

Tele No. 288228.

No: CBK / Board / 375 / D-1511
Office of the Cantonment Board,
Chhaoni Parishad Karyalaya
Kamptee – 441001 15th Feb., 2018.

Minutes of the Ordinary Board Meeting held on 15-02-2018 at 10.00 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. 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. Sachin Kurve, DM, Nagpur
2. Col. Puneet Salhotra, Adm Comdt, SSO, Nominated Member
3. Lt. Col. Lakhvir Singh, Nominated Member
4. Smt. Sima Kamal Yadav, Elected Member, Ward No. 04
5. Shri. Sunil Frank Francis, Elected Member, Ward No. 05

Special Invitees :-

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

AGENDA NO. 174 :- CONFIRMATION OF MINUTES OF LAST BOARD MEETING.

To confirm the Minutes of last Ordinary Board Meeting held on 10-01-2018.
The minutes of the last Board Meeting are placed on the table.

RESOLUTION NO. 174 : Confirmed. The President Cantonment Board stated that the developer (President kalptaru) should submit the revised plan of layout with the legal authorized documents & demarcate the land properly.

AGENDA NO.175: - CONFIRMATION OFMINUTES OF SCHOOL MANAGEMENT COMMITTEE.

To consider & approve the minutes of School Management Committee held on dt. 20/01/2018.

A copy of minutes of School Management Committee is placed on the table.

RESOLUTION NO. 175 : Confirmed.

AGENDA NO. 176 :- CONFIRMATION OF MINUTES OF FINANCE COMMITTEE MEETING.

To Consider and approve the minutes of finance committee meeting held on 08-02-2018.

RESOLUTION NO. 176 : Confirmed. It was decided that Finance Committee Meeting will be taken on 20th of each month. Also survey of unnecessary stand post will be done & placed in next meeting.

AGENDA NO. 177:- VIEWS/ SUGGESTIONS OF CANTONMENT BOARDS REGARDING PROPOSAL/ AMENDMENTS TO CER 2007.

Ref:. (i) Dte DE, SC Pune letter No. 1530/GEN/CER/S/DE/2017 dt 07/11/2017.
(ii) CBR NO. 137 dt. 18/11/2017.

To consider and approve the views / suggestions submitted by Smt. Vijayalaxmi Rao and all the elected members dt. 02/01/2018 accordingly. The suggestions are to be forwarded to the higher Authorities for amendment to CER- 2007.

Connected documents are placed on the table.

RESOLUTION NO. 177 : Views/suggestions are forwarded to Dte DE SC Pune vide letter No. CBK /Election /D/506 dt 14-02-2018.

AGENDA NO.178 :- INCREASE OF HONORARIOUM OF SHRI UDISH S. TALEKAR ASSISTANT FOR THE WORK OF SCANNING & DIGITISATION IN THE CANTT BOARD.

To consider & approve the application of Shri Udish Talekar dt 19/01/2018 to increase the fixed honorarium of Rs 8000/-. He was appointed on 07/09/2015 on the honorarium of Rs 8000/- per month. Board may consider accordingly.

Connected Application is placed on the table.

RESOLUTION NO. 178 : Considered & decided that the progress report of digitization/scanning work & Nos. of pending files for scanning shall be put up in the next Board meeting.

AGENDA NO.179:- IMPLEMENTATION “EQUAL PAY FOR EQUAL WORK”

Ref :- Dte DE SC Pune Letter No. 16804 dt. 28.

To consider & approve a letter received from Dte DE SC Pune referred above regarding “equal pay for equal work” to with the decision of Supreme Court implementation to the persons engaged on casual/temporary adhoc daily- Rate and contractual basis.

Board may consider accordingly. Office Note of O.S. & letter of Dte DE SC Pune is placed on the table.

RESOLUTION NO. 179 : Considered. President Cantonment Board stated that a list of contractual Employee be put up in the next Board meeting.

AGENDA NO. 180:- “NO OBJECTION CERTIFICATE” FOR SALE OF AGRICULTURAL LAND – SURVEY NO 20, CLASS OF (B-2) LAND (PRIVATE), P. H. NO. 16, MOUZA-YERKHEDA, TEH: KAMPTEE WITHIN JURISDICTION LIMITS OF KAMPTEE CANTONMENT.

