVED that the land admeasuring 8278 square meters reserved for Fire Brigade Station in the layout of Bandra Kurla Complex 'A' Block i.e. Bandra Reclamation Scheme to be allotted to the Municipal Corporation of Greater Bombay, on lease for a period of 30 years. The MCGB may be charged for allotment of the land as under :-

- 1) a premium equal to the actual cost of land plus annual lease rent at the rate of Re.1/- per annum on the account of premium.

Item No. 9 Resolution No. 392

Subject : Refund of Tenants unspent share - Delegation of powers to Jt. Chief Accounts Officer, Bombay Housing and Area Development Board.

Resolution: RESOLVED to delegate to the Jt. Chief Accounts Officer, Bombay Housing and Area Development Board, the power to appropriate towards cost and refund the balance of the deposit made by tenants to meet the extra cost of repairs after finalisation of work and finalisation of the claim of the contractor. The refunds in respect of deposits made prior to 31.3.81 should be deposits made after 1.4.81 should be charged to '195 - Deposits'.

Item No. 10 Resolution No. 393

Subject : Creation of additional posts of driver for Nagpur Housing and Area Development Board and Konkan Housing and Area Development Board.

Resolution: RESOLVED to create 3 posts of driver in scale of pay of Rs. 250-7-285-10-385-EXtn.-10-435 as under:

- i) One on the establishment of Nagpur Housing and Area Development Board for an Ambassador Car decided to be purchased for use of Chief Officer.
 - ii) 2 on the establishment of Authority's Office for being utilising the services of drivers for the two Cars placed at the disposal of Konkan Housing and Area Development Board.
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Item No.	11	Resolution No.	394
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Subject : Grant of land in Adarsh Nagar, Worli to the Adarsh English High School Managed by the Worli Neighbourhood Karnatak Sangh.

Resolution: RESOLVED to allot a plot of land in front of Building No. 25 and 26 at Adarsh Nagar, Worli measuring approximately 110'x132' (to be carved out according to the specification to be given by the Architect, B.B) inclusive of the land covered by the structure known as office building in Adarsh Nagar Colony, Worli to the Worli Neighbourhood Karnatak Sangh for the purpose of construction of building for the Adarsh Nagar English High School. The plot adm. 110 ft. 132 ft. should be allotted to the Sangh on lease in accordance with the land pricing policy of the Authority. The allotment of land should be on the following conditions:-

- i) Necessary permission of the Municipal Corporation of Greater Bombay for carving out the plot referred to above shall be obtained by the sangh.
 - ii) Necessary permission of the Municipal Corporation of Greater Bombay for construction of Multistoried building for the purpose of school shall also be obtained by the sangh.
 - iii) The Sangh shall produce a "No Objection Certificate from the Tenants Association of Adarsh Nagar Colony, Worli, for demolition of the existing structure called "Office Building" and for construction of new building in its place.
 - iv) The Sangh shall pay to the Bombay Housing and Area Development Board necessary cost of the structure known as "Office Building" as may be decided by the Board before its demolition.
 - v) The Sangh observes all the normal conditions laid down in the agreement to be executed for this purpose with the B.B.
 - vi) The Worli Neighbourhood Karnataka Sangh should not sub-let the premises to any other party without the prior permission of the Maharashtra Housing and Area Development Authority.
 - vii) Possession should be given only on fulfillment of the above conditions.
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Item No.	12	Resolution No.	395
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Subject : Allotment of a LIG tenement to MSEB for the purpose of complaint centre at Ahmednagar.

Resolution: RESOLVED that one LIG - I tenement at Ahmednagar be allotted to the MSEB for the purpose of opening a complaint centre provided an uncommitted tenements is available for allotment. The allotment be made subject to the condition that the MSEB agrees to purchase the tenement and also to enroll itself as a member of the Co-operative Housing Society as and when formed by the allottees of tenements.

Administrator / A	Meeting Date : 5/31/81
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Item No.	6	Resolution No.	401
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Subject : Appeal dated 28.1.1977 of Smt. S.S. Sathe, Senior Clerk.

Resolution: RESOLVED that the order dated 12.1.1977 issued by the H.C. of ex-MHB, under which punishment of withholding one increment was awarded to Smt. S.S. Sathe, Senior Clerk, be set aside and instead the following punishment should be awarded to her.

Smt. S.S. Sathe, Senior Clerk is warned for the lapse. A copy of the warning be kept on her confidential record.

Administrator / A	Meeting Date : 6/1/81
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Item No.	1	Resolution No.	396
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Subject : Allotment of a flat under HIGHS in favour of Administrative staff College of India, Hyderabad.

Resolution: RESOLVED that one flat in Building No.10 under H.I.G.H.S. at D.N. Nagar, Andheri, may be allotted in favour of the Administrative staff College of India, Hyderabad, on rental basis as staff quarters subject to the additional condition that some lecturers may be delivered free of cost by their experts to our officers.

Item No.	2	Resolution No.	397
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Subject : Allotment of 6 vacant tenements in Building No. 17, Gorai Road for the purpose of schools.

Resolution: RESOLVED to allot three of the 6 available vacant tenements in Building No. 17, Gorai Road, to the M.C.G.B. and the remaining 3 tenements to the Sane Guruji Vidhya Vikas Mandal for the purpose of running a school. The allotment be made on usual terms and conditions till such time as they made their own arrangements. An additional condition that preference in admission to the school shall be given to the children staying in the colony of the Authority, be also stipulated.

Administrator / A **Meeting Date : 6/10/81**

Item No. 7 Resolution No. 402

Subject : Allotment of lands at Nehru Nagar, Kurla
1) Nehru Nagar Tenants Association for Community Hall
2) Appollo Kala Krida Mandal for Sports activities.

Resolution: RESOLVED that the land admeasuring 1104 sq. meters (1320 square yards) from Nehru Nagar, Kurla near Chanda Maternity Home be allotted to
1) Nehru Nagar Tenant's Association
2) Appollo Kala Krida Mandal on lease for a period of 30 years as under :-

1) Nehru Nagar Tenant's Association

The land admeasuring 770 sq. meters be allotted to the institutions for the construction of a Community Hall. The institution should be charged a premium equal to the actual cost of land plus lease rent of 2.5% per annum. The institution should also be allowed to exercise the option to pay ground rent at 8% per annum calculated on the notional premium plus lease rent capitalised to perpetuity. Further the terms and conditions of allotment of land applicable to Nehru Nagar Tenants Association for construction of a Community Hall would be as stipulated in the item note.

2. Appollo Kala Krida Seva Mandal

Land admeasuring 334 sq. meter from the layout of Nehru Nagar Colony be allotted to the above institution. The institution should be charged, a premium equal to the actual cost of land plus lease rent of 2.5% per annum. The institution may allowed to exercise the option to pay ground rent instead of premium as per the Land Pricing Policy. The above institution should obtain NOC from the BMC in case the desire to make any construction on the said plot.

Administrator / A

Meeting Date : 6/11/81

Item No. 3 Resolution No. 398

Subject : Creation of additional posts on the establishment of Bombay Board.

Resolution: RESOLVED to create following additional posts on the establishment of Bombay Board.

Sr. No.	Category of posts	No. of posts	Remarks
A)	Stores Branch attached to the office of the VC & CO/BB.		
1)	Superintendent Rs. 500-20-700-25-900	1	
2)	Senior Assistant Rs. 395-15-500-20-700-Extn-20-800		
3)	Junior Assistant Rs. 365-15-500-20-660-Extn-20-760	1	
4)	Senior Clerk Rs. 335-15-500-20-580-Extn-20-680	2	
5)	Junior Clerk Rs. 260-10-390-15-420-Extn-15-495	1	
B)	Material Testing Laboratory (Technical Wing)		
1)	Deputy Engineer Rs. 600-30-750-EB-40-1150	1	
2)	Junior Engineer Rs. 395-15-500-20-700-25-900	1	
3)	Store Keeper Rs. 335-15-500-20-580-Extn-20-680	1	
4)	Mechanic Rs. 260-10-390-15-420-Extn-15-495		
5)	Helper Rs. 200-3-230-5-255-Extn-5-280	2	

Item No.	8	Resolution No.	403
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Subject : Allotment of Land to Maharashtra Water Supply and Sewerage Board for Elevated Service Reservoir in S.No. 42 A, Chikanghar, Kalyan.

Resolution: RESOLVED to allot land adm. 2718 square meter to the Maharashtra Water Supply and Sewerage Board out of S.No. 22 of village Chikanghar, (Kalyan) for implementing their Integrated Maharashtra Water Supply and Sewerage Project as shown on the plan mentioned in the Item Note on the following terms and conditions:

- i) The Water Supply and Sewerage Board should be take approval from Collector, Thane to construct the reservoir before actual construction is started.
- ii) The rate of premium to be charged should be equal to the actual cost of land plus nominal lease rent of Re.1/- per annum.
- iii) The land should be allotted on a lease for a period of 30 years and also on other usual terms and conditions as per the land pricing policy of the Authority.

Administrator / A

Meeting Date : 6/13/81

Item No.	9	Resolution No.	404
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Subject : Departmental Enquiry against Officers of the Authority.

Resolution: RESOLVED to accord Ex-post-facto approval to increased subsistence allowance of Shri M.K. Lakhani, and Shri J.B. Gonsalvis by 50% with effect from the date they completed six months under suspension instead of from 7.2.1980 and to release Dearness Allowance to them from the date of their suspension.

and

to accord approval to increase subsistence allowance of Shri H.D. Karia by 50% from the date he completed six months under suspension and also to release D.A. to him with effect from the date of his suspension.

Administrator / A **Meeting Date : 6/25/81**

Item No. 10 **Resolution No. 405**

Subject : Appeal dated 2.11.1972 of Shri M.B. Sant, Superintendent.**Resolution:** RESOLVED to partially allow the appeal of Shri M.B. Sant against the order dated 27.10.1972, of the ex-Housing Commissioner, MHB and the issue directions to the Vice Chairman/Chief Officer/Bombay Board for completing the Departmental Enquiry against Shri Sant as per rules by following the proper procedure i.e. by issuing him a revised 2nd notice by cancelling the orders dated 27.10.1972.

Item No. 11 **Resolution No. 406**

Subject : Letter dated 25.3.1980 of Smt. S.M. Wagh, Sr. Clerk - Request for review of punishment.**Resolution:** RESOLVED that there is no case for review as Smt. S.M. Wagh has not mentioned new facts. The punishment given by the Vice Chairman - Bombay Board is the minimum and deserves to be of upheld.

Item No. 15 **Resolution No. 410**

Subject : Allotment of land adjacent to office Building No. 8 near Building No. 26 at Nehru Nagar, Kurla to Nehru Nagar Co-operative Society Ltd., Consumers Co-operative Society.**Resolution:** RESOLVED to allot a plot admeasuring 26'-6"x19'-0" adjacent to Office Building No. 8 Nehru Nagar, Kurla to Nehru Nagar Co-operative Society Ltd., Consumers Co-operative Society for doing additional construction to that office building. The allotment be made on lease for a period of 30 years on payment of premium of Rs. 270/- per square yard plus lease rent of Re.1/- per annum.

Item No.	16	Resolution No.	411
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Subject : Allotment of additional plot to Maharashtra Vidhya Vikas Mandal at Nehru Nagar, Kurla for the purpose of school.

Resolution: RESOLVED to allot additional plot admeasuring 1,704 square yard in Nehru Nagar, Kurla to Maharashtra Vidhya Vikas Mandal for the purpose of expansion of their school. The plot be allotted to the Institution alongwith the office building No. 12 situated on it. The allotment of plot be made on the following conditions:-

- 1) Premium of land and lease rent shall be paid by the Institution in accordance with the land pricing policy of the Authority.
 - 2) The lease period shall be of 30 years.
 - 3) Cost of office building shall be paid by Institution as may determined by the Bombay Housing and Area Development Board.
 - 4) Preference in admission to the school shall be given to the children from Nehru Nagar Colony and other colonies of the Authority in the vicinity.
 - 5) The Institution shall surrender the 12 tenements in building Nos. 86 and 87 in Nehru Nagar to the Bombay Housing and Area Development Board, after its building is constructed on the additional plot.
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Administrator / A **Meeting Date : 6/26/81**

Item No. 14 **Resolution No. 409**

Subject : Shri S.W. Dhurandhar, Legal Adviser - Grant of leave to -**Resolution:** RESOLVED that Shri S.W. Dhurandhar, Legal Adviser be granted ex-gratia payment at the rate of contract salary of Rs.1624/- per month for 111 days of leave earned by him during the contract period from 2.3.78 to 1.7.81, as he could not be allowed to avail of leave during this period in the interest of administration.

Item No. 4 **Resolution No. 416**

Subject : Consideration of the question of reemployment of Shri M.B. Gurunani, as Executive Engineer.**Resolution:** RESOLVED to accord ex-post-facto approval to the action taken in making appointment of Shri M.B. Gurunani, as Executive Engineer on reemployment w.e.f. 1.7.1981 B.N. on following terms and other usual terms and conditions -

- 1) that appointment on reemployment shall be on contract for an initial period of one year.
 - 2) that during the period of reemployment on contract, he shall draw contract salary on the basis of normal principle of last pay drawn minus pension plus pensionary equivalent of D.C.R.G.
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Administrator / A **Meeting Date : 6/27/81**

Item No. 4 **Resolution No. 399**

Subject :**Resolution:**

Item No. 13 **Resolution No. 400**

Subject : Consideration of the question of raising the contract salary of Shri S.W. Dhurandhar, Legal Adviser.
Resolution: RESOLVED that -

- 1) a) Contract salary of Rs.1200/- per month to be raised to Rs.1500/- from 2.8.78 and to continue till 6.2.80.
- b) Rs. 300/- per month to be paid as ex-gratia amount for doing additional work on account of vacant post of Deputy Legal Adviser from 2.8.78 to 6.2.80.
- 2) Contract salary of Rs.1500/- per month to be raised to rs.1625/- per month with effect from 7.2.80 and the payment of Rs.300/- per month for doing the additional work due to the vacant post of Deputy Legal Adviser, to continue.

