

Tele No. 288228.

No: CBK / Board / 375 / D-83
Office of the Cantonment Board,
Chhaoni Parishad Karyalaya
Kamptee – 441001 17 April, 2018.

Minutes of the Ordinary Board Meeting held on 17-04-2018 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. Lt. Col. Lakhvir Singh, Nominated Member
5. Maj. Bikash Singh, GE, MES.
6. Shri. Deepak Mohansingh Siriya, Elected Member, Ward No. 01
7. Smt. Vijayalaxmi Ashok Rao, Elected Member, Ward No. 03
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. Sachin Kurve, DM, Nagpur
2. Col. R.A. Shetty, SEMO, MH
3. Col. Puneet Salhotra, Adm Comdt, SSO, Nominated Member

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. 01 :- CONFIRMATION OF MINUTES OF LAST BOARD MEETING.

To confirm the Minutes of last Ordinary Board Meeting held on 26-03-2018. The minutes of the last Board Meeting are placed on the table.

RESOLUTION NO. 01 : Confirmed.

**AGENDA NO. 02 :-EXTENSION OF CANTT HINDI UCHAA PRIMARY SCHOOL
FROM 1st STD TO 7th STD TO 1st STD TO 8th STD.**

Ref: Education Deptt (Prathmic) Zilla Parishad Nagpur letter No.:जि प ना/ शिश न / प्रा थ / स शि
अ/ 528७ दि ०५-०५-२०१७.

To consider and approve the extension of Cantt Hindi Uchha Prathamik School from 1st STD TO 7th STD to 1st STD TO 8th STD as per the direction given by the education officer under reference letter without any financial effect on the basis of Sanch Manyata 30-09-2017.

Teaching faculty required for extra added class i.e. (Standard 8th) will be managed with existing teachers from Hindi Unchcha Prathamik School.

Board may consider accordingly Zilla Parishad letter is placed on the table.

RESOLUTION NO. 02 : Considered & approved. Smt. Vijayalaxmi Rao Member, School Management Committee will study the infrastructure availability to start new classes. Only if suitable infrastructure is available class VIII will start in English and Hindi Medium schools. Member to present report within 15 days.

**AGENDA NO. 03 :- IDENTIFICATION OF SITES FOR INSTALLATION OF MOBILE
TOWER IN CANTONMENT AREA.**

Ref :- 1) CBR No. 225 dated 26/03.2018.
2) Dte. DG, DE, New Delhi letter No. 751/G/L/DE/POL/06 dtd. 06.03.2018.

To consider the revised policy letter dated 26.02.2018 on shared Communication Network in Military Station / Cantonments issued vide DG, DE, New Delhi letter referred above.

Therefore the location for static towers and tower on wheels shall be finalized by a Board of officers (BOO) constituted by President Cantonment Board which shall have representatives of Station Headquarters, signal, Chief Executive Officer, Defence Estates Officer and Military Engineering Service.

The Cantonment Board, Kamptee may constitute a Board of officers (BOO) for selection of site location for static and cows in Cantonment Area. Cantonment Board has identified locations (C & B4 land) list is placed on the table.

Board may constitute Board of Officers (BOO) accordingly.

DG, DE New Delhi letter & list of identified locations is placed on the table.

RESOLUTION NO. 03 : Considered & approved that Board of Officers (BOO) will be formed by President, Cantonment Board to finalise the locations identified. Details of sites so selected to raise Mobile Towers be put up in next board meeting. Vice President will head the BOO.

AGENDA No. 04: REVISION OF FIXED MEDICAL ALLOWANCE TO CANTONMENT BOARD PENSIONERS.

Ref.:- Letter No. 8073/Estt/XVII/DE dated 26-March-2018.

To consider & approve a letter received from Dte DE SC Pune referred above regarding revision of fixed Medical allowance from Rs 500/- to Rs 1000/- per month w.e.f. 01-07-2017 to Cantonment Board fund pensioners.

Dte DE SC Pune letter along with office note of Accountant is placed on the table.

RESOLUTION NO. 04 : Considered & approved.