To consider the application dated 21-12-2017 for Sale of Agricultural Land – Survey No. 20, received from Shri Yadavrao Krushrao Bhoyar, Owner and Shri Sunil Gopichand Dipani, Purchaser, Class of (B-2) Land (Private), P. H. No. 16, Mouza-Yerkheda, Teh:Kamptee within jurisdiction limits of Kamptee Cantonment.

The Seller and the Purchaser have given an undertaking in the applications that the Land is for Agricultural purpose and will be used for Agricultural purpose in the future by the Purchaser.

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

RESOLUTION NO. 180 : Considered & approved.

AGENDA NO.181:- “NO OBJECTION CERTIFICATE” FOR SALE OF PROPERTY / 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 application dated 09-01-2018 received from the Applicant / Owner Smt. Venkata Kameshwari Bayya W/o. B. H. Prasad for issue of “No Objection Certificate” for Sale of Property / 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 Mr. Shyama Nath Upadhyay.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 10934 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 4164 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 2088.188 Sq.ft. (193.44 Sq.m.).
2. Tax of **Rs. 6770 = 00** on Vacant Plot for Period of 10 years i.e. from 01-04-2008 upto 31-03-2018.

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

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

RESOLUTION NO. 181 : Considered & approved.

AGENDA NO.182:- “NO OBJECTION CERTIFICATE” FOR SALE OF PROPERTY / PLOT NO. 113, KH. NO. 86/1, GURUKRUPA 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 20-01-2018 received from the Applicants / Owners (i) Shri Sunil Kumar S/o. Jagannath Singh and (ii) Smt. Gangadevi W/o. Jagannath Singh for issue of “No Objection Certificate” for Sale of Property / Plot No. 113, Kh. No. 86/1, Gurukrupa Co-operative Housing Society, on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to Mrs. Mamta Singh.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 3488 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 3488 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 1743.77 Sq.ft. (162 Sq.m.).

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

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

RESOLUTION NO. 182 : Considered & approved.

**AGENDA No.183: EXTENSION OF EXPIRED / EXPIRING CANTONMENT CODE
LEASE OF 1899 & 1912 AND CANTONMENT LANDD
MINISTRATION RULES1925 & 1937 FOR GLR SY.NO.136/115,
GORA BAZAR, KAMPTEE CANTONMENT.**

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Chotelal Mehroliya application dated 31-10-2017 and 10-11-2017.

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

- 1) Survey.No. : 136/115, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 800 Sq.ft
- 4) HOR : 1) Chotelal, 2) Mithoolal
3) Papalal 4) Narbadlal son of Late Behari.
- 5) Lease : Granted under schedule VI of
CLAR 1925 Reg.No.2183 dated 03-12-1929
Building lease for a term of 30 years renewable at option of lease upto 90 years from 01-07-1928 to 30-06-1958 (Ist Term) and 01-07-1958 to 30-06-1988 (IInd Term) and last and final Term from 01-07-1988 to 30-06-2018. The lease expired on 30-06-1958 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.

As per site inspection there is encroachment on Govt land for which Notices U/s 4(1), 5-B, and 5-A(2) of PPE Act 1971 has been issued.

The successor-in-interest Shri Chotelal Mehroliya has applied (letter dated 31-10-2017) for renewal of lease and willing to pay to lease rent as per policy letter dated 10-03-2017.

Hence, proposal for extension of lease whose full terms of 90 years will expire on 30-06-2018 and for sending proposal to Higher Authority for extension of lease after due recommendation/ approval of the Board.

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

RESOLUTION NO. 183 : Considered & approved.

**AGENDA No. 184: RENEWAL OF CLAR LEASES FOR GLR SY.NO. 136/143 C&D,
GORA BAZAR, KAMPTEE CANTONMENT.**

Ref:_ (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017
(ii) Smt Sheela D'Sales Joseph (Occupier) application dated 10-11-2017.

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

- 1) Survey. No. : 136/143 C&D, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 1000 Sq.ft.
- 4) HOR : Disal Joseph.
- 5) Lease : Granted under schedule VIII of Reg No. 167 dated 25-09-1944. (Building lease for a term of 30 years renewable at option of lease upto 90 years) from 01-04-1944 to 31-03-1974 (Ist Term) and 01-04-1974 to 31-03-2004 (IInd Term) and last and final Term from 01-04-2004 to 31-03-2034. The lease expired on 31-03-1974 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.