Administrator / A **Meeting Date : 6/28/81**

Item No. 5 **Resolution No. 400**

Subject : 1000 S.C.S. tenements at Malegaon Sale to Municipal Council.
Resolution: RESOLVED that in view of the considerations urged in the item note, the Government should be moved for according sanction to the sale of 1000 tenements which were built at Malegaon under the Slum Clearance Scheme to the Malegaon Municipal for Rs.48,38,559.00 plus increase in arrears of rent till the date of handing over the premises.

Administrator / A **Meeting Date : 7/1/81**

Item No. 1 **Resolution No. 413**

Subject : Exemption from passing Hindi Exam conducted by Ad-hoc Hindi Board.**Resolution:** RESOLVED that the Government orders under G.A.D. G.R. No /1780/28 dated 17.7.80 are made applicable to the employees and officers of the Maharashtra Housing and Area Development Authority.

Administrator / A**Meeting Date : 7/1/81**

Item No. 1**Resolution No. 413**

Subject : Exemption from passing Hindi Exam conducted by Ad-hoc Hindi Board.**Resolution:** RESOLVED that the Government orders under G.A.D. G.R. No /1780/28 dated 17.7.80 are made applicable to the employees and officers of the Maharashtra Housing and Area Development Authority.

Item No. 2 Resolution No. 414

Subject : Trial/Probation period. Prescribing uniform procedure for the**Resolution:** RESOLVED

- 1) that the probation period for direct recruitment OR trial period for promotion to the Officer's cadres on the establishment of Authority shall be prescribed as two years.
- 2) that the probation period for direct recruitment OR trial period for probation to the non-officer's cadre i.e. Class III and IV posts on the establishment of Authority, shall be prescribed as one year.
- 3) that revised probation/trial period as referred to in (1) and (2) above, shall be prescribed in cases of appointments made on OR after the date of issue of orders to that effect.
- 4) that the authority to decide on the continuance of Class I and II Officers beyond trial/probation period, shall vest in the Chief Executive Officer of the Authority. Where the Chief Executive Officer of the Authority is of the opinion that the trial/probation period should be extended OR that the person concerned should be reverted to original post OR in case of direct recruits that his services be terminated, shall be brought before the Selection Committee constituted by the Authority with relevant record for taking appropriate decisions.
- 5) that authority to decide on the continuance OR otherwise of employees in Class III and IV service beyond trial/probation period, shall vest in the Chief Officers of Regional Boards in respect of employees under their administrative control. In respect of employees in Class III and IV service in the Office of the Authority, the Deputy Chief Executive Officer of the Authority, shall exercise these powers.
- 6) that the authority competent to decide continuance of persons beyond probation/trial of one OR two years, as the case may be (Here to fore referred as appropriate accordingly) shall obtain a quarterly performance report of the concerned reporting officer, in the prescribed form appended to this item note in case of direct recruits and in form of annual confidential report for promotes, and decide the suitability for continuance of such persons OR otherwise, on the strength of the said performance reports/ confidential reports. The reporting officer shall specifically and categorically state in the respective report whether the incumbent is fit to continue in the post beyond trial/probation period OR that the performance needs to be watched for a further period OR that he is unfit for continuance.

- 7) that the quarterly performance reports in the prescribed form shall be forwarded by the concerned reporting officer to the appropriate authority i.e. to the Chief Executive Officer/Authority in cases of Class I and II Officers and to the Chief Officers in the cases of employees in Class III and IV service, by 10th of the month succeeding the quarter under reference. The second such quarterly performance report shall be forwarded before 10th of July 1981 for the quarter ending June 1981 and subsequent reports accordingly.
 - 8) In order to take timely decision, cases without least six quarterly reports in respect of officers' cadre and 3 such reports in respect of employees in Class III and IV service, shall be placed before the appropriate authority.
 - 9) that procedure as prescribed in aforesaid paras regarding obtaining of quarterly reports in prescribed form and deciding cases by appropriate authorities, shall be followed/adopted in cases where appointments have been made on OR after 1st April 1981 and those that shall be made hereafter.
 - 10) past cases not coming within the purview of the resolution i.e. appointments made whether by direct recruitment OR by promotion prior to 1st April 1981. In respect of which no decision regarding either continuance or extension of the trial/probation period have yet to be taken shall be decided by the authorities mentioned in paras (4) and (5) above. The appropriate authorities may in addition to the annual Confidential Report for the year ending March 1981 obtain a special report in cases where the Reporting Officer have not been able to give their assessment because of the period being short. The special report should be on the form of the quarterly report prescribed under this resolution.
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Item No.	6	Resolution No.	418
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Subject : Delegation of powers.

Resolution: RESOLVED to delegate power to Chief Engineer/Bombay Board to incur expenditure upto Rs. 50/- per month on refreshment as serving tea etc. during the meetings that he may hold with the Officers of Regional Boards and Officers of the Government, corporate bodies and institutions etc. in connection with the business of the Authority subject to the conditions below.

- i) Expenditure is restricted to 75 paise per head per meeting.
- ii) Expenditure is certified by the Officer himself.
- iii) A separate Register is maintained by the Officer to ensure that the expenditure per month does not exceed the permissible limit.

This delegation is in realisation of conditions relating to duration of the meeting and number of members and persons attending the meeting etc. prescribed by the Government in this behalf from time to time.

Administrator / A **Meeting Date : 7/25/81**

Item No. 5 **Resolution No. 417**

Subject : Allotment of land to Noble Education Society's High School at Nanded.

Resolution: RESOLVED that the land admeasure 900 square meter from the open plot earmarked for garden in the layout of Labour Colony, Nanded to Noble Education Society, Nanded for the purpose of running of High School on the following conditions:

- 1) Noble Education Society should obtain the approval from the Municipal Council, Nanded to construct the High School building before actual construction is started in this land.
- 2) The Society will have to vacate the plot where at present it is running the School -
- 3) The 3 plots which have demanded from Block No. 11 shall not be used for School purpose and
- 4) The rate of premium to be charged should be equivalent to the actual cost of land rounded to the nearest rupee plus lease rent at 2.5% per annum on the amount of premium.

OR

- 5) The ground rent at 3% per annum on the amount of notional premium calculated on the basis of actual cost of land.
- 6) The land should be allotted on a lease for a period of 30 years and also on other usual terms and conditions as per the land pricing policy of the Authority.

Administrator / A **Meeting Date : 7/27/81**

Item No. 3 **Resolution No. 415**

Subject : Consideration of reemployment of Shri B.T. Deo, as Divisional Accountant.

Resolution: RESOLVED that Shri B.T. Deo, a retired Accounts Officer from A.G. Maharashtra should be re-employed on temporary basis as Divisional Accountant at Nagpur under Nagpur Housing and Area Development Board against the newly created post.

His pay should be fixed under B.C.S.R. 330 and his pension may be held in.

Administrator / A **Meeting Date : 8/1/81**

Item No. 1 **Resolution No. 419**

Subject : Expenditure incurred on refreshment Regularisation of

Resolution: RESOLVED to accord ex-post-facto sanction.

- i) to the expenditure of Rs. 475.65 incurred by Chief Engineer/
Bombay Board on serving tea etc. during the period from May 1980
to December 1980.
 - ii) to the expenditure and of Rs. 1093.05 incurred by Chairman, Vice
Chairman and other Officers of Bombay Board on serving tea etc.
during the period from November 1977 to December 1980.
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Item No. 4 **Resolution No. 422**

Subject : .

Resolution: RESOLVED that -

- i) in furtherance and in partial modification of Administrator's order
No. MH/REG/1181/11053 ADM dated 9.3.1981 the powers as
shown in Annexure 'A' (Supplementary) be delegate to the
Officers and to the extent shown therein

and

- ii) to accord ex-post-facto approval to the action taken by Chief
Officer/Nagpur Board in payment of Law charges in anticipation
of delegation of power subject to condition that the bills for Law
charges to paid be got certified from Legal Adviser/Authority that
the claims were according to the scale of fees prescribed by the
Government.

RESOLUTION

The Administrator considered the matter regarding regulation of period of service beyond the age of superannuation in respect of nine employees mentioned in Annexure 'A' to the item note and

Item No.	5	Resolution No.	423
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Subject :

Resolution: RESOLVED that the period in service beyond the age of superannuation in respect of the employees as mentioned in Annexure 'A' be treated as period of re-employment in service of the Authority on the following terms:

- i) During the period of re-employment, the pay an employee will be fixed on the basis of last pay drawn minus equivalent of Authority's contribution to C.P.F. and Gratuity.
- ii) During the period of re-employment, an employee will not be entitled to -
 - a) Any kind of leave except casual leave.
 - b) Encashment of leave.
 - c) Increment.
 - d) Reimbursement of medical expenses.
 - e) Leave Travel Concession.
 - f) Authority's contribution to C.P.F. with interest thereon.
 - g) Gratuity.

and further resolved that responsibility for continuation of these persons beyond the age of superannuation should be fixed by the concerned authorities, the persons responsible should be punished suitably and the matter may thereafter be put up to Authority for information.

Item No.	6	Resolution No.	424
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Subject :

Resolution: RESOLVED to sell the multi-storied Office building in Azad Nagar Colony, Andheri, to Shree Shreshthe Sevashram (Ratnagiri), Bombay on the following conditions:-

- 1) The Trust shall purchase the Office Building alongwith the liability of the tenants on the ground floor of that Building.
- 2) The Office Building shall be transferred to the Trust in its present condition.
- 3) Cost of the Office Building shall be paid by the Trust as may be determined by the Bombay Housing and Area Development Board.
- 4) The Trust shall continue to provide the amenities available on the ground floor of the Office Building to the residents of the colony.
- 5) The land underneath and appurtenant to the Office Building shall be leased to the Trust for a period of 30 years and shall be charged for in accordance with the land pricing policy of the Authority including the alternative options for payment of lease rent.
- 6) Other usual conditions of sale of premises and lease of land shall apply.

Item No.	9	Resolution No.	427
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Subject : Employment

Appointment of Son/Unmarried daughter of retired employee.

Resolution: RESOLVED to adopt Government orders issued under G.C. GAD No. PTR 1080/819-12 dated 14.4.1981 for the employees of the Maharashtra Housing and Area Development Authority falling within the purview of the said orders, subject to the fulfillment of conditions prescribed therein and also subject to the condition that cases falling under the scheme of Employment on Compassionate Ground adopted by the Authority shall be given preference over the cases falling under the aforesaid orders of Government.

Item No.	10	Resolution No.	428
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Subject : Creation of one post of Officer on Special Duty on the establishment of the Authority.

Resolution: RESOLVED -

- 1) To create one post of Officer on Special Duty in the pay scale of Rs. 68-40-1000-50-1500 w.e.f. 13th July 1981 before noon on the establishment of the Authority.

And

- 2) To appoint Shri S.M. Shinde, a retired Deputy Collector on reemployment as Officer on Special Duty w.e.f. 13th July 1981 before noon, on usual terms and conditions and on pay as admissible under the normal rules of pay last drawn minus pension and pensionary equivalent of DCRG.

Item No.	11	Resolution No.	429
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Subject : Dearness Allowance

Increase in -
Grant of -

Resolution: RESOLVED to grant increase in Dearness Allowance to the employees of the Authority as sanctioned under GR Government Resolution Finance Department No. CPA 1181/CR - 676/SER - 7 dated 10.8.1981 and further directed that the Financial Controller/Authority should expedite completion of review of the steps taken by the Regional Boards, to augment the resources to meet with extra financial burden and to place a comprehensive position for information.

Item No.	12	Resolution No.	430
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Subject :

Resolution: RESOLVED to accord ex-post-facto approval to the allotment of plot admeasuring 6844 square feet made by ex-B.B. R. & R. Board to the Ramkrishna Sharda Samiti, for the purpose of conducting a dispensary in the Transit Camp at Sion. The Authority also approves the following terms of allotment :-

- 1) Water charges for construction of dispensary at 2.75% of the Cost of Construction (the cost of construction then estimated to Rs. 1.35 lakhs) shall be paid by the Samiti.
- 2) Rs. 3000/- shall be deposited by the Samiti with the Board.
- 3) Lease of land shall be for a period of 25 years on payment of a nominal rent of Rs. 1/- per annum.
- 4) If the above conditions are not fulfilled, the allotment will be cancelled.

The Administrator/Authority considered the proposal of delegating powers to Chief Engineer/Bombay Board to incur expenditure on refreshment such as tea etc. during the meeting that he may hold with the Officers of the Regional Boards and Officers of Government, corporate bodies, and institution etc. in connection with the business of the Authority and

Item No.	12a	Resolution No.	431
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Subject :

Resolution: RESOLVED to delegate power to Chief Engineer/Bombay Board to incur expenditure upto Rs. 50/- per month on refreshment such as serving tea etc. during the meetings that he may hold with the Officers of Regional Boards and Officers of the Government, Corporate bodies and institutions etc. in connection with the business of the Authority subject to the conditions below :

- i) Expenditure is restricted to 75 paise per head per meeting.
- ii) Expenditure is certified by the Officer himself.
- iii) A separate Register is maintained by the Officer to ensure that the expenditure per month does not exceed the permissible limit.

This delegation is in relaxation of conditions relating to duration of the meeting and number of members and persons attending the meeting etc. prescribed by the Government in this behalf from time to time.

Item No.	13	Resolution No.	431
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Subject : Expenditure on tea etc. Delegation of power to public Relation Officer.

Resolution: RESOLVED that Public Relation Officer/Authority be delegated to incur expenditure upto Rs. 50/- per month on serving tea etc. during his meeting with the press or visitors in connection with the business of the authority and subject to the following conditions:

- i) Expenditure is restricted to 75 paise per head per meeting.
- ii) Expenditure id certified by the Officer himself.
- iii) Separate register is maintained by the Officer to ensure that the expenditure per month does not exceed the permissible limit.
- iv) In cases the expenditure per month or per head per meeting exceeds the permissible limit, approval of Chief Executive Officer/Authority be obtained.

