

Tele No. 288228.

No: CBK / Board / 375 / D-1020
Office of the Cantonment Board,
Chhaoni Parishad Karyalaya
Kamptee – 441001 06th September, 2018.

Minutes of the Ordinary Board Meeting held on 06-09-2018 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. R.A. Shetty, SEMO, MH
5. Col. Anurag Sharma, Representative of Col. Puneet Salhotra Adm. Comdt., Nominated Member
6. Lt. Col. Lakhvir Singh, Nominated Member
7. Shri. Deepak Mohansingh Siriya, Elected Member, Ward No. 01
8. Smt. Sima Kamal Yadav, Elected Member, Ward No. 04
9. Shri. Sunil Frank Francis, Elected Member, Ward No. 05
10. Shri. Chandrashekhar Krushna Lanjewar, Elected Member, Ward No. 07

Absent :-

1. Shri. Ashwin Mugdal, DM, Nagpur
2. Smt. Vijayalaxmi Ashok Rao, Elected Member, Ward No. 03
3. Maj. Bikash Singh, GE, MES.

Special Invitees :-

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

Agenda No. 74 :- Confirmation of minutes of last Board Meeting.

To confirm the Minutes of last Ordinary Board Meeting held on 01-08-2018. The minutes of the last Board Meeting are placed on the table.

Resolution No.74: Confirmed. For Agenda No. 71, Door to Door garbage collection will be started in civil area and society area, when grant under Swachata Action Plan is available.

Agenda No. 75 : Confirmation of minutes of Special Board Meeting.

To confirm the Minutes of Special Board Meeting held on 06-08-2018. The minutes of the Finance committee Meeting are placed on the table.

Resolution No.75: Confirmed.

Agenda No. 76 : Confirmation of Minutes of School Management Committee.

To confirm the minutes of School Management Committee held on 18-08-2018. The minutes of the School Management Committee are placed on the table.

Resolution No.76: Confirmed.

Agenda No. 77 : Payment of Arrears of Dearness Allowance From 132% to 136% w.e.f. 01.01.2017 and 136% to 139% w.e.f. 01.07.2017.

To consider and approve the payment of arrears of Dearness allowances to the C.F. employees from 132% to 136% w.e.f. 01.01.2017 and from 136% to 139% w.e.f. 01.07.2017. Vide Government of Maharashtra, Ministry of Finance, Resolution No. मभवा-२०१७/प्र.क्र. ११/सेवा-९, dt. 06.08.2018. The financial implication comes to Rs. 6,15,000/-.

The Office Report along with GR are placed on the table.

Resolution No.77: Considered & approved.

Agenda No. 78: Cattle Menace

To consider and approve a letter received from Col Puneet Salhotra, Adm Comdt Station Headquarters, Kamptee regarding Cattle Menace on the complaint received from the Resident of Gora Bazar, Kamptee Cantonment.

Board may consider accordingly.

Letter with complaint is placed on the table.

Resolution No.78: Legal notice will be given to cattle owners and OGBs where dairies are running without license and without paying any attention to sanitation. Shri Deepak Siriya, Elected Member stated that the other places for the cattles can be given to the cattle owners and the charges/fees can be taken from them.

Agenda No.79 :Grant of Assured Career Progression Scheme (Acps) 24 Years Service to the Employees of Cantonment Board Kamptee

To consider & approve the revision of Grade Pay of C. F. employees under ACP scheme who have completed 24 years of service in the same cadre as per Government of Maharashtra GR. No. Vetan/prakra-44/Seva-3 dated 01.04.2010 & No. Vetan/prakra-41/Seva-3 dated 05.07.2010 for Revision of Grade Pay under the ACP (2nd Benefit) Scheme. All the terms & conditions are fulfilled. Govt. of Maharashtra increased Grady Pay Rs. 100/- (1st ACP) & Rs. 100/- (2nd ACP) of Isolated post vide GR No. Aaprayo/Pra Kra21/Seva-3 dated 6th September, 2014 w.e.f. 06.09.2014. The details are as under :-

<u>Name of the employees</u>	<u>Date of Appointment</u>	<u>Completion of 24 years service</u>	<u>Existing Pay Scale</u>	<u>Existing Grade Pay</u>	<u>Proposed Grade Pay</u>
Shri Shrawan R. Khandale	16.06.1992	16.06.2016	5200-20200	2100	w.e.f. 06.09.14-2200 w.e.f 16.06.16-2750

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

Resolution No.79: Considered & approved.