Further, as per latest site inspection there is encroachment on Govt land in the form of covered open courtyard and platform on site. There is a change of purpose from shop & Platform to residential house.

The applicant Smt Sheela Wd/o D'sales Joseph has applied (letter dated 10-11-2017) for renewal of lease and willing to pay to rent as per policy letter dated 10-03-2017.

Hence, proposal for condonation of change of purpose from Shop & Platform to Residential house and sending the proposal to Higher Authority for renewal of lease after due recommendation / approval of the Board.

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

RESOLUTION NO. 184 : Considered & approved.

AGENDA No.185: RENEWAL OF CLAR LEASES FOR GLR SY.NO.136/117-A, GORA BAZAR, KAMPTEE CANTONMENT.

Ref:_ (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017
(ii) Application dated 17-11-2017.

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

- 1) Survey. No. : 136/117-A, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 800 Sq.ft.
- 4) HOR : S K Mohiddin S/o Abdul Gaffar

5) Lease : Granted under schedule VI of
CLAR 1925 Reg No. 284 dated 04-09-1933 Building lease
for a term of 30 years renewable at option of lease upto 90 years from 01-08-1933 to 31-07-1963 (Ist Term) and 01-08-1963 to 31-07-1993 (IInd Term) and last and final Term from 01-08-1993 to 31-07-2023. The lease expired on 31-07-1963 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.

Further, as per latest site inspection the GLR Sy. No. 136/117-A there is encroachment on Govt land in the form of Bath, WC and compound wall area. Shri S K Mohiddin (HOR) and wife Smt Mehrunisa Sheik expired. Now successor-in-interest HOR's daughter Miss Rashida Sheik applying for renewal of lease and she is willing to pay the lease rent as per Notice dated 31-03-2017.

Hence, proposal for renewal of lease to Higher Authority after due recommendation / approval of the Board.

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

RESOLUTION NO. 185 : Considered & approved.

AGENDA No. 186: RENEWAL OF CLAR LEASES FOR GLR SY.NO.136/82, GORA BAZAR, KAMPTEE CANTONMENT.

Ref:- (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.

(ii) Shri Gulab Fandi Bharat (HOR) and ShriSanjay Mehroliya (Occupier) application dated 28-11-2017.

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

- 1) Survey. No. : 136/82, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 1250 Sq.ft.
- 4) HOR : Gulab Fandi Bharat
- 5) Lease : Granted under schedule VIII of CLAR 1937 Building lease for a term of 30 years renewable at option of lease upto 90 years from 06-09-1949 to 07-09-1979 (Ist Term) and 01-09-1979 to 31-09-2009 (IInd Term) and last and final Term from 07-09-2009 to 06-09-2039. The lease expired on 07-09-1979 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.

Further, as per latest site inspection the GLR Sy. No. 136/82 there is encroachment on Govt land in the form of Room, Bath and WC. For which this office has issued Notice U/s 4(1) of PPE Act 1971. The HOR / occupier is willing to pay the lease rent as per policy letter dated 10-03-2017.

Hence, proposal for condonation of sale/ transfer of property and sending the proposal to Higher Authority for renewal of lease after due recommendation / approval of the Board.

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

RESOLUTION NO. 186 : Considered & approved.

AGENDA No. 187: RENEWAL OF CLAR LEASES FOR GLR SY.NO.136/200,GORA BAZAR, KAMPTEE CANTONMENT.

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Smt. Santa C. Kicher application dated 07-10-2017 received on 09-10-2017.

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

- 1) Survey.No. : 136/200, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 1207 Sq.ft
- 4) HOR : Santa Chunnilal Kicher
- 5) Lease : Granted under schedule VI of
CLAR 1925 Reg.No.1875 dated 10-09-1930 Building
lease for a term of 30 years renewable at option of lease upto 90 years from 01-04-1929
to 31-03-1959 (Ist Term) and 01-04-1959 to 31-03-1989 (IInd Term) and last and final
Term from 01-04-1989 to 31-03-2019. The lease expired on 31-03-1989 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.