AGENDA NO. 05 : CASUAL ELECTION OF CANTONMENT BOARD KAMPTEE - 2018.

To consider and authorize the Chief Executive Officer, Kamptee Cantonment Board to spend **Rs.77,000/-** from Cantonment fund for the conduct of casual election of Ward No. 06. The details of expenditure to be prescribed to the Board in the next meeting after election is over.

1) EVM Machine 4 Nos.	Rs. 2,000/-	approx.
2) Printing of electoral roll of Wards 06 both in English and Hindi 20 Copies each.	Rs. 20,000/-	approx.
3) Payment of Honorarium to the staff appointed for election duty.	Rs. 20,000/-	approx.
4) Stationary required for election work	Rs. 5,000/-	approx.
5) Cost of Petrol, Diesel for election work	Rs. 5,000/-	approx.
6) Erection of Shamiana, Loud Speaker, Hiring of Patro max, Breakfast and Lunch to the staff engaged on election duty on Polling day.	Rs. 10,000/-	approx.
7) Miscellaneous	Rs. 15,000/-	approx.

Total Rs. 77,000/-

RESOLUTION NO. 05 : Details of Expenditure will be re-worked by office Superintendent. In the meantime, as an interim arrangement, Board has approved Rs. 50,000/- for expenditure on Casual election of Cantt. Board Kamptee-2018.

AGENDA NO. 06 :- 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. 75, 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 Building application under Section 235 (1) of the Cantonment Act 2006 dated 31-03-2018 received from the Applicant / Owner Shri Somu S/o. Amiya Roy for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 75, 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.

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. 1500 = 00** at the rate of Re. 01 / Sq.ft. for built-up area of 70.84 Sq.m. (762.52 Sq.ft.) for plot area upto 2000 Sq.ft.
2. Tax of **Rs. 593 = 00** on Vacant Plot for period of 01 year i.e. from 01-04-2018 upto 31-03-2019.

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. 06 : Considered & approved.

AGENDA NO. 07 :- “NO OBJECTION CERTIFICATE” FOR SALE OF PROPERTY / PLOT NO. 69, 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 09-03-2018 received from the Applicant / Owner Shri Pravin Badrinarayan Mundhada for issue of “No Objection Certificate” for Sale of Property / Plot No. 69, Kh. No. 22/1-2, 28 and 30/1-2, Ashthvinayak Co-operative Housing Society (Gokuldhama), on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to (i) Shri Pradeep Ashok Kumar Hardawani and (ii) Smt. Jeevika Pradeep Hardawani.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 22400 = 00**. The details of Dues balance are as follows –

- 1(a). Sale / Transfer Fee of **Rs. 4800 = 00** for Purchased of the Subject Plot by the Applicant / Owner from Shri Mohan Badrinarayan Mundhada (Previous Owner) and
- 1(b). Fine of **Rs. 5000 = 00** for not obtaining “No Objection Certificate” from the Board as required.
2. Sale / Transfer Fee of **Rs. 4800 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 2400 Sq.ft. (222.955 Sq.m.).
3. Tax of **Rs. 7800 = 00** on Vacant Plot for Period of 10 years i.e. from 01-04-2010 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. 07 : Considered & approved.

AGENDA NO. 08 :- “NO OBJECTION CERTIFICATE” FOR SALE OF PROPERTY / PLOT NO. 68, 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 09-03-2018 received from the Applicant / Owner Smt. Jyoti W/o. Pravin Mundhada for issue of “No Objection Certificate” for Sale of Property / Plot No. 68, Kh. No. 22/1-2, 28 and 30/1-2, Ashthvinayak Co-operative Housing Society (Gokuldhama), on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to Shri Shrichand Gopaldas Sachdeo.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 12600 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 4800 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 2400 Sq.ft. (222.955 Sq.m.).
2. Tax of **Rs. 7800 = 00** on Vacant Plot for Period of 10 years i.e. from 01-04-2010 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. 08 : Considered & approved.