Agenda No. 80 : Cancellation of 2nd ACPs Benefit of Smt. Juliet Francis, Head Mistress, Cantt. Hindi Ucch Pry. School, Cantonment Board Kamptee

Reference CBR No. 29 dated 09.12.2013 and sanction of Directorate, DE, SC, Pune letter No. 10723/KPT/VI/DE dated 12th September, 2016.

As per Maharashtra Govt. GR, sanction of 24 years benefit i.e. Selection Grade of school teachers, graduation degree is essential. Accordingly, for finalization of this case essential certificate demanded by the beneficiaries teachers vide letter No. CBK/Pay-1/D-212 & 213 dated 20th May, 2017.

One school teacher Smt. Jyoti R. Mehta submitted her graduation passed certificate Sr. No. 289650 dated 02.06.2016 on 22.05.2017. Another school teacher Smt. Juliet Francis have not possessed graduation certificate submitted her explanation on 29.05.2017.

Accordingly, as per Maharashtra Govt. GR Smt. Juliet Francis is not eligible for the said benefit. It is, therefore cancellation of 24 years of benefit to Smt. Juliet Francis, Head Mistress, Cantt. Hindi Ucch Pry. School, Cantt. Board, Kamptee.

Resolution No. 80: Considered & approved.

Agenda No 81: 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. 26, Kh. No. 54/1, Saibaba 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 Building application under Section 235 (1) of the Cantonment Act 2006 dated 09-07-2018 received from the Applicant / Owner Shri Devesh S/o. Purusottam Chaurasiya for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 26, Kh. No. 54/1, Saibaba Co-operative Housing Society, 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 (b) and Building Bye-laws.

The Proposed Sanction of Building Plan is for FSI 1.0, Bye-laws No. 2 (vi) of Kamptee Cantonment Layout Bye-laws 2003 allows Sanction for FSI of 1.0, restricted to 0.50 on Ground Floor and remaining 0.50 on First Floor.

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

1. Building Permit Fee of **Rs. 3000/-** at the rate of Rs. 01.50 / Sq.ft. for built-up area of 1514.06 Sq.ft. (140.66 Sq.m.) for plot area upto 2000 Sq.ft.
2. Tax of **Rs. 875 = 00** on Vacant Plot.

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

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

Resolution No.81: Considered & approved. Sanction will provided offer the clearance of dues.

Agenda No.82: 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. 142, Kh. No. 29, Ramkrishna Co-Operative Housing Society (Green Town), 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 07-08-2018 received from the Applicant`s / Owner`s (i) Smt. Sunaina Devi W/o. Shyama Nath Upadhyay and (ii) Shri Shyama Nath S/o. Chandrabhusan Upadhyay for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 142, Kh. No. 29, Ramkrishna Co-operative Housing Society (Green Town), 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 (b) and Building Bye-laws.

The Proposed Sanction of Building Plan is for FSI 1.0, Bye-laws No. 2 (vi) of Kamptee Cantonment Layout Bye-laws 2003 allows Sanction for FSI of 1.0, restricted to 0.50 on Ground Floor and remaining 0.50 on First Floor.

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

1. Building Permit Fee of **Rs. 4012/-** at the rate of Rs. 2.25 / Sq.ft. for built-up area of 165.64 Sq.m. (1782.95 Sq.ft.) for plot area 2001 Sq.ft. to 3000 Sq.ft.
- 2(a). Sale / Transfer Fee of **Rs. 4164 = 00** for Purchased of the Subject Plot by the Applicant / Owner from Smt. Venkata Kameshwari Bayya W/o. B. H. Prasad (Previous Owner) and
- 2(b). Fine of **Rs. 5000 = 00** for not obtaining “No Objection Certificate” from the Board as required.

3. Tax of **Rs. 1041= 00** on Vacant Plot.

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

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

Resolution No.82: Considered & approved. Sanction will provided offer the clearance of dues.

Agenda No.83 : Fixation of User Fees for STP

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

2) Last Board meeting Agenda No. 71 dated 01-08-2018

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 1st 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 near place of the table.

Resolution No.83: Elected Members raised objections over user charges. Matter will be put in next board meeting. Higher authorities will be asked if for a socio-economic project maintenance any grant will be given, so that financial burden on citizens / users can be reduced.

Agenda No.84: Building Application Under Section 235 (1) of The Cantonment Act 2006 for Sanction of Building Plan for Proposed Internal Modification (Renovation) to The Hospital for Dr. Rajendra R. Agarwal on Kh. No. 116/2, P.H. No. 16, Glr Sy. No. 57/1, Mouza – Yerkheda , Tah – Kamptee.