Further, there is Encroachment and unauthorised construction on site for which Notice U/s 248, Notice U/s 4(1) PPE Act 1971, Notice U/s 5(1) PPE Act 1971, Notice U/s 320 of Cantt Act 2006 and Notice U/s 5-A(2) PPE Act 1971 was issued by this office. Again the site was inspected on 27-12-2017 and it was found the presence of unauthorised construction Encroachment on Govt land on GLR Sy. No 136/255 in form of erection of room, WC, Bath, Court yard.

The applicant (HOR) has applied (letter dated 07-10-2017) for renewal of lease and willing to pay the lease rent till date as per policy letter dated 10-03-2017.

Hence, proposal can be sent to Higher Authority for renewal of lease after due recommendation / approval of the Board.

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

RESOLUTION NO. 187 : Considered & approved.

AGENDA No. 188 :- RENEWAL OF CLAR LEASES FOR GLR SY.NO.136/201, GORA BAZAR, KAMPTEE CANTONMENT.

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Shri Prakash Mahato application dated 16-11-2017.

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

- 1) Survey.No. : 136/201, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 608 Sq.ft
- 4) HOR : Dadoo S/o Kodoo
- 5) Lease : Granted under schedule VI of

CLAR 1925 Reg.No.1873 dated 10-09-1930 Building lease for a term of 30 years renewable at option of lease upto 90 years from 01-04-1929 to 31-03-1959 (Ist Term) and 01-04-1959 to 31-03-1989 (IInd Term) and last and final Term from 01-04-1989 to 31-03-2019. The lease expired on 31-03-1989 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.

As per the latest site inspection there is presence of encroachment on Govt land. For which Notice U/s 4(1), 5(B) and 5A(2) of PPE Act 1971 has been issued.

Now, Shri Prakash Mahato, successor-in-interest has applied (letter dated 16-11-2017) for renewal of lease and willing to pay the lease rent as per policy letter dated 10-03-2017.

Hence, proposal can be sent to Higher Authority for renewal of lease after due recommendation / approval of the Board.

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

RESOLUTION NO. 188 : Considered & approved.

AGENDA No. 189 : RENEWAL OF CLAR LEASES FOR GLR SY.NO.136/204, GORA BAZAR, KAMPTEE CANTONMENT.

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Shri Shankesh Taukal (Occupier) application dated 16-11-2017.

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

- 1) Survey.No. : 136/204, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 630 Sq.ft
- 4) HOR : Mukunda S/o Heeralal
- 5) Lease : Granted under schedule VI of
CLAR 1925 Reg.No.2131 dated 24-10-1930 Building
lease for a term of 30 years renewable at option of lease upto 90 years from 01-04-1929 to 31-03-1959 (Ist Term) and 01-04-1960 to 31-03-1990 (IInd Term) and last and final Term from 01-04-1990 to 31-03-2020. The lease expired on 31-03-1990 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 subject property was purchased by Michael Freddy on unregistered stamp paper and then sold the property to Shankesh Chinnaya Taukal without intimating to the Cantt Board and without mutating the property.

Further, as per the latest site inspection there is a presence of encroachment on Govt land on GLR Sy. No. 136/255 in the form of store room and WC and bath. The successor-in-interest Shri Shankesh Chinnaya Taukal has applied (letter dated 16-11-2017) for renewal of lease and willing to pay the lease rent as per policy letter dated 10-03-2017.

Hence, proposal for condonation of sale/ transfer of property and sending the proposal to Higher Authority for renewal of lease after due recommendation / approval of the Board.

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

RESOLUTION NO. 189 : Considered & approved.

**AGENDA No. 190: RENEWAL OF CLAR LEASES FOR GLR SY.NO.136/163
GORA BAZAR, KAMPTEE CANTONMENT.**

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.

(ii) Application dated 16-10-2017 from Shri Raju Shriwas (Present Occupier).

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

- 1) Survey. No. : 136/163, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 764 Sq.ft
- 4) HOR : Ghewarchand Keshrichand
- 5) Lease : Granted under schedule VI of

CLAR 1925 Reg No. 1994 dated 23-10-1931 Building lease for a term of 30 years renewable at option of lease upto 90 years from 01-09-1931 to 31-08-1961 (Ist Term) and 01-09-1961 to 31-08-1991 (IInd Term) and last and final Term from 01-09-1991 to 31-08-2021. The lease expired on 31-08-1961 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.