AGENDA NO. 09 :- **“NO OBJECTION CERTIFICATE” FOR SALE OF PROPERTY / PLOT NO. 37, 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 22-03-2018 received from the Applicant's / Owner's Shri Anil Gangadhar Yadav and Smt. Mamta Anil Yadav for issue of “No Objection Certificate” for Sale of Property / Plot No. 37, 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 Santosh Ramulal Sharma.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 14685 = 00**. The details of Dues balance are as follows –

- 1(a). Sale / Transfer Fee of **Rs. 3874 = 00** for Purchased of the Subject Plot by the Applicant / Owner from Shri Jagdish Prasad Ojha (Previous Owner) and
- 1(b). Fine of **Rs. 5000 = 00** for not obtaining “No Objection Certificate” from the Board as required.
2. Sale / Transfer Fee of **Rs. 3874 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 1937 Sq.ft. (180 Sq.m.).
3. Tax of **Rs. 1937 = 00** on Vacant Plot.

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

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

RESOLUTION NO. 09 : Considered & approved.

AGENDA NO.10: DETERMINATION/ RENEWAL/ CONDONATION OF LEASE OF GLR SY.NO.136/121, GORA BAZAR, KAMPTEE CANTONMENT.

- Ref: (i) DG, DE, New Delhi Policy letter No.: 1101/2/2016/D (Lands) dated 10-03-2017.
(ii) Shri. Ashok Shamrao Wasnik (Present occupier) application dated 10-10-17.
Shri Naval Papalal Mehroliya (Present occupier) application dated 22-12-17
Shri Rajendra Prasad (Present occupier) application dated 13-11-17.
(iii) CBR No. 215 dated 26.03.2018

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

- 1) Survey. No. : 136/121, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 4284 Sq.ft.
- 4) HOR : Shri Krishna & Gopal son's of Dhondba Wanjari.
- 5) Lease : Granted under schedule VI of Reg No.289 dated 06-10-1932. (Building lease for a term of 30 years renewable at option of lease upto 90 years) from 01-09-1932 to 31-08-1962 (Ist Term) and 01-09-1962 to 31-08-1992 (IInd Term) and last and final Term from 01-09-1992 to 31-08-2022. The lease expired on 31-08-1992 and not renewed after that period.

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

Further, as per latest site inspection there are many Sub Divisions and unauthorised construction exists on site. For which Notice U/s 248(1) and U/s 320 of Cantt act 2006 has been issued by this office. The subject property is sold to many occupiers without any prior permission from the Board nor submitted the Registered Sale deed. Even after repeated intimation from this office party failed to submit valid legal documents for mutation of property.

Hence, matter is placed before the Board for determination/ renewal/ condonation of subject property were sale and transfer of property without registered sale deed, prior intimation to the Cantonment Board and consideration for sending proposal to Higher Authority of subject property on GLR Sy No 136/121 for area admeasuring 4284 Sq.ft on lease after due consideration of the Board.

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

RESOLUTION NO. 10 : Present occupier will present before the Board in next Board meeting with all the documents. Till then matter will be kept pending.

AGENDA No. 11: GRANT OF PERMISSION FOR DEVELOPMENT OF EXTENSION OF KALPATARU CO-OPERATIVE HOUSING SOCIETY GLR SY. NO. 87 (OLD) PART, NEW 120/1A, P.N. NO. 16 YERKHEDA, KAMPTEE CANTONMENT.

- Ref: (i) CBR NO.:- 15 dated 05/05/2017
(ii) CBR No.:- 79 dated 25/09/2017
(iii) CBR No.:- 130 dated 18/11/2017
(iv) Letter dated 19/03/2018 from the President Kalpataru Co-Operative Housing Society.
(v) CBR No. 232 dated 26.03.2018.

Layout plan in r/o of Kalpataru Co-operative housing society was considered and approved by the Cantonment Board Kamptee vide CBR No.:- 15 dated 05/05/2017 subject to certain condition. The site society's shopping complex was verified on 28/11/2017 in lieu of condition as resolved by the Board. The shopping complex plot was 1637.45 sqm instead of 1812 sqm. The area of 1637.4 sqm is as per the sanctioned plan of layout in r/o phase-II.