To consider the Building application under Section 235 (1) of the Cantonment Act 2006 dated 10-04-2018 received on 18-06-2018 from Dr. Rajendra S/o. Rambabu Agarwal. The Proposed Modification (Internal Renovation) to the Existing Hospital Building on Kh. No. 116/2, P. H. No. 16, GLR Sy. No. 57/1, Mouza – Yerkheda , Kamptee within jurisdiction limits of Kamptee Cantonment.

The Building application under Section 235 (1) is within the purview of Kamptee Cantonment Building Bye-laws for Outside Civil Area. The permissible F.S.I. of 0.50

Cantonment Board may consider Internal Modification (Renovation) within the existing Building subject to the following –

1. Building Permit Fee of **Rs. 2,20,215 = 00** for built-up area of 1363.90 Sq.m. (14681 Sq.ft.).
2. Consolidated Property Tax of **Rs. 20,354 = 00**

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

Resolution No. 84: Considered & approved that the case will be restudied and will be placed in ensuing Board meeting.

Agenda No.85: Renewal/ Determination/ Condonation of CLAR Leases of Glr Sy.No. 130/6, Gora Bazar, Kamptee Cantonment.

- Ref.: (i) DG, DE, New Delhi Policy letter No.: 18/48/L/DE/57 dated 10-03-2017.
(ii) Shri Devidas Laxmishankar Pali (occupier) application dated 30-11-2017.
(iii) This office letter No.: CBK/सी.बी.के/१३०/६/जा-१३६० दि:२८-०२-२०१८.
(iv) PD, DE,SC, Pune letter No.: 9873/DE/ SC/ L/ Kamptee / Sy No.130/6 dated 03-07-18.

As per GLR record the details of lease are as follow:-

- 1) Survey.No. : 130/6, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 1350 Sq.ft
- 4) HOR : Laxmi Shankar Pali
- 5) Lease : Granted under schedule VIII of CLAR 1937 Reg.No.100 dated 29-05-1944 Building lease for a term of 30 years renewable at option of lease upto 90 years from 01-01-1944 to 31-12-

1973 (Ist Term) and 01-01-1974 to 31-12-2003 (IInd Term) and last and final Term from 01-01-2004 to 31-12-2033. The lease expired on 31-12-1973 and not renewed after that period.

The public notice, requesting HOR/ Occupier to submit their willingness/ documents for renewal of expired lease were published in newspapers dated 15-02-2013, 10-12-2014 and further again notice published on dated 31-03-2017 to submit documents for renewal of lease.

The second term of 30 years was sanctioned vide letter No.: 9873/SC/DE dated 29-11-1999 but not executed by the party till date due to presence of encroachment on adjacent Govt land GLR Sy. No 136/255 and change of purpose from residential to residential cum shop which still remain the same as per latest site inspection dated 06-08-2018 (Copy enclosed).

Further, the Notice U/s 4(1) and 5-B(1) of PPE Act 1971 has been issued. Even after repeated intimation from this office for renewal of lease and removal of Encroachment, party has failed to remove till date.

Now, as per DG, DE, New Delhi Policy letter No.: 18/48/L/DE/57 dated 10-03-2017. the legal heir /successor-in-interest Shri Devidas Laxmishankar Pali and Smt Ashabai Wd/o Prabhushankar Pali (occupier) is applying for renewal of lease and paid the lease rent as per commercial cum residential rate (Rent Calculation copy enclosed).

Again as per letter referred (iv) above Higher Authority stated that there is need of fresh proposal due to incomplete site inspection i.e. subdivision of site and encroachment involved but not shown in site inspection report submitted in the previous proposal. Hence, matter may be referred to the Board for sending the fresh proposal with fresh inspection report to higher authority committee for discussion for sanction of renewal/determination/condonation of lease property on GLR Sy No.: 130/6, after due recommendation / approval of the Board.

The Office report along with case paper is places on the table.

Resolution No.85: Considered & approved to send the fresh proposal with new site inspection made by D'man to Higher Authorities.

Agenda No.86: "No Objection Certificate" for Sale of Property / Plot No. 104, 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 application dated 28-08-2018 received from the Applicant / Owner Smt. Krishna W/o. Vipendra Agrawal for issue of "No Objection Certificate" for Sale of Property/ Plot No. 104, 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 (i) Shri Sanjay Mohanlal Vishnani and (ii) Shri Santosh Mohanlal Vishnani.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 18975 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 6600 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 3300 Sq.ft. (306.72 Sq.m.).
2. Tax of **Rs. 12375 = 00** on Vacant Plot for Period of 11 years i.e. from 01-04-2008 upto 31-03-2019.

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

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

Resolution No.86: Considered & approved to issue ‘NOC’ after completion of dues.

Agenda No. 87 : Water Bills for DAD Quarters.

