

Tele No. 288228.

No: CBK / Board / 375 / D-773  
Office of the Cantonment Board,  
Chhaoni Parishad Karyalaya  
Kamptee – 441001 August, 2018.

Minutes of the Ordinary Board Meeting held on 01-08-2018 at 11.00 hrs. in the office of the Cantonment Board, Kamptee.

The following members were present:-

1. Brig. Dharamvir Singh, President
2. Shri. Dinesh Permal Swamy, Vice-President
3. Shri. Mane Amitkumar Baburao, Member and Secretary
4. Col. Puneet Salhotra, Adm Comdt, SSO, Nominated Member
5. Maj. Bikash Singh, GE, MES.
6. Lt. Col. Lakhvir Singh, Nominated Member
7. Shri. Deepak Mohansingh Siriya, Elected Member, Ward No. 01
8. Smt. Vijayalaxmi Ashok Rao, Elected Member, Ward No. 03
9. Smt. Sima Kamal Yadav, Elected Member, Ward No. 04
10. Shri. Sunil Frank Francis, Elected Member, Ward No. 05
11. Shri. Chandrashekhar Krushna Lanjewar, Elected Member, Ward No. 07

Absent :-

1. Shri. Ashwin Mugdal, DM, Nagpur
2. Col. R.A. Shetty, SEMO, MH

Special Invitees :-

3. Shri. Krupal Tumane,  
Hon'ble Member of Parliament,  
Govt. of India,
4. Shri. Chandrashekhar Bawankule,  
Hon'ble Minister of Energy and New & Renewable Energy,  
Govt. of Maharashtra.

**Agenda no. 57** :- Confirmation of minutes of last Board meeting.

To confirm the Minutes of last Ordinary Board Meeting held on 26-06-2018. The minutes of the last Board Meeting are placed on the table.

**Resolution No. 57** : Confirmed. On CBR No. 42 Smt. Vijayalaxmi Rao raised the objection that for the sanction of Kalpataru Phase III layout NOC from LMA is not taken by the Board. Considered & approved that as the land is B2 land private and there is no provision in building byelaws for the private land NOC of LMA is required for sanction of layout.

**Agenda no. 58** : Confirmation of minutes of Finance committee.

To confirm the Minutes of Finance committee Meeting held on 31-07-2018. The minutes of the Finance committee Meeting are placed on the table.

**Resolution No. 58** : Confirmed. The matter regarding tender of door to door garbage collection in Society & Civil area for the year 2018-19 was put in the board meeting, but no elected member agreed for user charges. Agenda was put for voting and defeated by 6-5 majority. Hence door to door collection will be done without user charges from residents. The President Cantonment Board stated that due to non availability of fund the rain coats will be issued to 61 following employees only

1. Chowkidar	-	04
2. Peon	-	03
3. Pound Keeper	-	01
4. Safaikarmchari	-	46
5. S.I.	-	01
6. Conservancy Jamadar	-	04
7. Valve man	-	02

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**Agenda no .59:** Underground sewerage scheme with sewerage treatment plant on GLR Sy. No. 269 A, Kamptee Cantonment.

M/s Primove Infrastructure consultants Pvt Ltd. has submitted detailed project report for underground sewerage system and sewerage treatment plant Kamptee Cantonment Area. The estimated cost of the project is 46.554 crores. Sewerage treatment plant has been proposed on GLR Sy. No. 269-A, Class 'C' land area admeasuring 6 acres in ward no. 6. The property is described in the GLR for purpose of playfield. Change of purpose is required for sewerage treatment plant (Municipal Purpose).

Cantonment Board Kamptee may consider and approve change of purpose.

**Resolution No. 59** : Considered & approved. Proposal will be sent to PD DE SC, Pune.

**Agenda no. 60** : Revision of rate for hiring of JCB machine.

Ref: Application dt. 10-07-2018.

To consider application referred above received from Shri. Sushant Kale Earth Movers, Kamptee for revision of rate for Hiring of JCB Machine for removal of shrubs, Vegetation etc. in various area of Cantonment Board, Kamptee from Rs. 850/- per hour to Rs. 950/- per hour and additional 18% GST.

The Tax Collector report is placed on the table.

**Resolution No. 60** : Considered and not approved as JCB rates are Rs. 800-850 / hour in the market.

**Agenda no 61** : Methodology To Calculate Annual Rental Value Rental For Assessment of Property Tax For Properties Falling Under Section 73 (6) of Cantt. Act 2006.