Further, as per latest site inspection there is presence of encroachment on Govt land in the form fenced area. Even after repeated intimation from this office for removal of Encroachment, party has failed to remove the same till date and purchase the property without intimating the Cantonment Board not submitted the registered sale deed required for mutation of property. Notice U/s 248 (1) and 320 of Cantt Act 2006 is issued by this office.

The applicant Shri Raju Sriwas (Present occupier/ successor-in-interest) has applied (letter dated 16-11-2017) for renewal of lease and willing to pay the lease rent as per policy letter dated 10-03-2017.

Hence, matter may be referred to the Board for condonation of sale/ transfer of property on GLR Sy No.: 136/163 with unregistered sale deed without intimation to this Cantt Board office and sending the proposal to Higher Authority for renewal of lease.

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

RESOLUTION NO. 190 : Considered & approved.

AGENDA No. 191: RENEWAL OF CLAR LEASES FOR GLR SY.NO. 136/205,GORA BAZAR, KAMPTEE CANTONMENT.

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Shri Durga Prasad Motilal Kicher (Present occupier) application dated 07-01-17.

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

- 1) Survey. No. : 136/205, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.

- 3) Area of House/ Property : 665 Sq.ft
4) HOR : Mukunda S/o Heeralal.
- 5) Lease : Granted under schedule VI of
CLAR 1925 Reg No.1879/236 dated 10-09-1930
Building lease for a term of 30 years renewable at option of lease upto 90 years from
01-04-1929 to 31-03-1959 (Ist Term) and 01-04-1959 to 31-03-1989 (IInd Term) and
last and final Term from 01-04-1989 to 31-03-2019. The lease expired on 31-03-1989
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.

Further, as per latest site inspection there is presence of encroachment on Govt land in the form of room, WC & Bath, Kaccha House and open area. This office has issued Notice U/s 248(1) and U/s 320 of Cantonment Act 2006. The present occupier Shri. Durga Prasad Motilal Kicher applied for renewal of lease and willing to pay to rent as per policy letter dated 10-03-2017.

Hence, matter may be referred to the Board for condonation of sale/ transfer of property on GLR Sy No:. 136/205 with unregistered sale deed without intimation to this Cantt Board office and sending the proposal to Higher Authority for renewal of lease.

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

RESOLUTION NO. 191 : Considered & approved.

AGENDA NO.192:- MUTATION OF SUBDEVIDED PLOTS IN ASTHVINAYAK SOCIETY

Ref : - CBR No. 19 dt 05-05-2017.

To consider & approve a legal opinion submitted by Dr. R.S. Sundaram, legal advisor of Cantt Board, in the matter of mutation of subdivided property in Ashthvinayak housing society.

Legal advisor advised that the Cantt Board can make recovery of the penalty and fine from the builder or the respective occupants of the plots. It is only after regularization of the layout the question of mutation of the respective owners can be undertaken by the Board.

Office note & legal opinion is placed on the table.

RESOLUTION NO. 192 : Considered. It is decided that before regularization of layout/mutation a fine & penalty will be recovered from builder (as per legal opinion).

AGENDA NO.193:- IMPLEMENTATION OF COMMERCIAL WATER RATES

Implementation of Commercial water charges rates on the following properties.