Ref: GE, MES letter No. 503/A/61/E5 dated 06-08-2018.

To consider and approve GE, MES letter referred above for change of the water pipe line dia from 3” to 1.5” and also adjustment of the excess water charges payment made to Cantonment Board Kamptee at commercial rate from the current domestic rate bill as approved vide CBR No. 72 dated 01-08-2018.

The Tax Collector report is placed on the table.

Resolution No.87: Considered and approved.

Agenda No. 88 : Purchase of New Staff Car.

To consider and approve to purchase a new staff car. The staff car was purchased before 15 years. The dealer of Ambassador staff car has reported that the staff car un-repairable as the part of the vehicle are not available in the market. The estimate submitted by dealer for repairs of car is Rs. 91,021/- whereas the cost of car as per Insurance Company for the year 2018-2019 is Rs. 98,862/-

Board may consider accordingly.

Office report of storekeeper with estimate is placed on the table.

Resolution No.88: Considered & approved that matter will be referred to the higher authorities, as staff car is beyond repairs. Present staff car was purchased 15 years ago and is BS – II emission norm compliant.

Agenda No. 89 : Extension of period for 6 months and increase the Monthly Honorarium from Rs. 8,000/- P.M. to Rs. 12,000/-

To consider and approve the application of Shri Udish Talekar dt. 30/08/2018 and report of Computer Programmer dt. 31/08/2018 for extension of period for six months from 01/10/2018 to 31/03/2019 and increase of fixed honorarium of Rs. 8,000/- P.M. to Rs. 12,000/- P.M.

Report of Computer Programmer with application of Shri Udish Talekar are placed on the table.

Resolution No.89: Considered & approved.

Agenda No. 90 : Independent Water Supply Scheme Kamptee Cantonment

Ref.:- Letter No:- मजीप्रामना / तांशा - 2 / 3352 / 2018 dated 03/09/2018

Cantonment Board Kamptee Intendents to construct its independent water supply scheme as the requirement of water supply to the areas within Kamptee Cantonment is insufficient. Also the over head water tank situated on GLR No:- 32 A is insufficient to give the required pressure to the remote Area.

Cantonment Board Kamptee proposes to prepare detailed project report from Maharashtra Jeevan Pradhikaran. As per Town Planning Department Government resolution dated 04/06/2018 0.75% charges (7.49 Lakhs) are to be paid for approximate estimate and DPR. Further 1% (9.9917 Lakhs) is to be paid for Technical Sanction.

The above amount is to paid to Maharashtra Jeevan Pradhikaran for the services.

Cantonment Board may consider and approve accordingly.

Letter along with connected papers are placed on the table.

Resolution No.90: Considered & approved.

- 1) The existing infrastructure of Cantonment Board Kamptee for water supply is more than 30 years of ago. The overhead tank is situated on one side of Cantonment on GLR Sy. No: 32 A where as it should have been located preferably centrally. Due to its one side location the resident on the other side of network are facing scarcity of water with reduced pressure. More over the number of consumers have increased considerably due to development of 06 No's of residential colonies on private B-2

land and more are likely to come up in future. These areas are located on higher altitude. The yearly expenditure on water supply bill towards NMC water works is approximately 50 Lakhs. With increasing water demand the bill shall increase in near future. Even if Cantonment is located in proximity to NMC waterworks, NMC is charging same rates as applicable in Nagpur region. Therefore no benefits are being accrued to Cantonment Board Kamptee, despite saving of transportation cost of water. Under the above circumstances it is necessary to create independent water supply scheme of Cantonment Board Kamptee. More over State Government is willing to extend its Co-operation for meeting the expenditure likely to be incurred for the project.

- 2) Kamptee Municipal Corporation Kamptee is not providing water to Cantonment Board Kamptee. Therefore the separate water supply scheme is essential to the Cantonment Board Kamptee.
- 3) It is resolved that Maharashtra Jewan Pradhikaran may be asked to prepare detailed project report for Independent water supply scheme including project management consultancy. The head work/WTP be preferably located on GLR Sy. No. 191.
- 4) It is resolved to pay 0.75% towards DPR charges and 1% of the approximate cost toward Technical Sanctioning/scrutiny charges be paid to MJP. The amount of Rs. 2.20 Lakhs paid to MJP may be excluded from the DPR charges of 0.75% of Approximate.

Agenda No. 91 : Door to Door Garbage Collection in Six Housing Society Area

To consider and approve extension for one month 01/10/2018 to 30/10/2018 for Door to Door Garbage Collection on the same rate, terms and conditions.

The connected documents along with SI report is placed on the table.

Resolution No. 91 : Considered & approved.

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

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