The President Kalpataru Co-operativ Housing society vide letter dated 19/03/2018 sought approval of the revised plan. As per the society, the layout marked on the site and approved by the Board was demarcated on site by Taluka land record department. Portion of layout area towards Nallah (Northern side) is within the Nallah. The society has submitted revised plan for approval. The land of society as per 7/12 copy is 2.54 hectares portion of land is within Nallah. The society has not submitted map for an area of 2.31 hectares and is requesting for Approval.

The site has been verified on 23/03/2018 and it is noticed that the portion of plot No.:- 37,29,9,10 and open space for septic tank is water logged. The cumulative area of existing open space area 'B' C & D is 1165.683 sqm as against area of 1116.34 sqmts.

The Cantonment Board Kamptee may consider the application dated 19/03/2018 from the President and resolve accordingly.

Application and office report along with connected file/documents are placed on the table. A note of dissent submitted by Smt. Vijayalaxmi Rao is also placed on the table.

RESOLUTION NO. 11 : Considered that the approval for layout plan accorded on the following three conditions.

- 1) Compound wall of rock of width 1^{1/2} feet will be constructed by developer.
- 2) Nallah within the layout limits will be dredged by developer with a permission of competent authorities i.e. Kamptee Cantonment & Kamptee Nagar Perished.
- 3) It is also resolved that shopping complex plot of 1637.45 Sq.m. be handed over to the Board by the developer.

**AGENDA No. 12: DEMOLITION & RECONSTRUCTION OF CANTONMENT BOARD
PRIMARY SCHOOL BUILDING**

As per the GLR, school land is B2 under C P Government. This office received 'NOC' from State Government earlier. Now, this office received letter from State Government that land records of said land is not available with them.

Board can send proposal to higher authorities for demolition & reconstruction of school building along with a demand for Grant-in-aid for creation of capital assets.

Board may consider accordingly.

RESOLUTION NO. 12 : Considered & approved that the proposal be forwarded to the higher authorities for sanction & demand for Grant-in-aid.

AGENDA No. 13: CLOSURE OF WATER STAND POSTS IN CANTONMENT AREA

Ref.: CBR No. 219 dated 26.03.2018.

It was decided by the board that list of stand posts will be studied by elected members & matter will be placed in ensuing board meeting.

Board may consider accordingly.

RESOLUTION NO. 13 : Considered & approved. The President Cantonment Board Kamptee stated that one separate meter be fixed on line & one meter for outlet for check. Member & Secretary stated that concept of group stand post will be studied in detail.

**AGENDA No. 14: DEMAND OF 12 x IRON POLES TO GUARDS REGIMENTAL
CENTRE PIN – 900746 C/O 56 APO**

Ref.: GRC letter No. Trg/208/M dated 05 April 2018

To consider & approve a letter received from Guards Regimental Centre C/O 56 APO to provide 12 x iron poles to the centre for trg of rects.

Letter of GRC is placed on the table.

RESOLUTION NO. 14 : Considered & approved that the rates for iron poles will be fixed & then matter will be placed before board.

**AGENDA No. 15: USE OF ELECTRONIC VOTING MACHINES IN CANTT BOARD
ELECTION.**

To Consider and approve the use of EVMs in the forthcoming casual election on 10/05/2018 of Ward no. 06, Cantonment Board. as required under section 15(2) of Cantt Act 2006. Also to approve the use of ballot papers in the elections if the election through EVMs will not be possible due to unforeseen circumstances.

RESOLUTION NO. 15 : Considered & approved.

AGENDA No. 16: CONFORMATION OF FINANCE COMMITTEE MEETING

To Consider and approve the minutes of finance committee meeting held on 17.04.2018 at 10:30 hrs in the Cantonment Board office Kamptee.

RESOLUTION NO. 16 : Confirmed.

AGENDA No. 17: RECONSTRUCTION OF SIT OUT SHADE IN CANTONMENT BOARD OFFICE

To Consider and approve the reconstruction of sit out shade in Cantonment Board office Kamptee. Approximate expenditure- Rs. 2 lakhs.

Board may consider accordingly.

RESOLUTION NO. 17: Considered & approved.

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

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