अ. क्र.	घर क्रमांक	नल कनेक्शन धारक का नाम	कनेक्शन का आकार
1	बं. नं. 27	रेड फादर आर.सी.चर्च	1/2 इंच
2	बं. नं. 27	द हेड मिस्ट्रेस/रेड फादर	1/2 इंच
3	बं. नं. 27	लेडी सुपरिअर सेंट जोसेफ हिंदी प्राथमरी स्कुल	1/2 इंच
4	बं. नं. 27 – A	द लेडी सुपरिअर सेंट जोसेफ कॉन्वेंट	1 1/2 इंच
5	बं. नं. 27 – A	द मॅनेजर एच.एम.कॉन्वेंट	1/2 इंच
6	बं. नं. 28	द मदर सुपरिअर एच.एम. कॉन्वेंट	1/2 इंच
7	बं. नं. 28	द हेड मिस्ट्रेस सेंट जोसेफ कॉन्वेंट	3/4 इंच
8	बं. नं. 41	एस.डी.ओ.मेयो हॉस्पिटल(PWD) रेस्ट हाउस	1/2 इंच
9	बं. नं. 49	मदर सुपरिअस	1 इंच
10	बं. नं. 49	सुपरिअर माउंट सेंट जोसेफ ऑरफन	1 इंच
11	बं. नं. 65	प्रिन्सीपल रामकृष्ण इन्स्टिटयुट	1 इंच
12	बं. नं. 77	द सेक्शन कामठी क्लब	1/2 इंच
13	Sy No. 225	इंजि. टेलिफोन एक्सचेंज	1 1/2 इंच
14	Sy No. 225	पोस्ट मास्टर पोस्ट ऑफिस कॅन्ट	3/4 इंच
15	Sy No. 225	पोस्ट मास्टर पोस्ट ऑफिस कॅन्ट	1 इंच
16	Sy No.136	द सेक्रेटरी दर्गा पंचायत कमिटी	1/2 इंच
17	Sy No. 64	द मॅनेजर एस.बी.आय.	1 इंच
18	Sy No. 56	द अकाउंट ऑफिसर(1)	3 इंच
19	Sy No. 56	द अकाउंट ऑफिसर	1 1/2 इंच
20	Sy No. 116/1, kh- No. 57/1	डॉ. राजेंद्र अग्रवाल	1 इंच
21	Sy No. 116/2, Kh- No. 57/1	डॉ. राजेंद्र अग्रवाल	1 इंच

Board may consider accordingly office note of Tax Collector is placed on the table.

RESOLUTION NO. 193 : Considered & approved. Vice President stated that B. No. 27 is church & not be carrying out commercial activities.
It was decided that the religious places which are not carrying out any commercial activities should not be charged commercial water rates.

AGENDA NO.194:-PAYMENT OF ADDITIONAL BASIC PENSION 20% FOR PENSIONERS / FAMILY PENSIONERS WHO HAVE COMPLETED 80 YERS. OF AGE.

Ref :- Dte DE SC Pune Letter No. 2117/Pension/Gen/XXXIII/DE dt. 14th Oct. 2009.

To consider & approve the payment of additional basic pension 20% to the pensioners / family pensioners who have completed 80 yrs. of age.

The following Pensioners have completed the 80 years of Age.

<u>Sr. No.</u>	<u>Name of the pensioners/ Family Pensioners</u>	<u>Date of Birth</u>	<u>Completed 80 years of as on</u>
1.	Smt. Kusum Wahie	05.11.1937	05.11.2017

The office Report & Connected documents are placed on the table.

RESOLUTION NO. 194 : Considered & approved.

AGENDA NO.195:- TERM CONTRACT FOR MAINTAINANCE OF C.F . BUILDING

To consider & approve painting to chequered tiled pathway on Mall Road & Yerkheda Road under Term contract for C.F. Buildings 2017-18. The approximate expenditure likely to the incurred is 5.5 Lakhs.

The Cantonment Board may consider & approve accordingly.

RESOLUTION NO. 195 : President Cantonment Board instructed that only sides of pathways can be repainted.

AGENDA NO.196:- TERM CONTRACT FOR MAINTAINANCE OF C.F . ROAD 2017-18

To consider & approve Recarpiting of Bhaji Mandi Road upto Mall Road under term contract 2017-18. The approximate expenditure likely to be incurred is Rs. 10.56 Lakhs.

Cantonment Board may consider & approve accordingly.

RESOLUTION NO. 196 : Considered & approved.

AGENDA NO.197: - EXTENSION OF TERM CONTRACT WORKER C.F. BUILDINGS 2017-18, C.F. ROADS 2017-18 C.F. PATHWAYS 2017-18

The term contract works for cantonment fund Buildings, Road & Pathways have started late and it is not feasible to complete the works within the financial year 2017-18.

It is necessary to extend the work for execution in the next financial year for a period of atleast 30 days so that the works shall be completed.

The Cantonment Board may consider & extend the work for a period of minimum 30 days in the financial year 2017-18.

RESOLUTION NO. 197 : Considered & approved.