This delegation is in relaxation of conditions relating to duration of the meeting of number of members attending the meeting as prescribed by the Government from time to time.

Item No.	13a	Resolution No.	431(a)
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Subject :

Resolution: RESOLVED to accord ex-post-facto sanction

- i) to the expenditure of Rs. 475.65 incurred by Chief Engineer/ Bombay Board on serving tea etc. during the period from May 1980 to December 1980.
 - ii) to the expenditure of and Rs. 1309.05 incurred by Chairman, Vice Chairman and other Officers of Bombay Board on serving tea etc. during the period from November 1977 to December 1980.
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Administrator / A **Meeting Date : 8/2/81**

Item No. 3 **Resolution No. 421**

Subject : Purchase of 10% flats in Weaker Section Housing Scheme at Anik, Chembur.

Resolution: RESOLVED to agree to purchase 17 flats at Rs. 7,86,117.20 paise from the holder of the land at Anik, Chembur as directed by Government under Section 164 of the Maharashtra Housing and Area Development Act and to debit the amount temporarily under 165 Suspense Advances.

The Administrator considered the matter regarding delegation of powers to Chief Officer/Nagpur Board and Chief Officers of other Regional Boards of payment of Law charges and delegating powers to Executive Engineers and Estate Managers of sanction to Festival Advance and

Administrator / A **Meeting Date : 8/8/81**

Item No. 2 **Resolution No. 420**

Subject : Scheme for grant of advance increments for outstanding work.

Resolution: RESOLVED to approve the scheme for grant of advance increments for outstanding work as outlined in the 'Annexure A' appended to the item note and to adopt the same for the employees of the Authority. Past cases falling within the purview of the scheme shall also be open for consideration of the Special Committee appointed for the purpose.

Administrator / A **Meeting Date : 8/21/81**

Item No. 7 **Resolution No. 425**

Subject :
Resolution:

Administrator / A **Meeting Date : 8/22/81**

Item No. 8 **Resolution No. 426**

Subject : A disciplinary action against Shri M.K. Lakhani, Dy. Chief Engineer (resigned), Shri H.D. Karia, Ex. Engineer (under suspension) and Shri J.B. Gonsalvis (under suspension) - increase in subsistence allowance as per Revision of Pay Rules 1978.

Resolution: RESOLVED that in partial modification of orders issued from time to time sanctioning subsistence allowances and release of Dearness allowance to Shri M.K. Lakhani, Shri H.D. Karia and Shri J.B. Gonsalvis, under unrevised scale of pay, these employees be allowed to draw subsistence allowance, increased rate of subsistence allowance and Dearness allowance as per revision of pay rules 1978.

Administrator / A **Meeting Date : 8/29/81**

Item No. 1 **Resolution No. 433**

Subject : Request of Chief Minister Of Madhya Pradesh for allotment of Government House to the Manager of the Madhya Pradesh Information Centre at Bombay.

Resolution: RESOLVED to agree to allot a flat in Building No. 10 at D.N. Nagar, Andheri on rental basis as staff quarter, in favour of the Manager of the Madhya Pradesh Information Centre on usual terms and conditions and also subject to the following conditions.

The Madhya Pradesh Government should agree to acquire one flat especially being constructed in Bombay in the scheme of "construction of tenements for the use of other State Governments as staff quarters" and this allotted flat shall be vacated by the Madhya Pradesh on completion of that scheme.

Administrator / A **Meeting Date : 8/30/81**

Item No. 14 **Resolution No. 432**

Subject :

Resolution: RESOLVED to agree to allot 60 tenements at Ambarnath constructed in the project of 392 tenements under Economically Weaker Section Scheme in favour of Ambarnath Municipal Council on the following terms and conditions :-

- i) Tentative price of the tenements should be paid by the Ambarnath Municipal Council in one installment.
- ii) The tenements are used as staff quarters and should not be allotted on hire purchase basis, to anyone.
- iii) The Eligibility of employees should be verified before the tenements are allotted.
- iv) While allotting, 20% of the tenements must be allotted to Scheduled Castes, Scheduled Tribes etc. The break up of this 20% is as follows :-

Scheduled Castes/Neo Buddha's	11%
Vimukta Jatis	6%
Nomadic Tribes	1.5%
Scheduled Tribes	1.5%

However, there is no objection to the Council making necessary internal adjustment in case the person in the above category is not available to fulfill the percentage prescribed.

Administrator / A**Meeting Date : 8/31/81**

Item No. 2**Resolution No. 434**

Subject : Composite Housing Scheme at Sant Tukaram Nagar - Pimpri Chinchwad - works entrusted to the Consultants Centre For Development Studies and Activities.

Resolution: RESOLVED in view of the position explained in the Item Note

- 1) To execute works of 1,557 units + shops instead of 1,200 units originally proposed and included in consultancy agreement.
 - 2) To approve fees amounting to Rs. 1,50,335 for revision and redesigning of scheme for payment to Consultants Centre For Development Studies and Activities.
 - 3) To take out the work of Project Management from the Consultancy agreement of Consultants Centre For Development Studies and Activities.
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Administrator / A**Meeting Date : 9/1/81****Item No. 3 Resolution No. 435**

Subject : Sale of tenements under the SIHS/EWS - Membership of the Society in respect of the tenements not converted.

Resolution: RESOLVED that the Maharashtra Housing and Area Development Authority will join as member of the respective Co-operative Housing Society formed by tenants wherein a few tenements are still retained by the Authority. The payment towards the membership fees and share capital etc. will also be paid by the Regional Boards from the budget provision made in this respect.

The Administrator further resolved that the Estate Managers incharge of the respective colonies be authorised to sign the applications on behalf of Maharashtra Housing and Area Development Authority and further to represent the Authority in all other matters relating to membership of the respective Societies.

Item No. 5 Resolution No. 437

Subject : Departmental enquiry against Shri N.M. Rathod, Senior Accounts Clerk under Nagpur Housing and Area Development Board.

Resolution: RESOLVED

- i) the pay of Rs. 300/- per month of Shri N.M. Rathod, Sr. Accounts Clerk in the scale of pay of Rs. 150-10-230-EB-10-270-15-300 be reduced by two stages i.e. to Rs. 270/- per month for the period of two years. During the period of reduction of pay to a lower stage, he will not earn increments of pay and the reduction will not have the effect of postponing the future increments of his pay. The period of two years will be exclusive of any interval spent on leave before the period is completed.
- ii) An amount of Rs. 105.58 be recovered from Shri Rathod.
- iii) The period under suspension should be treated as period spent on duty. However, during the period under suspension Shri Rathod is allowed to draw 90% (Ninety percent) of his pay and allowances as admissible under the rules inforce from time to time.

Item No. 7 Resolution No. 440

Subject : Shri V.D. Mahale, Chowkidar, under Aurangabad Board
Regularisation of period of service beyond the age of superannuation in respect of

Resolution: RESOLVED that the continuation in service of Shri V.D. Mahale, Chowkidar from 1.6.1980 till the date his actual relief be regularised by treating the period as period of re-employment in the service of the Authority.

Administrator / A Meeting Date : 9/9/81

Item No. 4 Resolution No. 436

Subject :

Resolution: RESOLVED that the land admeasuring 600 square yards out of land admeasuring 2600 square yards which is reserved for service industries in the layout of Tagore Nagar, Vikhroli should be allotted to Milind Industrial Co-operative Producers Society Ltd., on the following conditions :

- 1) that Milind Industrial Co-operative Producers Society LTD, shall pay the premium amount of Rs. 60,000/- in 10 yearly equated installments in respect of 600 square yards lease of land at Tagore Nagar, Vikhroli for the propose of service industries.
 - 2) In addition to premium the Society shall pay lease rent at 2.5% per annum on the total amount of premium.
 - 3) The lease period shall be of 30 years with effect from 1.4.80.
 - 4) The lease of land shall subject to other usual terms and condition.
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Administrator / A

Meeting Date : 9/14/81

Item No. 6 Resolution No. 438

Subject : HUDCO Financed Schemes Authority approval to the

Resolution: RESOLVED to

- i) approve and authorise the borrowing from HUDCO, New Delhi on the terms and conditions mentioned in its sanction letter for the following schemes of the Maharashtra Housing and Area Development Authority already sanctioned by it and also for the schemes as mentioned below sent to HUDCO for sanction of loan assistance.

Sr. No.	Name of the Scheme	Estimated cost Rs./ lakhs	Loan amount Rs./lakhs	Remarks
1.	HUDCO Financed HIG Housing scheme at Tilak Nagar, Chembur (scheme No.1702) 120 HIG I/s.	67.55	36.83	Sanctioned by HUDCO vide its letter No. Mah/ Tilak Nagar Chembur-Hlg/ 79/81/6967 dated 15.6.81
2.	HUDCO Financed MIG Housing scheme at Tilak Nagar, Chembur (Scheme No.1697)			Sanctioned by HUDCO vide its letter No. MH/ Tilak Nagar Chembur-Comp/81/8238 dated 3/4.7.81
	i) 840 MIG (I) I/s.	201.94	112.82	
	ii) 120 MIG (II) I/s.	46.84	26.42	
		<u>248.78</u>	<u>139.24</u>	
3.	HUDCO Financed composite housing scheme at Pimpri-Chinchwad-Phase-I (Scheme No. 1731)			Sanctioned by HUDCO vide its letter No. Mah/ S&S/Pimpri-Chinchwad-Comp/81/ 7971 dated 1.7.81

i) 143 EWS plots	3.86	2.88	
ii) 221 EWS T/s.	16.98	12.86	
iii) 172 MIG (II) t/s.	62.80	32.50	
iv) 80 HIG t/s.	36.36	17.80	
v) 22 shops	7.05	2.75	
	<u>127.05</u>	<u>68.79</u>	
4. HUDCO Financed MIG Housing scheme at Saswad-Phase-II (Scheme No. 17320 186 MIG (II) t/s.	63.64	44.41	Sanctioned by HUDCO vide its letter No. MH&ADA/ SASWAD/80-81/ 8374 dated 6.7.81
5. Composite Housing scheme at Pimpri- Chinchwad, Phase-II (Revised)			Sent to HUDCO vide No. MH/ HUD/SCH-34/ 5081/3059/FC-19 dated 26.6.81
i) 787 LIG T/s.	127.02	84.48	
ii) 154 MIG (I) T/s.	35.61	23.28	
iii) 23 shops	2.54	0.94	
	<u>165.17</u>	<u>108.70</u>	
6. Composite Housing scheme at Nizampur, Bhiwandi			Sent to HUDCO under No. MH/ HUD/Sch-31/ 4781 FC-19 dated 29.6.81
i) 230 LIG plots	9.55	7.19	
ii) 230 LIG t/s.	37.23	21.38	
iii) 328 MIG (I) t/s.	73.46	39.55	
iv) 112 HIG t/s.	54.23	28.52	
	<u>174.47</u>	<u>96.64</u>	
7. MIG Housing scheme at Rambaug Nagpur (Revised) 84 MIG (II) t/s.	35.22	23.91	Sent to HUDCO under No. MH/ HPC 07981/ 1093/CE/dated 25.7.81

8. LIG Housing Scheme at Indora, Nagpur (Revised) 128 LIG T/s.	22.35	17.20	Sent to HUDCO under No.MH/ HPC/07881/1082/ CE/dated 25.7.81
9. LIG Housing Scheme at Nandanvan, Nagpur (Revised) 192 LIG T/s.	32.39	24.96	Sent to HUDCO under No.MH/ HPC/07781/1083/ CE dated 25.7.81

And

- ii) to authorise the (Dy. Chief Executive Officer/Secretary/Chief Engineer/Financial Controller) of the M.H.&A.D. Authority to execute loan agreements with HUDCO on behalf of the Authority, in respect of the above mentioned schemes,

And

- iii) to approve affixation of the common seal of the Authority on these loan agreements to be executed with HUDCO.
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Administrator / A **Meeting Date : 9/26/81**

Item No. 8 **Resolution No. 441**

Subject :

Resolution: RESOLVED that the land reserved for the Post Office, Police Station and BEST Bus Terminus in the layout of Poisar-Borivali be are allotted as under :-

1. POLICE STATION

The plot adm. 906 sq. m. be allotted to the Commissioner of Police, Greater Bombay for the purpose of police station on the payment of a premium equal to the actual cost of land plus lease rent at Rs. 1/- per annum.

2. POST OFFICE

The plot adm. 736 square meter be allotted to the Post and Telegraph Department, Bombay for the purpose of post office on the payment of premium equal to actual cost of land plus lease rent at Rs. 1/- per annum.

3. BUS TERMINUS

The plot adm. 2928 square meter be allotted to BEST Undertaking for the purpose of Bus Terminus on the payment of premium equal to 75% of the market value plus lease rent at Rs. 2.5% of the premium per annum.

The allotment of the above plots shall be made on lease for a period of 30 years and as per the usual terms and conditions of the Authority.

Item No.	9	Resolution No.	442
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Subject : Lease of plot of Poisar reserved for Dispensary and Hospital.

Resolution: RESOLVED that the land reserved for Dispensary and Hospital in the layout of Poisar, Borivali shall be allotted to Bombay Municipal Corporation as under :-

(DISPENSARY AND HOSPITAL)

The plot admeasuring 562 square meter for Dispensary and the plot admeasuring 1673 square meter for Hospital shall be allotted on the payment of a premium equal to the actual cost of land plus lease rent at Re. 1/- per annum.

The allotment of the above plots shall be made on lease for a period of 30 years and as per usual terms and conditions of the Authority. Handing over of possession of these plots shall be made only after acceptance the terms and condition and payment of premium.