Ref: 1. CBR No. 153 dated 27-01-2015.  
2. CBR No. 205 dated 08-03-2016.  
3. Application dated 18-06-2018 under RTI Act 2005 received from Shri. J. K. Sinha, Kamptee.

The current taxation is based on following:-

1. Old Properties: 30% increase – (Assessment Committees)
2. New Properties: Formula based on CBR No. 153 dt. 27-01-2015
3. Vacant Plots: CBR No. 153 dt. 27.01.2015 & CBR No. 205 dt. 08.03.2016 refers.

It is necessary to apply the same formula for all the properties irrespective of its age, based on formula described in CBR No. 153 dated 27-01-2015.

The Tax Collector report is placed on the table.

**Resolution No. 61** : Considered & decided that same reply to be given to Shri. J. K. Sinha.

**Agenda no. 62** : Grant of Assured Career Progression Scheme (ACPS) 12 years service to the employees of Cantonment Board Kamptee.

To consider & approve the revision of pay scale under ACP scheme who have completed 12 years of qualifying services in the same cadre as per Government of Maharashtra GR. No. Vetan/prakra-44/Seva-3 dated 01.04.2010 for Revision of Pay Scale under the ACP (1<sup>st</sup> Benefit) Scheme fulfill all the conditions. The details are as under :-

Name of the employee	Date of Appointment	Date of completion	Present Pay Scale	Proposed Pay Scale
1. Shri Manish L. Samundre, Safaiwala	17.05.2005	17.05.2017	4440-7440+GP 1300	4440-7440+GP 1600
2. Shri Shashipal C. Lanjewar, Peon	17.05.2005	17.05.2017	4440-7440+GP 1300	4440-7440+GP 1600
3. Shri Anand Nandlal Rathod, Safaiwala	20.06.2006	20.06.2018	4440-7440+GP 1300	4440-7440+GP 1600
4. Shri Sanjay Kumar Thakur, Jr. Clerk	23.12.2002	23.12.2014	5200-20200 +GP 1900	5200-20200 +GP 2800
5. Shri Rajesh B. Kadoo, Jr. Clerk	13.08.2003	13.08.2015	5200-20200 +GP 1900	5200-20200 +GP 2800

The above mentioned employees are eligible for revised pay scale mentioned above under the ACP (1<sup>st</sup> Benefit) Scheme w.e.f. respective dates.

The connected documents & office note is placed on the table.

**Resolution No. 62** : Considered & approved that the ACP case of Shri. Sanjay Thakur, Jr. clerk was already passed by the Board in the year 2015 vide CBR No. 121 dated 05/01/2015 and the quarry has been received by this office from Dte DESC Pune, hence further sanction of Board is not required matter will be pursued in PD DE, SC Pune. Other cases will be forwarded to Higher Authorities for sanction

**Agenda No. 63:-** Revision Of Fees / Charges For Building Permit Fees In R/O. Cantonment Board, Kamptee.

- Ref.:- i) CBR No. 01 (6) dated 30-08-2012.  
ii) CBR No. 49 dated 26-06-2018.

Building Permit Fee in respect of sanctioning of Building within Kamptee Cantonment were fixed by Cantonment Board Kamptee vide CBR No. 01 (6) dated 30-08-2012 for Plot upto 15000 Sq.ft. However, no Charges have been fixed by the Board for Plot greater than

15000 Sq.ft. Also, it is required to fix sanctioning charges for Commercial / Institution and Industrial Building. It is now proposed to revise the Building Permit Fee.

<u>S.No.</u>	<u>Plot Size</u>	<u>Existing Rates</u>	<u>Proposed Rates</u>
1)	upto 2000 Sq.ft.	Rs. 01 / Sq.ft. subject to minimum of Rs. 1500/-	Rs. 02 / Sq.ft. subject to minimum of Rs. 3000/-
2)	2001 Sq.ft, to 3000 Sq.ft.	Rs. 1.5 / Sq.ft.	Rs.03 Sq.ft.of Built-up Area
3)	3001 Sq.ft. to 5000 Sq.ft.	Rs. 2.0 / Sq.ft.	Rs.04 / Sq.ft. of Built-up Area
4)	5001 Sq.ft. to 15000 Sq.ft.	Rs. 2.5 / Sq.ft.	Rs.05/Sq.ft.of Built-up Area
5)	15001 Sq.ft, and above	----	Rs.10/Sq.ft.of Built-up Area

The above Rates shall be applicable for Residential Buildings only.