AGENDA NO.198: - CLOSURE OF WATER STAND POST IN CANTONMENT

Cantonment Board Kamptee is having 37 water stand posts in cantonment which include stand posts in Gora Bazar, Cavalary Bazar, New Godam Area, Ajini Village, Unthkhana Area inside and outside civil area. Cantonment Board is supplying water free of charge. Cantonment Board is receiving water charges of Rs. 2,07,000/- per month where as expenditure towards payment of water charges to NMC is 3,99,000/- Cantonment Board is put to loss of 1,92,000/- per month on account of water charges.

It is proposed to implement flat rate of Rs. 100/- per house which are not having water connection

The Cantonment Board may considers & approve the same.

RESOLUTION NO. 198 : Considered. The Vice President Shri Dinesh Swamy stated that the stand posts which are not required can be removed. Tax collector will produce a list of house owners in the ensuing Board meeting who have not taken the water connection. CEO stated that Cantonment Board Kamptee is getting same quantity of water as that of Kamptee Nagar Panchayat, despite having only 15% of its population as that of Nagar Panchayat. Hence, water issue is due to wastage in distribution, leakages and use of pumps by residents which needs to be corrected.

AGENDA NO.199: - REDUCTION IN OPD TICKET CHARGES IN CANTONMENT GENERAL HOSPITAL, KAMPTEE.

Ref :- FCR No. 01 dt. 08/02/2018.

Due to revision of OPD ticket charges in Cantonment General Hospital vide CBR No. 155 dt. 22-11-2016, the strength of patient is reduced.

Therefore the ticket charges are need to be reduced. Board may consider accordingly.

FCR No. 01 dt. 08-02-2018 is placed on the table.

RESOLUTION NO. 199 : Considered. President Cantonment Board stated that reduction in ticket charges may likely to put burden on existing services & Cantonment residents may not get timely & proper medical services. Hence proposal was rejected.

SUPPLEMENTARY AGENDA

AGENDA NO. 200: - **RENEWAL/ DETERMINATION/ CONDONATION OF CLAR LEASES OF GLR SY.NO. 136/224,GORA BAZAR, KAMPTEE CANTONMENT.**

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Smt Mamta Hemchand Challani (occupier) application dated 03-10-2017.

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

- 1) Survey. No. : 136/224, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 5000 Sq.ft.
- 4) HOR : Deepchand Kesarichand Challany.
- 5) Lease : Granted under schedule VIII of CLAR 1937 Reg No. 49 dated 20-04-1938. (Building lease for a term of 30 years renewable at option of lease upto 90 years) from 21-04-1938 to 20-04-1968 (Ist Term) and 20-04-1968 to 21-04-1998 (IInd Term) and last and final Term from 20-04-1998 to 21-04-2028. The lease expired on 20-04-1968 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.

Further, as per latest site inspection there is Sub Division of site. HOR has failed to submit the required documents nor the occupier's have submitted the legal documents for mutation of subject property.

Now the legal heir / successor-in-interest Smt Mamta Hemchand Challani (occupier) is applying for renewal of lease and willing to pay lease rent application dated 03-10-2017 (Copy enclosed).

Hence, matter may be referred to the Board for sending the proposal to higher authority committee for discussion for sanction of renewal/determination/condonation of property on GLR Sy No.: 136/224, after due recommendation / approval of the Board.

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

RESOLUTION NO. 200 : Considered & approved.

**AGENDA NO.201:- RENEWAL/ DETERMINATION/ CONDONATION OF CLAR
LEASES OF GLR SY.NO. 301/12, CAVALRY BAZAR, KAMPTEE
CANTONMENT.**

Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Shri Manohar and Shamrao Bagde (HOR) application dated 04-10-2017.

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

- 1) Survey. No. : 301/12, Cavalry Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 442 Sq.ft
- 4) HOR's : Manohar Ramaji Bagde and
Shamrao Ramaji Bagde
- 5) Lease : Granted under schedule VI of
CLAR 1925 Reg No. 1908/248 dated 15-09-1930
Building lease for a term of 30 years renewable at option of lease upto 90 years from
01-04-1929 to 31-03-1959 (Ist Term) and 01-04-1959 to 31-03-1989 (IInd Term) and last
and final Term from 01-04-1989 to 31-03-2019. The lease expired on 31-03-1989 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.