Administrator / A**Meeting Date : 10/1/81****Item No. 1 Resolution No. 443****Subject :** Creation of additional posts on the establishment of Regional Boards.**Resolution:** RESOLVED to create a post of Accounts Officer (Class II) in the scale of Rs. 600-30-750-EB-40-1150 one each for the Regional Boards at Pune, Aurangabad and Nagpur with immediate effect for the reasons meeting in the Item Note.**Item No. 2 Resolution No. 444****Subject :** Re-employment of Shri M.V. Desai, retired officer from A.G., Maharashtra.**Resolution:** RESOLVED that Shri M.V. Desai, retired officer from A.G., Maharashtra should be re-employed as Accounts Officer (Class I) in the office of the Authority against the post lying vacant on account of leave preparatory to retirement of Shri Ramkrishnan, on the following terms amongst other usual terms and conditions.

1. that re-employment shall be on contract for an initial period of one year;
2. that during the period of contract, he will draw contract salary equal to the salary that would be admissible on the basis of normal rules of last pay drawn.

Item No. 3 Resolution No. 445**Subject :** Grant-in-aid to the M.H.B. Employees Co-operative Canteen.**Resolution:** RESOLVED to accord approval to the actual expenditure as proposed in the item note and treat the same as grant-in-aid to the M.H.B. Employees Co-operative Canteen.

The expenditure should be debited to 116 Housing - 'A' Administration and Execution - 20 staff welfare scheme.

Item No. 4 Resolution No. 446**Subject :** Dearness Allowance
Increase in - Grant of**Resolution:** RESOLVED to grant increase in dearness allowance to the employees of the Authority as sanctioned under Government Resolution Finance Department No. CPA 1181/CR - 934/SER - 7 dated 1.10.1981, with effect from 1st April 1981.

Item No.	6	Resolution No.	448
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Subject : Reemployment of Shri S.G. Mayekar and Shri V.G. Shirgaonkar retired employees from the Bombay Municipal Corporation.

Resolution: RESOLVED that

- 1) Shri. S.G. Mayekar, a retired employee from Bombay Municipal Corporation should be reemployed to work as Technical Assistant on the establishment of Bombay Board, on contract basis initially for a period of one year, on a consolidated salary of Rs. 900/- per month and on other usual terms and conditions.
 - 2) Shri V.G. Shirgaonkar, retired Driver from the Bombay Municipal Corporation should be reemployed to work as Driver on the establishment of the Authority or Bombay Board, on contract for a period of one year, on a consolidated salary of Rs. 400/- per month and on other usual terms and conditions.
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Item No.	8	Resolution No.	450
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Subject :**Resolution:** RESOLVED that

- i) the land admeasuring 2630 square meter in the layout of Siddharth Nagar, Goregaon as demanded by the B.M.C. for the purpose of construction of Municipal Market and
- ii) the land admeasuring 2788 square meter from the land reserved for fire brigade in the D.P. from the layout of Motilal Nagar No. 1 be allotted to B.M.C. as under :-

1) PLOT FOR MARKET

The plot admeasuring 2630 square meter be allotted to the B.M.C. for the purpose of market on the payment of premium equal to 75% of the market value which is estimated at Rs. 200/- square meter and 75% being Rs. 150/- square meter plus lease rent at 2.5% of the premium per annum.

2. PLOT For FIRE BRIGADE

The remaining portion of the plot admeasuring 2788 square meter to the East of 60 feet road from the original plot admeasuring about 5743 square meter reserved for fire brigade in the layout of Motilal Nagar be allotted to B.M.C. for the purpose of Fire Brigade on the payment of a premium equal to the actual cost of land plus lease rent at Rs. 1/- per annum. In case of change of user by re-allocating the reservation the B.M.C. shall be charged the premium and lease rent in accordance with the category of the function under-taken by the B.M.C. and as the pricing policy of the Authority.

3. The allotment of the above plots shall be made on lease for a period of 30 years and as per usual terms and conditions of the Authority.

Item No.	9	Resolution No.	451
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Subject : Creation of additional posts of Bailiff and Japtidar on the establishment of Regional Boards.**Resolution:** RESOLVED to create 3 posts of Bailiff in the pay scale of Rs. 250-7-285-10-Ext-10-435 and 3 posts of Japtidar in the scale of pay of Rs. 200-3-230-5-285-ext-5-280 on the establishment of the Pune/Aurangabad/Nagpur Boards initially for the period ending 31.3.82.

Administrator / A

Meeting Date : 10/22/81

Item No. 5 Resolution No. 447

Subject : Request of Bombay Housing and Area Development Board Contractors' Association for increase in the upper limit of escalation.

Resolution: RESOLVED that

- i) for the works afore-mentioned the amount of escalation re-imbursement or of de-escalation refund which may be arrived at according to the fluctuation formula and other stipulations already laid down (vide Authority's Resolution Nos. 189 and 255 and circular No. CE-MHADA/T-1/10995 and CE-MHADA/T-1/Gen-125/3731 dated 29.12.79 and 28.4.80 respectively and subsequent clarifications from time to time or by way of escalation clause in the tenders) should be revised and up-graded as in Col. No. 2 of table below for the purposes of upper limit only :-

Existing upper limit 1.	Revised upper limit 2.
i) 10% of the value held eligible for fluctuation but limited to actual amount with application of formula (with other limitations) if this actual is less than 10% i.e. 10 (0.85 R-Cm) 100 or actual (with other limitations) which ever is less.	Average of the "10% of the value held eligible for fluctuation and the actual % fluctuation with application of formula" (with other limitations) but limited to 15% or actual with straight way application of formula (with other limitations) if this actual is less than 10% i.e. (10% + X%) (0.85 R-Cm) 2 but limited to 15% of (0.85 R.Cm) or actual if this actual is less than 10% of (0.85 R-Cm).

- ii) The revised upper limit for escalation will be applicable with retrospective effect for all the on-going works i.e. the works in originally provided and the works in respect of which the escalation clause was provided right from the commencement, on basis of previous directives i.e. Authority's Resolution Nos. 189 and 255 and circular Nos. CE-MHADA/T-1/10995 and CE-MHADA/T-1/Gen-125/3731 dated 29.12.79 and 28.4.80 respectively from time to time.
- iii) for the new works hence-forth, escalation provisions in the tenders will be unchanged (i.e. upper limit at 10% only).
- iv) the decisions as in i) to iii) above will be applicable for all the Regional Boards.

Administrator / A**Meeting Date : 10/25/81**

Item No. 7**Resolution No. 449**

Subject :

Resolution: RESOLVED that requests for grant of access to properties through the lands belonging to the MHADA should be considered and granted by the Chief Officers of the Regional Boards, by following the guidelines detailed below :-

- i) The charges for grant of access properties in different situations should be as shown in the statement attached.
 - ii) All the considerations to be charged should be for the right of easement and would not confer any ownership right or any other right on the parties concerned.
 - iii) If the road is required to be asphalted or up-graded in due course, the parties concerned should bear the proportionate charges of upgradation.
 - iv) If the road land is not constructed or required to be constructed by Regional Boards and the same is required as a right of way of access, the same should be granted on the condition that the road will be constructed and maintained by the parties concerned without any right of ownership.
 - v) In addition to the charges detailed above, where the services are required to be laid along at underneath the road in respect of which the easement right is granted, the annual rent not exceeding 5% of the market value of the land occupied for the purpose should be recovered in accordance with the land Disposal Rules.
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Administrator / A**Meeting Date : 11/1/81****Item No. 1****Resolution No. 452****Subject :**

Departmental Enquiry against

- i) Shri M.K. Lakhani, Ex. Dy. Chief Engineer
- ii) Shri H.D. Karia, Ex. Executive Engineer
- iii) Shri J.B. Gonsalvis, Dy. Engineer (under suspension)

Resolution:

RESOLVED that the other compensatory allowances i.e. H.R.A. and C.L.A. of which they were in receipt on the date of suspension be released for payment to the above named three employees of the Authority from the date of their suspension to the date acceptance of their resignation subject to normal rules, conditions and provisions of B.C.S.R. as are applicable in this behalf, from time to time.

Item No. 2**Resolution No. 453****Subject :****Resolution:**

In modifying the resolution No. 417 dated 25.7.1981 resolved that 3 posts bearing No. 5, 6 and 19 in Block 11 (admeasuring 356 sq. m.) in the layout of Labour Colony, Nanded to Noble Education Society instead of land admeasuring 900 square meter from garden plot for the purpose of running High School. On these plots the Society shall be permitted to erect structures resembling our residential tenements in the Colony. The allotment of plots shall be subject to the following conditions :-

- 1) Noble Education Society will have to vacate the plot (i.e. plot No. 1 in Block No. 14) where they are running the School at present.
- 2) Noble Education Society should obtain the approval from Municipal Council, Nanded to construct the High School building before actual construction is started on this land.
- 3) The rate of premium to be charged should be equivalent to the actual cost of the land rounded to the nearest rupee plus lease rent at 2.5% per annum on the amount of the premium.
- 4) The rent at 8% per annum on the amount of notional premium calculated on the basis of actual cost of land.
- 5) The land should be allotted on lease for a period of 30 years and also on the other usual terms and conditions as per land pricing policy of the Authority.

Item No. 3 Resolution No. 454

Subject : Creation of a Centralized Project Formulation and Monitoring Unit for World Bank Aided Projects.

Resolution: RESOLVED to create following posts on the establishment of the Bombay Housing and Area Development Board.

- | | | |
|----|---|---------|
| 1) | Architect and Planner
Rs. 1000-50-1500 | 1 post |
| 2) | Asstt. Architect and Planner
Rs. 600-30-750-EB-40-1150 | 3 posts |
| 3) | Junior Architectural Asstt.
Rs. 500-20-700-25-900 | 4 posts |

The posts shall be created with effect from 1.8.1981 B.N. and shall be initially for a period upto 28.2.1982.

Item No. 4 Resolution No. 455

Subject : Delegation of powers for according Administrative Approval to the Slum Improvement Schemes.

Resolution: RESOLVED that the Regional Boards under the Authority and the Chief Officer, Bombay Housing and Area Development Board, be delegated powers to accord administrative approval to the Slum Improvement Schemes as per the appended statement to this Resolution and should exercise these powers accordingly. Further resolved that the matter may be reviewed after three months.

Item No. 5 Resolution No. 456

Subject : Upgrading the scale of the post of Secretary, Bombay Board temporarily.

Resolution: RESOLVED to upgrade the scale of pay of Secretary, Bombay Board from Rs. 680-40-1000-50-1500 (for Officers other than Under Secretary) to Rs. 1100-50-1550-75-1700 temporarily, from the date of promotion of present incumbent, Shri S.P. Jadhav, Deputy Registrar on deputation to the post of Joint Registrar C.S. in his parent department, in order to extend him the benefit of Next Below Rule.

The Resolution will take effect from the date of promotion that may be mentioned in Government Orders.

Item No.	6	Resolution No.	457
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Subject : Lands at Phaltan Dist. Satara, Purchase of the purpose of providing housing to the local people under various categories of income.

Resolution: RESOLVED that in the circumstances explained in the item note, the lands bearing C.T.S. Nos. 6456 and 6475 (Survey No. 641/1 and 644) at Phaltan, be purchased for purpose of implementing housing schemes for local people belonging to various categories of income on payment of cost of Rs. 2,95,800.00 to the Collector Satara.

The expenditure should be debited to "160 Capital outlay on schemes financial from Authority's Fund' and then recovered from the allottees.

The Administrator Maharashtra Housing and Area Development Authority considered the matter regarding expenditure incurred on serving lunch/dinner in January 1978 and

Item No.	6a	Resolution No.	458
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Subject :

Resolution: RESOLVED

accorded ex-post-facto sanction to the expenditure of Rs. 493.52 incurred on account of a dinner party on 14.1.1978 and a lunch 16.1.1978 arranged in the West End Hotel.

Item No.	7	Resolution No.	459
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Subject : Purchase of 10% flats under Section 21 of the U.L. (C&R) Act 1976 - CTS No. 1346 of Versova.

Resolution: RESOLVED to sanction the payment of Rs. 85922.50 made behalf of the Additional Collector and Competent Authority (ULC) Greater Bombay for purchase of 2 flats in Anita Apartment, CTS No. 1346 Versova, available under section 21 of the Urban Land (C&R) Act 1976.

The advance payment should be debited to the head of account, "165 - suspense - Advance".

Item No.	S	Resolution No.	460
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Subject : Transportation of cement Clinker by road from Sikka in Gujarat to Sewri in Greater Bombay for manufacture of additional quantity of cement by M/s. Shree Digvijay Cement Co. Ltd., Bombay.

Resolution: In view of the circumstances brought out in the Item Note Administrator/Authority Resolution No. :-

RESOLVED that the Bombay Board may participate in transportation of cement clinker for augmenting the supply of raw material of M/s. Shree Digvijay Cement Company Ltd., Bombay from their factory at Sikka in Gujarat to their grinding plant at Sewri in Greater Bombay by resorting to transportation by road subject to the following:

- a) The Government of India and Government of Maharashtra agrees to allot the quantity of cement clinker transported by Bombay Board by road for M/s. Shree Digvijay Cement Company Ltd. from their factory at Sikka in Gujarat to their grinding plant at Sewri in Bombay, during a particular quarter, over and above the quantity released to MHADA (Bombay Board) from the quota earmarked to it by the Maharashtra Government.
- b) M/s. Shree Digvijay Cement Company Ltd. will pay to the Bombay Board a rebate that they will receive from the Government of India for road transport of cement clinker at actuals. This is expected to be about Rs. 170/- per tonne.
- c) The Company shall make payment to Bombay Board (MHADA) every month for the rebate that the Company is entitled to get from the Government of India as per rules against the quantity transported by road during the month, without waiting for actual receipt of the rebate from the Government.
- d) The Bombay Board will pay to M/s. Shree Digvijay Cement Company Ltd. an amount of Rs. 350.00 per tone for transporting cement clinker from their factory at Sikka in Gujarat to their grinding plant in Greater Bombay by road.
- e) The Bombay Board will make an advance payment of not more than Rs. 25.00 lakhs at a time and during a particular quarter, to enable the Company to pay the transport contractors from time to time provided the Company gives the security to the Bombay Board either in the form of Banker's Guarantee for the matching amount or by any other means acceptable to the Bombay Board.
- f) The company will ensure for adjustment for advance payment

of transportation made for a particular quarter during the quarter itself.