In respect of Commercial / Institution / Industrial Property the Building Permit Fee Proposed shall be 1.5 / 1.75 / 2.0 times of the Rates for Proposed Residential Buildings.

It was considered wide C.B.R. No. 49 dated 26-06-2018 that the matter will be placed in the next board meeting after study by elected members.

Board may consider accordingly.

The connected documents are placed on the table.

**Resolution No. 63** : Considered & approved, following rates.

<u>S.No.</u>	<u>Plot Size</u>	<u>Existing Rates</u>	<u>Proposed Rates</u>
1)	upto 2000 Sq.ft.	Rs. 01 / Sq.ft. subject to minimum of Rs. 1500/-	Rs. 1.5 / Sq.ft. subject to minimum of Rs. 3000/-
2)	2001 Sq.ft, to 3000 Sq.ft.	Rs. 1.5 / Sq.ft.	Rs.2.25 Sq.ft.of Built-up Area
3)	3001 Sq.ft. to 5000 Sq.ft.	Rs. 2.0 / Sq.ft.	Rs.03 / Sq.ft. of Built-up Area
4)	5001 Sq.ft. to 15000 Sq.ft.	Rs. 2.5 / Sq.ft.	Rs.3.75/Sq.ft.of Built-up Area
5)	15001 Sq.ft, and above	----	Rs.10/Sq.ft.of Built-up Area

**Agenda No. 64:-** Building Application Under Section 235 (1) of The Cantonment Act 2006 For Sanction of Building Plan For Proposed Construction of Ground Floor and First Floor on Plot No. 11, Kh. No. 22/1-2, 28 and 30/1-2, Ashthvinayak Co-Operative Housing Society (Gokuldham), on (B-2) Land (Private), Outside Civil Area (I.E. Society Area), within Jurisdiction Limits of Kamptee Cantonment.

To consider the Building application under Section 235 (1) of the Cantonment Act 2006 dated 19-05-2018 received from the Applicant / Owner Shri Mahesh S/o. Parasram Gangwani, Director, M/s. Gangwani Constructions Pvt., Ltd., for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 11, Kh. No. 22/1-2, 28

and 30/1-2, Ashthvinayak Co-operative Housing Society (Gokuldham), on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment.

The Building application is correct in all aspects and within purview of Kamptee Cantonment Layout Bye-laws 2003 as per Layout Specifications 2 (vi) and FSI Norm (j) and Building Bye-laws.

The Proposed Sanction of Building Plan is within the purview of Bye-laws No. 2 (VI) of Kamptee Cantonment Layout Bye-laws 2003.

The Board may consider and Sanction the Building Plan subject to the following payment –

1. Building Permit Fee at the rate of Rs. \_\_\_ / Sq.ft. for built-up area of 1314.788 Sq.m. (Building permit fee has to be decided by the Board for plot area above 15000 Sq. ft.)
2. Tax of **Rs. 101726 = 00** on Vacant Plot for period of 11 years i.e. from 01-04-2008 upto 31-03-2019.

The Building application can be sanctioned as per the Provisions of Kamptee Cantonment Layout Bye-laws 2003.

The Office report along with case-papers are placed on the table.

**Resolution No. 64** : There is another case relating to unauthorized sub-division of plots & selling plots without NOC from Cantonment Board, Kamptee of the same developer i.e. m/s Gangwani. Till that matter is resolved no permission to be given for above building application.

**Agenda no. 65** :- Determination/Renewal/Condonation of lease of GLR Sy No. 136/121 Gorabazar, Kamptee Cantt.

- Ref. :-
- i) CBR No. 10 dt. 17-04-2018.
  - ii) CBR No. 26 dt. 21-05-2018.
  - iii) Shri Ashok Shymrao Wasnik letter No. 255 dt. 21-05-2018 & Shri Ashok Shyamrao Wasnik, Shri Pramod Durgaprasad Gupta letter No.256 dt. 21-05-2018.
  - (iv) CBR No. 26 dt. 26-06-2018.