Further, as per latest site inspection (Copy Enclosed) there is sub division and presence of encroachment on Govt land in the form of room. For which Notice U/s 4(1) PPE Act 1971 is issued by this office. Even after repeated intimation from this office for removal of Encroachment, party has failed to remove the same till date.

Now the HOR's Shri Manohar and Shamrao Bagde is applying for renewal of lease and willing to pay lease rent application dated 04-10-2017 (Copy enclosed).

Hence, matter may be referred to the Board for sending the proposal to higher authority committee for discussion for sanction of renewal/determination/condonation of lease property on GLR Sy No.: 301/12, after due recommendation / approval of the Board

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

RESOLUTION NO. 201 : Considered & approved.

**AGENDA NO 202:- RENEWAL/ DETERMINATION/ CONDONATION OF CLAR
LEASES OF GLR SY.NO. 136/210, GORA BAZAR, KAMPTEE
CANTONMENT.**

Ref.: (i) DG, DE, New Delhi Policy letter No.: 18/48/L/DE/57 dated 10-03-2017.
(ii) Shri Dhanraj Karemore (occupier) application dated 22-11-2017.

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

- 1) Survey. No. : 136/210, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 200 Sq.ft
- 4) HOR : Laxmibai S/o Kedar
- 5) Lease : Granted under schedule VI of
CLAR 1925 Reg No. 1794/106 dated 21-09-1929
Building lease for a term of 30 years renewable at option of lease upto 90 years from
01-04-1933 to 31-03-1959 (Ist Term) and 01-04-1959 to 31-03-1989 (IInd Term) and last and
final Term from 01-04-1989 to 31-03-2019. The lease expired on 31-03-1959 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.

Further, as per latest site inspection (copy enclosed) there is presence of encroachment on Govt land in the form of room and bathroom. For this Notice U/s 4(1) of PPE Act 1971 and for unauthorized construction Notice U/s 248 has been issued by this office. Even after repeated intimation from this office for removal of Encroachment, party has failed to remove the same till date and not submitted the required legal documents for mutation of property.

Now the successor-in-interest Shri Dhanraj Karemore (occupier) is applying for renewal of lease and willing to pay lease rent as per application dated 22-11-2017 (Copy enclosed).

Hence, matter may be referred to the Board for sending the proposal to higher authority committee for discussion for sanction of renewal/determination/condonation of lease property on GLR Sy No.: 136/210, after due recommendation/approval of the Board

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

RESOLUTION NO. 202 : Considered & approved.

AGENDA NO 203:- 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.

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 sanction in the year 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 07-02-2018 (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 the legal heir /successor-in-interest Shri Devidas Laxmishankar Pali (occupier) is applying for renewal of lease and willing to pay the lease rent as per application dated 30-10-2017 (Copy enclosed).

Hence, matter may be referred to the Board for sending the proposal to higher authority committee for discussion for sanction of renewal/determination/condonation of lease property on GLR Sy No.: 136/210, after due recommendation / approval of the Board

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

RESOLUTION NO. 203 : Considered & approved.

AGENDA NO 204:- “NO OBJECTION CERTIFICATE” FOR SALE OF PROPERTY / PLOT NO. 29, KH. NO. 86/1, GURUKRUPA 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 18-01-2018 received from the Applicant / Owner Shri Prakash Natthulal Yadav and Shri Suresh Natthulal Yadav for issue of “No Objection Certificate” for Sale of Property / Plot No. 29, Kh. No. 86/1, Gurukrupa Co-operative Housing Society, on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to Shri Chandrakant Rameshchandra Sharma.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 305155 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 4650 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 2325 Sq.ft.
- 2 (a). Development Charges of **Rs. 232500 = 00** at the rate of Rs. 100 / Sq.ft. for Plot area of 2325 Sq.ft. for un-built Plots in Gurukrupa Co-operative Housing Society
- 2 (b). Fine of **Rs. 60450 = 00** for not paid the Development Charges @ 01%.
3. Tax of **Rs. 7555 = 00** on Vacant Plot for Period of 10 years i.e. from 01-04-2008 upto 31-03-2018.

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

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

RESOLUTION NO. 204 : Considered & approved.

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

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