Item No.	9	Resolution No.	461
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Subject :

The Administrator/Authority considered the matter regarding grant of T.A. to Shri R.G. Vartak retired Ex. Engineer and -

Resolution: RESOLVED to sanction the payment of Travelling Allowance of Rs.210.00 (Rupees Two Hundred and Ten Only) as claimed by Shri R.G. Vartak retired Ex. Engineer in the Bombay Building Repairs and Reconstruction Board for the journey's performed by him after retirement, in connection with the departmental enquiry against him as per provisions of B.C.S.R. 536 and notes there under and in relaxation of BCSR 531. The expenditure should be debited to the head '121- Repairs and Reconstruction Scheme. Travelling Allowance'.

Administrator / A **Meeting Date : 12/1/81**

Item No. 1 **Resolution No. 462**

Subject : Consideration of the request of individual plot holders of plot Nos. 58,59,62,63 & 64 at J.V.P.D. Scheme for formation of Co-operative Housing Society of their individual plots by permitting them to construct 9 additional flats to their present individual flat.

Resolution: RESOLVED to permit the individual plot-holders of plot Nos. 58,59,62,63 & 64 at J.V.P.D. Scheme, to construct additional 9 flats and then to form a Co-operative Housing Society of each plot subject to the following conditions :-

- 1) That they pay the additional rental compensation at the rate of Rs. 175/- per sq. yard (in the past this rate was fixed at Rs. 150/- per sq. yard).
- 2) They should get the building plans approved from the Bombay Housing and Area Development Board as well as from the Bombay Municipal Corporation.
- 3) They should start building construction and form the Housing Society within 1 year from the date of such permission and complete construction of the building within 3 years.
- 4) The conditions of lease deed already executed should be suitably amended so as to enable the individual plot holders to form a Co-operative Housing Society by constructing additional 9 flats.
- 5) The eligibility of the members of the Co-operative Housing Society under the LIGHS will be decided by the Board in accordance with the rules in force.

Item No. 2 **Resolution No. 463**

Subject : Creation of a supernumerary post of Enquiry Officer on the establishment of Authority's office.

Resolution: RESOLVED to create a supernumerary post of Enquiry Officer in the scale of pay of Rs. 680-40-1000-50-1500 for the period from 20.5.1981 to 31.5.1981 on the establishment of Authority's office. This post will stand abolished with effect from 31.5.1981 A.N.

Item No.	3	Resolution No.	464
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Subject : Staffing Pattern

Creation of additional posts of Bailiff and Japtidar on the establishment of Bombay Board.

Resolution: RESOLVED to create following posts on the establishment of Bombay Board.

- 1) Bailiff :- 20 posts i.e. 4 Posts for each of the establishment of each Estate Manager.

Scale of pay : Rs. 250-7-285-10-385-Extra-10-435.

- 2) Japtidar :- 20 Posts i.e. 4 Posts for each of the Estate Manager.

Scale of pay : Rs. 200-3-230-5-255-Extra-5-280.

The posts are created for a period upto end of February 1982.

Item No.	5	Resolution No.	466
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Subject : Increase rate of washing allowance.
Grant of to Class IV employees of the Authority.

Resolution: RESOLVED that Government orders as per G.A.D.'s Resolution No. CLO-1081/3422/29 dated 11.9.1981 regarding payment of washing allowance for uniforms be made applicable to Class IV employees of the Authority.

The extra expenditure on account of increase in the rate of washing allowance would be about Rs. 60,00/- per annum. In order to meet this extra expenditure all Regional Boards should take steps to augment the resources to meet the additional financial burden by increase in service charges and to pass on some of the portion of the additional burden to tenants.

Item No.	6	Resolution No.	467
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Subject : International Year of Physically Handicapped -
reservation of tenements in observance of -

Resolution: RESOLVED that in observance of the International Year of the Physically Handicapped, 24 out of 95 tenements being constructed for economically weaker section at Mulund be reserved for allotment exclusively to the physically handicapped persons, who use wheel-chair. The reservation of 24 tenements shall be over and above the 2% reservation prescribed by Government for this category. It shall be subject to Government approval. Allotments of tenements so reserved, be made by following the usual procedure laid down in the Regulations.

Item No.	7	Resolution No.	468
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Subject :

Resolution: Recovery of mobilisation advance may be made proportionately till 75% of the work is completed or within 12 months of commencement of works, whichever is later, subject to the following rates of interest :-

- i) For advance outstanding till 50% of work is done, the rate of interest will be 12% as per earlier decision and condition of contract.
- ii) For advance outstanding during the period work is done from 50% to 75%, the rate of interest would be 14%.
- iii) Bank Guarantee to the extent of outstanding advance should be secured from the contractors at their cost till the entire amount is recovered.

Recoveries already made so far according to the earlier decision and in excess of decision as above should not be re-considered and this decision should have a prospective effect.

Item No. 8 Resolution No. 469

Subject : HUDCO Financed Scheme - Authority's approval to the -

Resolution: RESOLVED to

- i) accord revised approval to the Composite Housing Scheme at Pimpri-Chinchwad Phase-II
 a) 787 L.I.G. T/s. and
 b) 154 M.I.G. (I) T/s.

estimated to cost Rs. 162.63 lakhs and authorise the borrowing of Rs. 107.88 lakhs from HUDCO on the terms and conditions mentioned in its sanction letter for the following scheme of the M.H. & A.D. Authority already sanctioned by it.

Name of the scheme	Estimated cost	Loan amount sanctioned	HUDCO's sanction letter No. & date
	Rs./lakhs	Rs./lakhs	
Composite Housing Scheme at Pimpri (Phase-II) (Revised)			MAH/Tukaram Nagar/Pimpri-Chinchwad Phase-II/81/16079 dated 1.10.1981
i) 787 LIG T/s.	127.02	84.55	
ii) 154 MIG T/s.	35.61	23.33	
	162.63	107.88	
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Item No. 9 Resolution No. 470

Subject : Approval for 'HUDCO' financed schemes.

Resolution: RESOLVED unanimously to

- 1) approve and authorise raising of loan of Rs. 753.11 lakhs from HUDCO for the schemes mentioned in the 'ANNEXURE'.
- 2) authorise Shri M.K. Gandhi, Finance Officer of Authority or in his absence Shri A.M. Mahajan, Executive Engineer of the Authority to execute the legal documents including the loan agreement and Mortgage Deed (wherever necessary) with HUDCO.
- 3) approve affixation of common seal of the Authority on the documents to be executed with 'HUDCO'.

'ANNEXURE'

List of schemes approved for loan assistance from HUDCO

Sr. No.	Name of the Scheme	Outlay (Rs. lakh)	Loan amount (Rs./lakh)	Remarks
1.	L.I.G. Housing Scheme at Binaki, Nagpur (350 t/s.)	58.70	45.10	
2.	M.I.G. (II) Housing Scheme at Binaki, Nagpur (58 t/s.)	23.73	16.16	
3.	Composite Housing Scheme at Bhamti Parsodi, Nagpur (248 t/s. LIG + 20 t/s. HIG + 21 t/s. HIG)	67.74	49.11	
4.	M.I.G. (II) Housing Scheme at Bhamti Parsodi, Nagpur (280 t/s.)	114.69	78.06	
5.	Composite Housing Scheme at Gorai Road, Borivali (120 t/s. HIG + 104 t/s. MIG)	92.52	67.35	
6.	E.W.S. Housing Scheme at Kandivali, (946 t/s.)	75.15	63.12	
7.	Composite Housing Scheme at Magethane, Borivali (324 t/s. HIG)	230.19	146.77	
8.	Composite Housing Scheme at	98.86	64.97	

Mulund (240 MIG + 40 HIG)

9.	Composite Housing Scheme at Aurangabad (CIDCO Land) (190 I/s. EWS + 208 I/s. LIG)	51.62	40.79
10.	Composite Housing Scheme at Aurangabad (CIDCO Land) (128 I/s. LIG + 57 I/s. MIG)	42.38	32.15
11.	Composite Housing Scheme at Aurangabad (CIDCO Land) (29 I/s. MIG + 147 I/s. MIG)	59.33	41.45
12.	Composite Housing Scheme at Aurangabad (CIDCO Land) (145 I/s. + 69 I/s. MIG)	78.81	54.40
13.	Composite Housing Scheme at Mangrulpir, Dist. Akola (136 I/s. LIG, 136 I/s. MIG and 50 I/s. HIG)	73.98	53.68

Rs.1,067.70	Rs.753.11
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Item No.	10	Resolution No.	471
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Subject :

Resolution: The Authority noted the Maharashtra Housing and Area Development (Estate Management, Sale, Exchange and Transfer of Tenements) Regulations, 1981, as approved by Government.

2/- The Regulations be published in the Maharashtra Government Gazette immediately.

Item No.	10	Resolution No.	471
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Subject :

Resolution: The Authority noted the Maharashtra Housing and Area Development (Estate Management, Sale, Exchange and Transfer of Tenements) Regulations, 1981, as approved by Government.

2/- The Regulations be published in the Maharashtra Government Gazette immediately.

Item No.	11	Resolution No.	472
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Subject : Improvements to Maharashtra Housing Board Employees Co-operative Canteen - Appointment of Shri G.M. Bhagwat, Rent Collector.

Resolution: RESOLVED to accord the approval to the continuance of Shri G.M. Bhagwat, Rent Collector, working in the office of the Estate Manager (III), Bombay Housing and Area Development Board, Bombay as a Canteen Manager for a further period of one year ending 14.11.82.

The terms and conditions of appointment of Shri G.M. Bhagwat will be the same as mentioned in office Order No. MH/Misc/1080/FC-18 dated 14.11.80.

Administrator / A	Meeting Date : 12/6/81
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Item No.	4	Resolution No.	465
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Subject : The Administrator, having reconsidered the resolution No.140 dated 5th July 1979 passed by the Authority and in light of proposal made by the Bombay Board vide its letter Nos. 1893 BB-L dated 5.2.1981 and No. 4698 dated 31.3.1981.

Resolution: RESOLVED that in modification of the conditions No. 1 & 2 mentioned in resolution No. 140 dated 5.7.1979 passed by the Authority regarding allotment of land bearing S.No. 386 (part) at Mulund (East) to Rashtra Sarathi and Rajya Sarathi Co-operative Housing Societies to the following conditions shall be substituted in place of them the other conditions remaining unchanged.

- 1) The Societies shall prepare the layout in accordance with the D.C. Rules of Bombay Municipal Corporation and get the approval of the Bombay Housing and Area Development Board forwarding it to the Bombay Municipal Corporation for approval.
 - 2) The entire land admeasuring 20 acres shall be developed by the Societies at their cost.
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Administrator / A Meeting Date : 1/1/82

Item No. 1 Resolution No. 473

Subject : Dearness Allowance

Increase in - Grant of -

Resolution: RESOLVED to grant increase in dearness allowance w.e.f. 1st June 1981 to the employees of the Authority, as sanctioned under Government Resolution Finance Department No. CPA 1181/CR-1130/Ser-7 dated 31.12.1981.

Item No. 2 Resolution No. 474

Subject : Creation of additional posts on the establishment of Regional Boards at Pune, Aurangabad and Nagpur.

Resolution: RESOLVED to sanction following additional posts for the Estate Management Unit of Regional Boards at Pune, Aurangabad and Nagpur with immediate effect subject to adjustment after final review.

Category	Pune Board	Aurangabad Board	Nagpur Board
Senior Clerk	3	2	3
Junior Clerk-cum-Typist	2	1	1

Item No. 3 Resolution No. 475

Subject : Creation of additional posts of Supervisory Rent Collector on the establishment of Bombay Board.

Resolution: RESOLVED to create additional five (5) posts of Supervisory Rent Collector in the Scale of Rs. 365-15-500-20-660-Exta-20-760, on the establishment of five management Units (one for each Unit) under Bombay Board, with immediate effect for a period upto February 1982.

Item No. 4 Resolution No. 476

Subject : Staffing Pattern

Creation on of additional posts on the establishment of Regional Boards at Pune, Aurangabad and Nagpur.

Resolution: RESOLVED to create one post of Planning Assistant in the scale of Rs.395-15-500-20-700-25-900 for each of the Regional Boards at Pune, Aurangabad and Nagpur with effect from 1st March 1982.

Item No. 5 Resolution No. 477

Subject : Creation of additional posts of Drivers.

Resolution: RESOLVED that following additional posts of Drivers in the scale of Rs.250-7-285-10-385-Extn.-10-435 are created on the establishment of Authority and Bombay Board with immediate effect.

Office	Number of additional posts created.
Bombay Board	6

Position of sanctioned strength of Drivers after creation of aforesaid additional posts would therefore be -

Office	Number of additional posts created.
Authority	4 + B2 for Konkan Board <hr/> 6 <hr/>
Bombay Board	26 Regular 2 Leave Reserve <hr/> 32 Regular 2 Leave Reserve

Item No.	6	Resolution No.	478
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Subject : Training programme in Office Management conducted by the Indian Institute of Public Administration.

Resolution: RESOLVED to accord ex-post-facto approval to the following expenditure incurred for the purposes of the said training programme:-

i)	Incidental Expenditure	Rs. 275=50
ii)	Fees of the Indian Institute of Public Administration	Rs. 5700=00
Total		Rs. 5975=50
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Item No. 7 Resolution No. 479

Subject :

Resolution: RESOLVED to allot the open plots in the following industrial colonies in the Greater Bombay to the Employees State Insurance Corporation for the purpose of opening Dispensaries as shown on the plan of said colony on the terms and conditions stated below :-

<i>Sr. No.</i>	<i>Name of Colony</i>	<i>Approximate Area</i>
1.	Abhyudaya Nagar, Parel Tank Road	740 sq.mtrs.
2.	Kannamwar Nagar, Vikhroli	1221 sq.mtrs.
3.	Tilak Nagar, Chembur	1280 sq.mtrs.
4.	Vartak Nagar, Thane	667 sq.mtrs.