It was decided by the Board vide CBR referred (iv) above that the occupier will submit all the relevant documents in the next Board meeting. Shri Ashok Shanrao Wasnik and Shri Pramod Durgaprasad Gupta have submitted the documents vide letter referred (iii) above. This office has scrutinized the documents and found to be insufficient for transfer of property. The said property is subdivided into many parts and two occupiers are applying for renewal of lease without any proper legal documents viz. Unregistered Registered Sale Deed etc.

Hence, Occupier's failed to submit the valid legal documents till date.

The Office report along with case paper and letters are placed on the table.

**Resolution No. 65** : Considered that there are similar case of unregistered sale deed. Those cases will be referred to CBLA & accordingly put in the subsequent board.

**Agenda No. 66** :- Correction in GLR Vol –II of Sy No. 136/224, Gorabazar Kamptee Cantt.

- Ref. :- i) Lease Deed of GRL Sy No:. 136/224.  
ii) PD, DE,SC, Pune letter No: 9873/DE/SC/L/CB/KPT/SY NO:..136/224 dated 03-07-2018.

As per Lease deed of GLR Sy No 136/224, Gora Bazar, Kamptee Cantonment. The lease was given in Sch VIII (Building lease for a term of thirty years renewable at option of lease upto ninety years). Though indenture was made on 20<sup>th</sup> day of April 1938 between Governor General in Council (lessor) of the on part and Seth Deepchand Kesarichand Chhullany, Gora Bazar, Kamptee (leasee) the lease was given from 01-04-1930 for 30 years.

The entry made in the General Land Register was from dated 20-04-1938. In General Land Register the expiry date of lease entered is 20-04-1968 which is incorrect as per lease deed whereas expiry date should be 30-03-1960.

The Board may consider the matter for correction in expiry date of Sy No 136/224 in General Land Register **from 20-04-1968 to 30-03-1960**.

The Office report along with case paper and letters are placed on the table.

**Resolution No. 66** : Considered & approved.

**Agenda No. 67** :- Support to the Cantonment Boards in Southern Command for doing live data entry in ABAS and resolving day to day problems relating to Accrual Based Accounting & Software Issues.

- Ref. :- i) Dte,DE,SC Pune letter No. 19845/ABAS/Cantts/SC/III/DE dated 26-04-2018

To consider and approve a letter recieved from Dte,DE,SC Pune reffered above for the payment of Rs. 1,00,000/- to the CEO, Kirkee towards doing live data entry in ABAS in Southern Command for resolving day to day problems relating to the Accrual Based Accounting and Software issues.

The connected letter with office note of Accountant placed on the table.

**Resolution No. 67** : Considered & approved.

**Agenda No. 68:** Issue of Notice Under Section 248 of The Cantonment Act 2006 For The Act of Carrying Out Unauthorized Construction In B.No. 75, Kamptee Cantonment.

To consider and approve to issue Notice under Section 248 of the Cantonment Act, 2006 to the Occupier (i) Shri. Navin Bhimrao Meshram for the Act of carrying out unauthorized construction in the form of construction of room area admeasuring 4.55 x 4.75m=21.61 sqm and Bathroom area admeasuring 2.20 x 1.60m=3.52sqm roof with AC sheet.

Show-cause Notice issued by this office vide letter No. CBK/B. No. 75/D-433 dated 15-06-2018. The occupiers failed to show-cause.

Joint Inspection Report dated 03-07-2018 by SDO, DEO's Sub Office, Kamptee and D'man, Cantonment Board Kamptee and office report along with connected papers are placed on the table.

**Resolution No. 68** : Considered & approved.

**Agenda No. 69:-** Problem facing by public in Choti Ajni.

Ref. :- i) Application of Shri Jitendra Bhutani dated 23-07-2018.

To consider and approve the application of Shri Jintendra Bhutani, Kamptee Cantonment dated 23-07-2018 regarding the problem facing by pubic at Choti Ajni, Kamptee Cantonment.

Application is placed on the table

**Resolution No. 69** : Considered that the matter of issue of land to the occupiers is not under the Jurisdiction of Cantonment Board.



**Agenda No. 70:-** Proposed land use plan of Cantonment Board Kamptee under section 233 of Cantonment Act 2006.

Ref. :- i) CBR No.: 76 dated 25-09-2017.

As per section 233 of Cantonment Act 2006 it is mandatory for the Board to prepare spatial plan for land use to be followed in the Cantonment in which enmarking of zones for residential, institutional, commercial and other activities should be included.