- i) The plots shall be in the name of ESIC only and that the said corporation would not create further sub-lease or keep under use other than for dispensaries. the E.S.I.C. will not give the dispensaries to private doctors. The dispensaries shall be run by E.S.I.C. Authority.
 - ii) The dispensary building shall be completed with-in 2 years from the date of taking over the possession of the plot in question and in accordance with the approval from B.M.C.
 - iii) The rate of premium to be charged shall be equivalent to the actual cost of land rounded to the nearest rupee plus rent of Rs.1/- per annum.
 - iv) The lands shall be on a lease for a period of 30 years and also on other terms and condition as per land pricing policy of the Authority.
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Item No.	8	Resolution No.	480
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Subject : Consideration of the question of doing Socio-Economic Survey of the Buildings reconstructed by the Bombay Board in the island city of Bombay.

Resolution: RESOLVED that the work of carrying out the socio-economic survey of the buildings reconstructed by the Bombay Board in the Island City of Bombay be entrusted to the Tata Institute of Social Sciences at the cost of Rs. 60,000/- and the terms and conditions contained in their letter dated 19.8.81 and as stated below ;

- i) The survey should cover 10% of the buildings or nearly 1,000 households for the sample survey.
- ii) The payment of Rs. 60,000/- be made in 3 equal installments. The first installment shall become payable at the commencement of the study, the second on the submission of the Interim Report and the third on the submission of the final report.
- iii) The work should be completed within 8-9 months. The Interim report shall be submitted by the Institute in 3 months from the date of sanction of the project.

The expenditure on account of this survey be debited to repair and reconstruction grants released by Government.

Administrator / A **Meeting Date : 2/1/82**

Item No. 1 **Resolution No. 481**

Subject : Purchase of land at New Aurangabad from CIDCO.**Resolution:** RESOLVED that 16.6 hectare of land from Neighbourhood N-5, N-6 may be acquired at the lease premium of Rs. 25 per square meter on the terms and conditions contained in CIDCO's letter No. CIDCO/MM/AUR/1104 dated 21.10.80. Thus the Authority approved the payment of Rs. 41.50 lakhs towards acquisition of 16.6 hectares of land. The payment may be to CIDCO immediately since the HUDCO has already approved two schemes on the above part land.

Pending finalisation of the sale the Expenditure may be debited to the following head of account.

165-suspense-Advances for purchase of land.

Item No. 2 **Resolution No. 482**

Subject : Allotment of a plot reserved for Maternity Home and Dispensary at Bandra Reclamation Scheme.**Resolution:** RESOLVED to allot a plot admeasuring 0.30 ha. reserved for Maternity Home and Dispensary in the layout of Bandra Kurla Complex 'A' Block (Bandra Reclamation Scheme) to the Municipal Corporation of Greater Bombay for the purpose of construction of Maternity Home and Dispensary thereon. The allotment shall be made on payment of premium at the rate of actual cost of land which at present comes to Rs. 194/- (Provisional) per square meter plus nominal lease rent of Rs.1/- per annum. The allotment shall be made in the lease period of 30 years.

Item No. 3 Resolution No. 483

Subject : Allotment of plot for Primary School at Majiwade, Thane.

Resolution: RESOLVED that the land admeasuring 816 square meters reserved for Primary School in layout of site-N-Services of Majiwade and Panchpakhadi, Thane be allotted to Zilla Parishad, Thane on lease for a period of 30 years. Zilla Parishad be charged for allotment of land as under :-

- 1) A premium equal to actual cost of land rounded to nearest rupee plus lease rent at Rs. 1/- per annum.

OR

- 2) Zilla Parishad may be allowed to exercise the option to pay ground rent @ 8% per annum calculated on the notional premium plus lease rent capitalised to perpetuity. Handing over a possession of the plot in question shall be made only after acceptance of the terms and conditions and payment of premium and other usual terms and conditions of allotment of plots of land.

Item No. 4 Resolution No. 484

Subject : Allotment of additional land at D.N. Nagar, Andheri to Shree Chhatrapati Shivaji Smarak Mandal (Trust) N.C. Kelkar Road, Dadar.

Resolution: RESOLVED that a ship of plot admeasuring 65 square yards abutting to the original plot already allotted to Shree Chhatrapati Shivaji Smarak Mandal (Trust), shall be allotted to the Mandal for the purpose of providing additional accommodation to their existing hostel.

- 2/- The allotment shall be made at the rate of 1.5% times the actual cost of land per square yards (i.e. Rs.99/- per square yards provisional) plus lease rent @ 2.5% on the amount of premium per annum. The period shall be fixed equal to the remaining period of lease in respect of the plot already allotted to the Mandal, so that the lease period of the entire plot with the Mandal would be co-serminious.
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Item No. 6 Resolution No. 486

Subject : Budget estimates of the Maharashtra Housing and Area Development Authority for the year 1982-83.

Resolution: RESOLVED to approve the budget estimates of the Authority as a whole for the year 1982-83 as placed below :

	Rs. in lakhs
Revenue Receipts	1681.20
Revenue Expenditure	1694.01
Capital debt deposit receipts	3805.89
Capital debt deposit expenditure	4876.69

Item No. 7 Resolution No. 487

Subject : Staffing Pattern

Schedule of staff for the year 1982-83

Resolution: RESOLVED that sanctioned staffing strength for the Authority and four Regional Boards at Bombay, Pune, Aurangabad and Nagpur as shown in the statement appended to the item note, should be continued for the year 1982-83 upto 28th February 1982.

Item No. 8 Resolution No. 488

Subject : Lease of a plot at Azad Nagar, Andheri to Pragat Shikshan Sanstha for Secondary School.

Resolution: RESOLVED that a plot admeasuring 3850 square yards at Azad Nagar, Andheri be allotted to Pragat Shikshan Sanstha for purpose of conducting Secondary School in Marathi Medium on the following conditions :

- 1) Premium of land equal to actual cost of land rounded to the nearest rupee plus annual lease rent at 2.5% on the total amount of premium shall be paid by the Sanstha.
 - 2) The Sanstha may also be allotted to exercise the option to pay the ground at 8% per annum on the amount of notional premium the basis of actual cost of land.
 - 3) The lease period shall be 30 years.
 - 4) The arrears of rent for 16 tenements, in B.NO. 30 & 40 in Azad Nagar, shall be cleared up before handing over the possession of the plot.
 - 5) The Sanstha shall surrender all the 16 Ts. to the Bombay Housing and Area Development Board after its building is constructed on the plot.
 - 6) Preference in admission to the school shall be given to the children from Azad Nagar Colony other colonies of the Authority in the vicinity.
 - 7) The possession of the plot shall be transferred after the arrears of rent for the 16 Ts. which have already be allotted to the Sanstha for running a school are cleared.
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Item No.	9	Resolution No.	489
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Subject : Allotment of a plot at Kannamwar Nagar, Vikhroli to Vivek Consumers Co-operative Society Ltd.

Resolution: RESOLVED that

- 1) A plot admeasuring 511 square meter situated on North-South and East-West 40 ft. roads at Kannamwar Nagar, Vikhroli be allotted to Vivek Consumers Co-operative Society for construction of the building of which ground floor shall be utilised for commercial purposes and upper floors of it shall be utilised exclusively for social activities with no-profit motive. The Society shall be charged a premium at the rate of Rs. 480/- per square meter. The Society may be allowed to exercise an option to pay ground rent at 8% on premium amount.
 - 2) The Community Hall and allied benefits shall be also allowed to be used by all Tenant Associations in the Colony. The same shall be made available to other Tenant Associations as well as the Tenants in Colony as also to the staff members of the Authority, Regional Boards in preference to the outsiders by charging the usual fees.
 - 3) The building plan should be got approved by B.M.C.
 - 4) All other usual standard terms and conditions of allotment of land shall be applicable to the Society.
 - 5) Before handing over the possession of the plot to the Society the Bombay Board should satisfy itself whether it is a Society formed by the members belonging to the Scheduled Castes. The possession should be handed over after the Society has paid the premium or the ground rent as the case may be. The Society should be requested to indicate how it propose to raise resources for the purpose for which the land is granted, before the possession is handed over.
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Item No. 10 Resolution No. 490

Subject :

Feasibility report on urban Renewal Scheme for Kamathipura Area, Bombay consideration of ...

Resolution: RESOLVED and decided

- i) to accept the Feasibility Report and the recommendation of Bombay Housing and Area Development Board
- ii) to approach the Government for the acceptance of the Feasibility Report intimating them about the important implications and various momentous issues involved in the implementation of the scheme and for which Government may have to take vital policy decisions and even may have to amend the existing legislation/enact new legislation in respect of the Authorities/ Departments concerned (viz. Maharashtra Housing and Area Development Authority, Bombay Municipal Corporation, Bombay Metropolitan Region Development Authority, etc.) and which may also required deliberations in various Departments in the Government and their concurrence obtained. These issues in brief will be as under :-
 - i) Financial Assistance :- Government to provide Maharashtra Housing and Area Development Authority with the requisite funds. Decision regarding rate of interest or without interest will have to be taken by Government.
 - ii) Relaxations in D.C. Rules and incorporating the scheme in Development Plan of Greater Bombay.
 - iii) Relaxations from Bombay Metropolitan Region Development Authority for higher F.S.I. and in rules for construction of offices and control for construction of offices and whole-sale establishments in City of Bombay and allowing existing industries etc. to be reaccommodated in non-confirming zones.
 - iv) Use of section 41 of Maharashtra Housing and Area Development Act for acquisition of 'ceased' as well as 'non ceased' properties in the scheme area - with speedy acquisition at reasonable cost.
 - v) To examine, enact and adopt legal and administrative remedies against efforts to bring court injunctions for acquisition. Similarly it is proposed that the buildings be given on ownership basis on Hire Purchase Scheme. This will have to be made compulsory by suitable enactment.
 - vi) Freedom to Bombay Housing and Area Development Board to

adopt policies regarding allotment of new accommodation, pricing, subsidy etc. outside the frame work of Chapter VIII of Maharashtra Housing and Area Development Act and which policies might be different from the existing practices (viz. of giving reconstructed tenements on rental basis).

- vii) Entrusting the sale in open market of the special developments viz. shopping centres with residential tenements to out-side agencies on turn-key basis.
- viii) Granting by Government to Maharashtra Housing and Area Development Authority 2.39 ha. of land at Backbay Reclamation, Cuffee Parade, for construction of 1200 transit tenements and separate allocation of funds for meeting the cost of these transit tenements of permanent nature and which will be used for other Urban Renewal Schemes in future.
- ix) Acceptance in principle the allotment of special quota of scarce building materials such as cement and steel in required quantities.
- x) As the proposed Urban Renewal Scheme is also an extension of Repairs and Reconstruction activities, Government may consider the implementation of the Scheme from the funds under Budget for such works by providing additional provisions there-in for the year 1982-83 in the first instance and till it sanctions separate funds for the scheme.

Item No.	11	Resolution No.	491
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Subject : Scheme of Voluntary Retirement for employees of the Authority.

Resolution: RESOLVED to approve the draft rules towards Scheme for Voluntary Retirement for employees of the Authority for being recommended to Government for final approval.

Item No.	12	Resolution No.	492
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Subject : Revision of pay scale of the post of Japtidar of the establishment of Authority.

Resolution: RESOLVED that the pay scale of the post of Japtidar of the establishment of Authority should be revised to Rs. 205-5-150-7-255-10-305-Extn.-10-355 and the same be recommended to Government of approval with effect from the date of issue of Government Orders to the effect.

Item No. 13 Resolution No. 493

Subject : Transfer of Building No.1 and 2 at Dadabhai Navroji Nagar, Andheri, under L.I.G.H.S. in favour of Staff Co-operative Housing Societies of the Cotton Textile Promotion Council.

Resolution: RESOLVED to grant consent to the Cotton Textile Promotion Council for transfer of Building No.1 and 2 at Dadabhai Navroji Nagar, Andheri, under L.I.G.H.S. in favour of Staff Co-operative Housing Societies of the said Council, since the council

Item No. 14 Resolution No. 494

Subject :

Resolution:

Administrator / A Meeting Date : 2/13/82

Item No. 1 Resolution No. 520

Subject : Allotment of 5 Acres of land at Oshivara to Army Welfare Housing Organisation for the purpose of Housing Projects for the ex-servicemen.

Resolution: RESOLVED that the land admeasuring 20,000 square meter at Oshivara, Jogeshwari (West) earmarked in the layout village Oshivara (S.no. 41) to Army Welfare Housing Organisation for the purpose of Housing Projects for the ex-servicemen be allotted to that organisation on the following terms and conditions :-

- 1) A.W.H.O. shall pay the rate of premium equal to twice the actual cost of land rounded to nearest rupee plus lease rent @ 5% of the premium per annum.
 - 2) A.W.H.O. shall pay the difference between the provisional premium and final rate of premium as may be directed by the Housing and Area Development Board.
 - 3) The land admeasuring 20,000 square meter includes 44' wide D.P. Road on Western Side, which shall be access to others. The A.W.H.O. should allow to use this road to Maharashtra Housing and Area Development Authority and others.
 - 4) The allotment of the land shall be made on lease for a period of 30 years and as per usual terms and conditions of the Authority.
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Administrator / A **Meeting Date : 2/14/82**

Item No. 5 **Resolution No. 485**

Subject : Construction of 830 tenements under E.W.S. Group I/II/III at Satpur, Nasik - Ex-post-facto approval to the acceptance of Tenders.

Resolution: RESOLVED in view of the position explained in the Item Note that the acceptance of tenders of Shri D.B. Bafna, Contractor in respect of the following three works by Chief Officer/Aurangabad Housing and Area Development Board regularised and ratified.

Sr. No. Rs.	Name of work	Estimated cost in Rs.	Tendered amount in
1.	Constg. 300 tenements E.W.S. Group I	13,98,300/-	19,26,437.90
2.	Constg. 300 tenements E.W.S. Group II	13,98,300/-	19,26,437.90
3	Constg. 230 tenements E.W.S. Group III	10,72,030/-	14,76,935.70

Administrator / A**Meeting Date : 3/1/82**

Item No. 1 Resolution No. 495

Subject : Award of works of constructing 480 transit tenements at Oshiwara (96 t/s. G. No. II + 128 t/s. G.no. III to contractors M/s. Ajanta Builders at their rates for similar work of 192 t/s. G.No. I and 128 t/s. G.No. IV + 128 t/s. G.No. V to contractors M/s. A. Shenoy & Co. at their rates for similar work of 128 t/s. G.No. VI) without inviting tenders - condonation of the irregularity (viz. taking prior permission for a departure and not following any requirement in respect of rules of contracts as provided in MPW Manual) - Consideration of ...

Resolution: RESOLVED that the irregularities committed by the Bombay Board for not taking prior permission as required under para No. 233 of MPW Manual for any departure from contract rules (as laid down in para No. 202 of MPW Manual) may be condoned. Henceforth before any such matters are put up to the Board for its consideration, the concerned staff-technical as well as accounts, should thoroughly pursue the stipulations as made in MPW Manual as well as M.P.W. Accounts Code and ensure that the proposals put up are in keeping with the stipulations laid down therein and that no omissions are made while presenting the matters to the Board.

Item No. 2 Resolution No. 496

Subject : Continuance in services beyond the age of superannuation -
Regularisation such services -

Resolution: RESOLVED that the period in service beyond the age of superannuation in respect of the employees as mentioned in Annexure 'A' be treated as period of re-employment in service of the Authority on the following terms :-

- i) During the period of re-employment, the pay of the employee will be fixed on the basis of last pay drawn minus equivalent of Authority's contribution to C.P.F. and Gratuity.
- ii) During the period of re-employment, an employee will not be entitled to -
 - a) Any kind of leave except casual leave.
 - b) Encashment of leave.
 - c) Increment.
 - d) Reimbursement of medical expenses.
 - e) Leave Travel Concession.
 - f) Authority's contribution to C.P.F. with interest thereon.
 - g) Gratuity.

and further resolved that Chief Officer/Bombay Board may be directed to fix up responsibility for continuation of these two persons beyond the age of superannuation, the persons responsible may be punished suitably and the matter may thereafter be put up to Authority for information.

Item No. 3 Resolution No. 497

Subject : 91-95 (Tardeo Mansion No. 1) D - Ward condonation under Rule 14 of M.P.W. Manual regarding check measurements and for payment to the contractor Shri M. Yusuf - Consideration of ...

Resolution: Having considered the circumstances and the report and recommendation of the Committee appointed for review and examination of the issue, RESOLVED that -

- i) The requirement of following the procedure of recording and checking of measurements as laid down in M.P.W. Manual may be condoned.
 - ii) The contractor should not be paid on the measurements recorded by the architect but should be paid on the basis of the cost of the materials brought on site and consumed prior to 15.5.1977 as per bills produced by the contractor (and verified by the Committee) and after adding 10% thereof as labour cost i.e. payment should be for an amount of Rs. 63,860/-.
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Item No.	5	Resolution No.	499
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Subject : Lease of plot at Kannamwar Nagar, Vikhroli to Kinnari Congress for shop displaying of goods.

Resolution: RESOLVED that a plot of land admeasuring 600 sq.yds. reserved for shops in the layout of Kannamwar Nagar, Vikhroli shall be allotted to Kinnari Congress for the purpose of display and sale of goods manufactured by handlooms, Small Scale Industries etc. on the following terms and conditions :-

- 1) The land be allotted at the rate of Rs. 119.60 per sq.mtrs. (i.e. Rs.100/- per sq.yd.) plus lease rent at 2.5% of premium amount per annum. The organisation shall also be allowed to pay ground rent at 8% on the amount of notional premium per annum.
- 2) The lease period shall be 30 years and shall be extended upto 90 years subject to the condition that the Bombay Board should reserve the right of revision of lease rent at the end of every 30 years.
- 3) Kinnari Congress shall abide other usual terms and conditions of the Authority.

Item No.	6	Resolution No.	500
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Subject : Delegation of powers to Chief Officer, Nagpur.

Resolution: RESOLVED in view of the position explained in the Item Note that Shri M.A. Chavan, Chief Officer/Nagpur Housing and Area Development Board who is in rank of Chief Engineer is hereby allowed to operate all the powers of the Chief Engineer/Maharashtra Housing and Area Development Authority wherever it is pertaining to the tender agreements of Nagpur Housing and Area Development Board. This delegation is valid as long as Shri M.A. Chavan is holding the post of Chief Officer, Nagpur Housing and Area Development Board.

Item No.	7	Resolution No.	501
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Subject : Delegation of Powers.....

Resolution: RESOLVED that for the smooth and speedy disposal of vacant lands the powers of the Authority under Regulations Nos. 5 & 6 of the Maharashtra Housing and Area Development (Disposal of Land) Regulations, 1982 be delegated to the Regional Boards constructed under section of the Maharashtra Housing and Area Development Act 1976.

Item No. 8 Resolution No. 502

Subject : Staffing Pattern

Revision of staffing strength of Repairs and Reconstruction (Management) Unit of Bombay Board.

Resolution: RESOLVED to create following additional posts on the establishment of Repairs and Reconstruction (Management) Unit of Bombay Board.

Sr. No. Posts	Category of Post	Scale of Pay	No. of
1.	Asstt. Estate Manager	Rs.500-20-700-25-900	4
2.	Senior Assistant	Rs.395-15-500-20-700-Extn-20-800	2
3.	Deputy Accountant	Rs.395-15-500-20-700-Extn-20-800	1
4.	Sup. Rent Collector	Rs.365-15-500-20-660-Extn-20-760	3
5.	Rent Collector	Rs.335-15-500-20-580-Extn-20-680	12
6.	Senior Clerk	Rs.335-15-500-20-580-Extn-20-680	7
7.	Junior Clerk-cum-Typist	Rs.260-10-390-15-420-Extn-15-495	15
8.	Steno-Typist	Rs.335-15-500-20-580-Extn-20-680	1
9.	Bailiff	Rs.250-7-285-10-385-Extn-10-435	1
10.	Japtidar	Rs.200-3-230-5-255-Extn-5-280	1
Total			47

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The posts are created with immediate effect.

Item No. 9 Resolution No. 503

Subject : Staffing Pattern

Creation of additional posts for Internal Audit Unit of Finance Wing of the Authority.

Resolution: RESOLVED to create following additional posts for Internal Audit Unit of Finance Wing of the Authority with immediate effect.

- | | | |
|----|--|---------|
| 1) | Accountant
Rs. 500-20-700-25-900 | 3 Posts |
| 2) | Senior Auditor
Rs.395-75-500-20-700-Exta-20-800 | 4 Posts |
| 3) | Junior Clerk-cum-Typist
Exta-15-495 | 3 Posts |
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Item No. 10 Resolution No. 504

Subject : Regularisation of un-authorised occupants in the Maharashtra Housing Board colonies.

Resolution: RESOLVED that Resolution No. 6068 passed by the ex. Maharashtra Housing Board in its 279th Meeting held on 25.5.1977 being illegal and invalid, cancelled and that it should not be acted upon.

Item No. 11 Resolution No. 505

Subject : Appeal dated 10.4.1978 of Shri R.A. Naik, Rent Collector.

Resolution: RESOLVED that in view of the conclusive facts as brought out above the appeal dated 10.4.1978 of Shri R.A. Naik, Rent Collector is rejected and the order of his approval dated 1.4.1978 as issued by the Vice Chairman-Chief Engineer-Chief Officer/Bombay Housing and Area Development Board are upheld and confirmed.

Administrator / A **Meeting Date : 3/10/82**

Item No. 4 **Resolution No. 498**

Subject :

Resolution: RESOLVED that the land admeasuring 1673 sq.mtrs. (Approx.) in the layout of Dindoshi/Goregaon be allotted to B.S.E.S. Ltd. for the purpose of Switching/Transforming Station as under :-

- 1) Bombay Suburban Electric Supply Ltd. shall pay the rate of premium equal to market value plus lease rent @ 2.5% of premium per annum.
- 2) The allotment of the plot shall be made on lease for a period of 30 years and as per usual terms and conditions of the Authority.

The possession of plot may be handed over after acceptance of terms and conditions by B.S.E.S. Ltd.

Administrator / A**Meeting Date : 4/1/82**

Item No. 1**Resolution No. 506**

Subject : Creation of post of Officer of Special Duty for Technical Wing on the establishment of Authority.

Resolution: RESOLVED to create one post of Officer on Special Duty on the establishment of Authority, in the scale of pay of Authority, in the scale of pay of Rs. 1000-50-1500 and of the rank equivalent to that of an Ex. Engineer with immediate effect.

Item No. 2**Resolution No. 507**

Subject :

Resolution: RESOLVED to reimburse the extra expenditure incurred by Shri M.a. Chavan as shown in the item note during his official visit to Karnataka Housing Board, Bangalore in November 1981 as a special case.

Item No. 3 Resolution No. 508

Subject : Special Planning Authority for Solapur -
Creation of posts for the -

Resolution: RESOLVED, in modification to its Resolution No. 299 dated 3.10.1980, to create following posts on the establishment of Authority and Pune Housing and Area Development Board for the work of Special Planning Authority for Solapur with immediate effect.

Posts created for Special Planning Authority for Solapur.

Sr. No.	Category of Post	For field office at Solapur on the establishment of Pune Board (Tech. Wing)	For office at Bombay the establishment of Authority (Tech. Wing)	Total
1.	Asstt. Town Planner Rs. 500-20-700-25-900	1	-	1
2.	Jr. Arch. Assistant Rs. 500-20-700-25-900	-	1	1
3.	Planning Assistant Rs. 395-15-500-20-700-25-900	1	-	1
4.	Tracer Rs. 260-10-390-15-420-Extn-15-495	1		
5.	Surveyor Rs. 260-10-390-15-420-Extn-15-495	2	-	
6.	Clerk-Typist Rs. 500-20-700-25-900	1	1	
Total		6		
3	9			

Item No.	4	Resolution No.	509
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Subject : Revision of pay scale of the post of Reneo Peon.

Resolution: RESOLVED that Government may be requested to grant permission to the Authority to adopt a revised pay scale of Rs. 205-5-250-7-285-10-305-Extn-10-355 to such number of posts of Reneo Peon on the establishment of Authority as may be eligible for the same in accordance with the criteria adopted in Mantralaya Departments for the same.

Item No.	5	Resolution No.	510
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Subject : Purchase of two Ambassador Cars for the use of Repair and Reconstruction Wing Bombay Board.

Resolution: RESOLVED to purchase of two Ambassador Cars for the use of Repair and Reconstruction Wing under Bombay Board, incurring the expenditure to the tune of Rs. 1,80,000/-.

Item No.	6	Resolution No.	511
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Subject : Delegation of Power.

Relaxation of age limit.

Resolution: RESOLVED to delegate full power to the Chief Executive Officer of the Authority to relax the age limit in respect of personal appointed under the Authority who have not been found within the prescribed age limit at the time of initial appointment.

Item No.	7	Resolution No.	512
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Subject : Disciplinary action against Shri H.M. Gajaria, Ex. Engineer.

Resolution: RESOLVED to approve the memorandum, article of charges and statement of imputations of misconduct or misbehaviour in support of the article of charges framed against Shri H.M. Gajaria, Ex. Engineer. The Secretary/Authority is authorised to issue the memorandum etc. for and on behalf of the Administrator/Authority.

Item No.	9	Resolution No.	514
Subject :	Draft amendment to Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Tenements) Regulations, 1981.		
Resolution:	The Authority considered the Item Note and in view of the considerations urged therein, RESOLVED to make the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Tenements) (Second Amendment) Regulations, 1982, as per the appended draft notification. The Authority further resolved that the draft notification may be sent to Government in the Housing and Special Assistance Department for necessary sanction under section 185 of the Maharashtra Housing and Area Development Act, 1976.		

Item No.	10	Resolution No.	515
Subject :	Authority Employees (Medical Benefit) Regulations.		
Resolution:	RESOLVED to enhance the existing rate of reimbursement of Medical expenses admissible to the employees of the Authority for Rs. 60/- per annum to Rs. 150/- per annum and to recommend to Government to amend clause - 3 (1) of the draft regulation forwarded to Government.		

Item No.	11	Resolution No.	516
Subject :	T.A. Claims of Shri J.K. D'souza ex-member of Bombay Housing and Area Development Board Regularisation of ...		
Resolution:	RESOLVED to relax the provision of writing ticket number in T.A. bills preferred for the period from 4/78 to 10/78 by Shri J.K. D'souza ex-member of Bombay Housing and Area Development Board.		

Item No.	12	Resolution No.	517
Subject :	Lease of Plot of Vartak Nagar, Thane to Vartak Nagar Shikshan Mandal		
Resolution:	RESOLVED that the land admeasuring 3346 square meters (i.e. 4000 square yards) allotted to the Vartak Nagar Shikshan Mandal on lease period of 2 years from 4.11.1977 by the ex-Maharashtra Housing Board be allotted to them on lease period of 30 years with effect from 4.11.1979 for the purpose of extension of their building for a Secondary School on payment of premium equal to actual cost of land rounded to nearest rupee plus lease rent of at 2.5% of the premium per annum.		

OR

On the ground rent at 8% per annum on the amount of notional premium the basis of actual cost of land.

Item No.	13	Resolution No.	518
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Subject : Dearness Allowance

Increase in
Grant of

Resolution: RESOLVED to grant four installments of increase in dearness allowance with effect from 1st August 1981, 1st October 1981, 1st November 1981 and 1st January 1982, to the employees of the Authority as sanctioned under GR.FD. No. CPA 1182/CR-292/SER-7 dated 15th April 1982, subject to directions and guidelines issued therein.

RESOLVED further that vigorous steps should be taken to augment recovers to meet with additional expenditure on this court.