Cantonment Board Kamptee has prepared Cantonment Development Plan. The report on Cantonment Development included existing land use plan and purposed plan use plan of Kamptee Cantonment. The Cantonment Board Kamptee vide CBR No.:76 dated 25-09-2017 approved the final draft report in respect of Cantonment Development Plan.

The Cantonment Board Kamptee may consider and approve the proposed layout plan for publication in the local newspaper for calling objections on the plan.

The proposed land use plan (zoning plan) along with connected file is placed on the table.

**Resolution No. 70** : Considered & approved.

**Agenda No.71 :** Fixation Of User Fees For STP

Ref: Director General, New Delhi Letter No. 9/64/Kamptee/1/C/DE/2018 dated 06-06-2018.

Cantonment Board Kamptee has prepared a proposal for sewerage scheme including sewerage treatment plant for kamptee cantonment. The estimated cost of the project is 46.553 crores. 5 year operation and maintenance cost of 4.5 MLD STP is 3.188crores i.e. Rs. 6005364/- Rs. 6185525/- Rs. 6371091/- Rs. 6562229/- Rs. 6759091/- subsequently for the 1<sup>st</sup> five years. The estimated population in the year shall be 16321. No. of properties shall be 2940 (Excluding 10% for poor households). The present annual rate for underground drainage service users shall be in the range of 2000/- per year for domestic users and 5000/- per year for commercial building and commercial users to run the scheme on no loss and no profit basis.

Cantonment Board Kamptee may consider and approve user charges of Rs. 2000/- per year for domestic users and Rs. 5000/- per year for commercial building.

The estimated income from the charges proposed to be imposed on users after commissioning of the project Rs.5880000/-

Cantonment Board may also consider fixing of security deposit fee of Rs. 5000/- per connection which shall be refunded after removal of house service connection.

Connected letter along with connected file is placed on the table.

**Resolution No. 71** : The matter will be put up in the next Board meeting, after getting user charges from Kamptee Nagar Parishad & NMC, Nagpur.

**Agenda No.72** : Water Supply to DAD Quarters.

Ref: Objection of Deputy Controller of Defence accounts letter dt. 23/07/2018.

To consider and approve a letter dt. 23/07/2018 received from DC DA, Kamptee to GE Kamptee regarding the payment of non domestic charges for water supply to Defence Accounts quarters (Lekhanagar) instead of domestic charges.

They are requesting to charge the water charges at domestic rates instead of non domestic charges as the water is provided to the Resident of DAD quarters for domestic use.

Connected papers are placed on the table.

**Resolution No. 72** : Considered & approved that the domestic charges will be charged to the Resident of DAD quarters.

**Agenda No. 73:** “No Objection Certificate” For Sale Of Property / Plot No. 16, Kh. No. 86/1, Gurukripa Co-Operative Housing Society, On (B-2) Land (Private), Outside Civil Area (I.E. Society Area), Within Jurisdiction Limits Of Kamptee Cantonment.

To consider the application dated 11-07-2018 received from the Applicant / Owner Shri Suresh S/o Haribhau Rakhde, Shri Ravi S/o Haribhau Rakhde.and Smt Urmila Arun Rakhde for issue of “No Objection Certificate” for Sale of Property / Plot No. 16, Kh. No.

86/1, Gurukripa Co-operative Housing Society, on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to Shri Krishna Shrawanji Dahake.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 3,00,516 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 4182 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 2091 Sq.ft. (198 Sq.m.) and Penalty of **Rs 5000=00** from Miss Sheela devi Ahlawat to Shri Suresh S/o Haribhau Rakhde, Shri Ravi S/o Haribhau Rakhde.and Smt Urmila Arun Rakhde.
2. Sale / Transfer Fee of **Rs. 4182 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 2091 Sq.ft. (198 Sq.m.).
3. Development Charges of **Rs. 2,79,161 =00**.
4. Tax on Vaacant Plot of **Rs. 7991 =00**.

Kamptee Cantonment Layout Bye-laws 2003 permits the above Sale / Purchase.

The Office report alongwith case-papers are placed on the table.

**Resolution No. 73** : Considered & approved.

Sd/-x x x  
SECRETARY  
CANTT. BOARD, KAMPTEE  
(MANE AMITKUMAR BABURAO)

Sd/-x x x  
PRESIDENT  
CANTT. BOARD, KAMPTEE.  
(DHARAMVIR SINGH)