Item No.	14	Resolution No.	519
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Subject : Disciplinary action against Shri B.R. Vijan, Executive Engineer and Shri N.V. Deodhar, Dy. Engineer (both under suspension).

Resolution: RESOLVED that

- i) to approve the memorandum, statement of articles of charge and statement of imputations of mis-conduct and mis behaviour etc.

AND

- ii) to authorise the Secretary/Authority to issue and serve memorandum, statement of articles of charge and statement of imputations of mis-conduct etc. on Shri B.R. Vijan, Executive Engineer and Shri N.V. Deodhar, Dy. Engineer by order and in the name of the Administrator/Authority.

Item No.	15	Resolution No.	519-A
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Subject : Department enquiry against Kum. L.D. Ballal, Sr. Clerk under Pune Board.

Resolution: RESOLVED that for the charges proved against Kum. L.D. Ballal, Sr. Clerk should be stopped for a period of one year without effect on future increments. The period of one year for which the next increment is proposed to be stopped should be exclusive of any interval spent on leave before the period is completed.

Administrator / A**Meeting Date : 4/4/82**

Item No. 8**Resolution No. 513**

Subject : Shri G.C. Patil, Draughtsman under Bombay Board - Regularisation of service.**Resolution:** RESOLVED that -

- i) the two days viz. 1.3.70 and 2.3.70 i.e. Sunday and Bombay Bandh day which was declared by Government as special casual leave respectively, on which Shri Patil should be deemed to be in continuous service on W.C. establishment from 1.9.66 to 3.3.70. Before Noon. Accordingly his pay should be refixed w.e.f. 1.9.1966.
 - ii) on his appointment as Draughtsman on temporary establishment w.e.f. 3.3.70 B.N. Shri Patil should be allowed to draw same pay that he would draw on refixation as Draughtsman on W.C. establishment. The difference in pay and allowance due to refixation of pay should be paid to him w.e.f. 14.8.78.
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Administrator / A **Meeting Date : 5/1/82**

Item No. 2 **Resolution No. 521**

Subject : Minimum rates of daily wages.

Resolution: RESOLVED that the rate of wages of workers on daily wage be revised as mentioned in the table below with effect from 1.6.1982.

Sr. No.	Category of worker	All inclusive minimum rates of wages per day			
		B.B.	P.B.	A.B.	N.B.
1.	Wireman	15	13	11	13
2.	Carpenter	15	13	11	13
3.	Plumber	13	11	9	11
4.	Mason	13	11	9	11
5.	Mucadam	10	8	5	8
6.	Chowkidar	8	7	5	7
7.	Sweeper	8	7	5	7
8.	Watchman	8	7	5	7
9.	Mazdoor	8	7	5	7
10.	Hamal	8	7	5	7

The additional expenditure be debited to work and/or service charges as the case may be. The service charges be revised and recovered from the tenants.

Item No. 3 Resolution No. 521-A

Subject : Amendments to the conditions No. 1(c), 1(d) and 1(e) of Administrator/Authority's Resolution No. 460 of 11/81 (Item Note No. 9) already passed by the Administrator/Authority.

Resolution:

Condn. No.	Existing wording of the condition proposed to be amended (under lined)	Amended wording of the condition now proposed to be passed for incorporating in the Resolution No. 460 of 11/81
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|------|---|--|
| 1(c) | The Co. shall make payment to Bombay Board (MHADA) every month for the rebate that the Co. is entitled to get from the Government of India as per rules against the quantity transported by road during the month, without waiting for actual receipt of the rebate from the Government. | The Co. shall make payment to Bombay Board (MHADA) every fifteen days for the rebate that the Co. is entitled to get from the Government of India as per rules against the quantity transported by road during the month, without waiting for actual receipt of the rebate from the Government. |
| 1(d) | The Bombay Board will pay to M/s. Shree Digvijay Cement Co. Ltd. an amount of Rs. 350/- per tonne for transporting cement clinker from their factory at Sikka in Gujarat to their grinding plant in Greater Bombay by road. | The Bombay Board will pay to M/s. Shree Digvijay Cement Co. Ltd. an amount of Rs. 375/- per M.T. for transporting cement clinker from their factory at Sikka in Gujarat to their grinding plant in Greater Bombay by road. |
| 1(e) | The Bombay Board will make an advance payment of not more than Rs.25 lakhs at a time and during a particular quarter, to enable the Co. to pay the transport contractors from time to time provided the Co. gives the security to the Bombay Board either in the form of Banker's Guarantee for the matching amount or by any other means acceptable to the Bombay Board. | The Bombay Board will make an advance payment of not more than Rs.10 lakhs at a time and during a particular quarter to enable the Co. to pay the transport contractors from time to time provided the Co. gives the security to the Bombay Board either in the form of Banker's Guarantee for the matching amount or by any other means acceptable to the Bombay Board. |

The above amendments be and are hereby passed for adoption in the original Resolution No. 460 of 11/81.

Administrator / A **Meeting Date : 6/1/82**

Item No. 1 **Resolution No. 522**

Subject : A request for allotment of suitable premises by "Sulabha Trust" for conducting school for training mentally retarded children.

Resolution: RESOLVED to grant the request of "Sulabha Trust" for allotment of Officer Building No. 8/3 at Tilak Nagar, Chembur for conducting school for training mentally retarded children in Single Economic Rent of Rs.174.15/- per month plus service charges subject to the condition that the "Sulabha Trust" should carry out the necessary repairs of the said building at their own cost as agreed by and shall also undertake repairs and Maintenance of the Building as and when necessary.

Item No. 2 **Resolution No. 523**

Subject : Establishment of Authority's Office -
Revising the scale of post of competent Authority/MH&ADA.

Resolution: RESOLVED that the scale of the pay of the post of competent Authority under the MH&ADA may be revised temporarily from Rs. 680-40-1000-50-1500 to Rs. 1100-50-1550-75-1700 (Higher starting pay of Rs. 1300/- so long as Shri U.D. Pai, S.G. Dy. Collector continues to hold the post of Competent Authority, w.e.f. 1.10.81.

Item No. 3 **Resolution No. 524**

Subject : Grant of Level - I scale of Chief Engineer.

Resolution: RESOLVED to allow Shri M.A. Chavan, Chief Officer/Nagpur Housing and Area Development Board, Level - I pay - scale viz. Rs. 2250-125/2-2500 as a personal pay-scale with effect from the date of issue of orders to that effect.

Item No. 4 Resolution No. 525

Subject : Purchase of non-levy quota of cement from the cement manufacturing agencies for urgent requirement of the Regional Boards - Deviation from rules for fixing agency for purchase of stores materials.

Resolution: "RESOLVED that considering the circumstances explained by the Chief Engineer, Bombay Housing and Area Development Board, Bombay in his letter No. BE/CS/Cement/Non-levy/5748 dated 6.5.1982 and as explained in detail in the above Item Note No. 4 of June 1982, the Bombay Housing and Area Development Board be and is hereby permitted to deviate from the formal procedure stipulated in paras 191 and 202 of the Maharashtra Public Works Manual viz. of inviting public tenders and fixing agency for purchase of any articles of stores viz. non-levy cement in this case, and purchase non-levy cement required for immediate use subject to a limit of 7,500 M.T. from M/s. Shree Digvijay Cement Co. Ltd., Sewree Bombay at the rate of Rs. 1,120/- (Rs. One Thousand One Hundred Twenty Only) per M.T. plus the local sales tax as applicable from time to time during the months of May, 1982 to July, 1982 only".

Item No. 5 Resolution No. 526

Subject : Chapter VIII of MHAD Act, 1976 -

Repairs and Reconstruction of dilapidated buildings -
Delegation of powers in respect of -

Resolution: RESOLVED that in order to expedite matters, prevent collapses of buildings and protect human lives from such mishaps, the powers should be delegated to various officers of the Bombay Board by the (Authority) Authority as mentioned in Appendix 'A' of the item note in exercise of the powers conferred on it by Section 75 of the Maharashtra Housing and Area Development Act, 1976.

Item No. 6 Resolution No. 527

Subject : i) Appeal dated 10.11.1978 of Shri S.P. Tullu, against the order of premature retirement issued by Vice-Chairman-cum-Chief Officer-cum-Chief Engineer on 13.10.1978.

ii) Appeal dated 9.11.1978 of Shri B.L. Sawant, against the order of degradation issued Vice-Chairman-cum-Chief Officer-cum-Chief Engineer/Bombay Board on 13.10.1978.

Resolution: RESOLVED that -

i) The order of punishment issued by Vice Chairman-cum-Chief Officer-cum-Chief Engineer/Bombay Housing and Area Development Board under his No. GA/165/10362 B.H.&A.D. Board dated 13.10.1978 in respect of Shri S.P. Tullu be

Item No.	7	Resolution No.	528
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Subject : Engagement of M/s. Apte Consultancy to provide consultancy through their consultant Shri P.M. Apte.

Resolution: RESOLVED to engage M/s. Apte Consultants to provide consultancy through their consultant on the terms and conditions with modifications suggested in the item note for a period of two years in the first instance. The period of contract will begin from the first day of the first consultancy week which shall not be later than the 30th November 1982.

Item No.	8	Resolution No.	529
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Subject : Composite Housing Scheme at Chikanghar, Kalyan - Construction of 800 tenements under L.I.G. and 218 tenements under E.W.S. - splitting the scheme of construction of 800 tenements in 2 groups of 448 tenements and 352 tenements respectively and providing short tender notice period for both L.I.G. and E.W.S. Works.

Resolution: RESOLVED

- i) to grant ex-post-facto sanction to splitting up the work of construction of 800 tenements under L.I.G. at Chikanghar, Kalyan, into two groups for the purpose of execution, as below :-

Group No. I - Construction of 448 tenements under L.I.G.H.S. at Chikanghar, Kalyan. Rs. 42,60,368/- only.

Group No. II - Construction of 352 tenements under L.I.G.H.S. at Chikanghar, Kalyan. Rs. 33,47,432/- only.

- ii) to grant ex-post-facto permission to invite the tenders for 800 tenements L.I.G. (i.e. 448 tenements in Group No. I and 352 tenements in Group No.II) and 218 tenements E.W.S. with a short tender notice period of one month, instead of normal six weeks as required.
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Item No. 9 Resolution No. 529

Subject : Creation of additional posts on establishment of Management Wing of Bombay Board.

Resolution: RESOLVED to create following posts on the establishment of Management Wing (Sale Unit) of Bombay Board with immediate effect for the maintenance of accounts of deposits from applicants and its refund.

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|----|--|---------|
| 1. | Asstt. Accounts Officer
Rs. 600-30-750-EB-40-1150 | 1 Post |
| 2. | Deputy Accountant
Rs. 395-15-500-20-700-Extn-20-800 | 2 Posts |
| 3. | Junior Clerk
Rs. 260-10-390-15-420-Extn-15-495 | 1 Post |
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Item No. 10 Resolution No. 530

Subject : Payment of Gratuity Act, 1972 Supreme Court judgement in the matter of rate of wages.

Resolution RESOLVED that all cases relating to the payment of gratuity to employees of the Authority under the Payment of Gratuity Act, 1972 -

- i) arising on or after the date of issue of orders to that effect, or
- ii) which are pending for settlement on that day, or
- iii) in which the claims being within the period of limitation, are on the date of the said order enforceable through a Court of Law,

the monthly wages paid to an employee should be treated as wages for 26 working days and not as wages for 30 days for calculating 15 days' wages as provided in section 4 (2) of the Payment of Gratuity Act, 1972.

Item No. 11 Resolution No. 531

Subject : Charging of Centage Charges for the works under Slum Improvement Scheme.

Resolutio: RESOLVED

- i) to approve charging of Centage Charges at 15% of the works expenditure on Slum Improvement Schemes which are implemented by the Regional Boards directly.
 - ii) Charging of 0.9% secretarial charges for works executed by the Municipal Councils/Corporation.
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Item No.	12	Resolution No.	532
Subject :	Amendment to Maharashtra Housing and Area Development (Disposal of Land) Regulations 1982, for allotment of Developed Plots.		
Resolution:	RESOLVED to make the Maharashtra Housing and Area Development (Disposal of Land) (Amendment) Regulations 1982. The draft amendment be submitted to Government for previous sanction as required under the provisions of Maharashtra Housing and Area Development Act.		

Item No.	13	Resolution No.	533
Subject :	Delegation of powers to sign loan application form of HUDCO.		
Resolution:	RESOLVED to delegate the power to the Executive Engineer (HUDCO CELL) of the Authority to sign loan application form of HUDCO.		

Item No.	14	Resolution No.	534
Subject :	Delegation of powers to - i) Affix the common seal and execution of loan agreement with HUDCO.		
Resolution:	RESOLVED to authorise Shri A.M. Mahajan, Executive Engineer, HUDCO CELL, Maharashtra Housing and Area Development Authority to - i) execute the legal documents including the loan agreement and mortgage deed (wherever necessary) with HUDCO. ii) affix the common seal of the Authority on the documents to be executed with HUDCO.		

Item No.	15	Resolution No.	535
Subject :	Creation of Supernumerary posts of Accountants on the establishment of Regional Boards.		
Resolution:	RESOLVED to create 7 Supernumerary posts of Accountants in the pay scale of Rs. 500-900, on the establishment of Authority. The posts are meant for the Trainee Accountants recruited directly.		

Item No.	16	Resolution No.	536
Subject :	Departmental enquiry against Kum. L.D. Ballal, Sr. Clerk.		
Resolution:	RESOLVED that with the background as brought out above, a sympathetic and lenient view is taken and instead of stopping Kum. L.D. Ballal's next increment without effect on future increment, as mentioned in the show cause notice she be CENSURED.		

Item No.	17	Resolution No.	536-A
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Subject : Allotment of additional plot to Maharashtra Vidya Vikas Mandal at Nehru Nagar, Kurla....

Resolution: The Administrator, Maharashtra Housing and Area Development Authority having considered the matter, RESOLVES that the Resolution No. 411 dated 25.6.1981 passed by the Authority is hereby rescinded.
