

Tele No. 288228.

No: CBK / Board / 375 / D-1198
Office of the Cantonment Board,
Chhaoni Parishad Karyalaya
Kamptee – 441001 22nd Oct., 2018.

Minutes of the Ordinary Board Meeting held on 22-10-2018 at 11.30 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. 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 Mudgal, DM, Nagpur
2. Smt. Vijayalaxmi Ashok Rao, Elected Member, Ward No. 03
3. Col. Puneet Salhotra Adm. Comdt.,

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. 92 :- Confirmation of minutes of last Board Meeting.

To confirm the Minutes of last Ordinary Board Meeting held on 06-09-2018. The minutes of the last Board Meeting are placed on the table.

Resolution No. 92 : Confirmed.

Agenda No. 93 :- Confirmation of minutes of Finance committee.

To confirm the Minutes of Finance committee Meeting held on 06-09-2018. The minutes of the Finance committee Meeting are placed on the table.

Resolution No. 93 : Confirmed.

Agenda No. 94 :- Confirmation of Circular Agenda.

To confirm the Circular Agenda held on 12/10/2018. Regarding occasion of land on GLR Sy. No. 57 Ramlaxmi Builders and Land Developers on Kh. No. 116 and 119 class 'C' land.

The circular agenda is placed on the table.

Resolution No. 94 : Considered & approved that applications of only those interested parties will be considered, those who taken required permission / NOC from concerned State Government Department Cantonment Board will issue license under section 277 (n) to highest bidders.

Agenda No. 95 :- Payment of Dearness Allowance From 139% to 142% w.e.f. 01.10.2018.

To consider and approve the payment of Dearness allowances to the C.F. employees from 139% to 142% w.e.f. 01.10.2018. Vide Government of Maharashtra, Ministry of Finance, Resolution No. मभवा-२०१८/प्र.क्र. १८/सेवा-२, dt. 16.10.2018. The financial implication comes to Rs. 44,200/-.

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

Resolution No. 95 : Considered & approved.

Agenda No. 96 :- 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 (1st 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 Dinesh R. Mahato, Safaiwala	04.05.2005	04.05.2017	4440-7440+ GP 1300	4440-7440+ GP 1600
2. Shri Manojkumar Lakhanlal Samundre, Safaiwala	30.08.2005	30.08.2017	4440-7440+ GP 1300	4440-7440+ GP 1600

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

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

Resolution No. 96 : Considered & approved.

Agenda No. 97 :- 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 :-

Name of the employee	Date of Appointment	Completion of 24 years service	Existing	Existing Grade Pay	Proposed Grade Pay
1. Shri. Deepak P. Sankade, Chowkidar	12.10.1993	12.10.2017	4440-7440	1500	w.e.f. 06.09.14 – 1600 w.e.f. 12.10.2017 - 2000
2. Shri. Ramesh Bhoutmange, Chowkidar	12.10.1993	12.10.2017	4440-7440	1500	w.e.f. 06.09.14 – 1600 w.e.f. 12.10.2017 - 2000

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

Resolution No. 97 : Considered & approved.

Agenda No. 98 :- Payment of Additional Basic Pension 20% for Pensioners / Family Pensioners who have Completed 80 years of age.

Ref :- 1) 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.

Sr. No.	Name of the Pensioners / family pensioners	Date of Birth	Completed 80 years of as on
1	Shri. Ravikanta Vij	03.08.1938	03.08.2018

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

Resolution No. 98 : Considered & approved.

Agenda No. 99 :- Fresh/Revise Proposal for 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.
(iii) This office proposal letter No. सी बी के / 136 / 224 जा-338 दि. 28 / 02 / 2018.
(iv) PD, DE, SC Pune letter No.: 9873 / DE / SC / L / CB / KPT / SY No.: 136/224 dated 03-07-18.

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 (1st 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 Smt Mamta Hemchand Challani (occupier) is applying for renewal of lease application dated 03-10-2017 (Copy enclosed) stating that she is the legal heir of the property which inherited from Shri Deepchand Kesarichand Challany who is grandfather in law. The lease rent is paid till 31-12-2018. With reference to letter referred (iv) above there was a typographical error w.r.t expiry date which is corrected now as 31-03-1960 as per original lease deed vide CBR No.: 66 dt 01-08-2018 and same is updated in General Land Register.

Hence, matter is referred to the Board for sending the fresh/revised proposal to higher authority committee as per letter referred (iv) above for discussion on 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 places on the table.

Resolution No. 99 : Considered & approved.

Agenda No. 100 : - Mutation of Property, H. No. 136/210, Gora Bazar, Kamptee Cantonment.

Ref.: (i) Shri Dhanraj Karemore (Present occupier) application dated 22-11-2017.
(ii) PD, DE, SC Letter No.:9873/ DE/ SC/ L/ CB/ KPT/ Sy No.: 136/210
dt:08/08/2018.

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.

This office has received the sanction for renewal of lease w.e.f 1st April 1959 to 31st March 1989 for 2nd Term and 1st April to 31st March 2019 for 3rd Term of lease vide PD,DE SC, Pune letter referred (ii) above.

With reference to letter referred (i) above this office has received an application for mutation of property with the required documents viz:, Ration Card, Adhar Card, Death Certificate of HOR. The present occupier Shri Dhanraj Karemore claiming that he is the only legal heir of Smt Laxmi Kedar (HOR).

The public notice, requesting for any objection from public with regards to mutation of subject property from Smt Laxmi Kedar (HOR) to Shri Dhanraj Karemore through inheritance was published in the local newspaper viz:. Dainik Bhaskar (Hindi), Nagpur Post (English) and Sandhya Kiran (Marathi) dated 25-08-2018 (Copy enclosed). This office has not received any objection from any public for mutation of subject property till date.

Hence, matter is referred to the Board for discussion for sanction of mutation of property on GLR Sy No:. 136/210, Gora Bazar, Kamptee Cantonment from Smt Laxmi Kedar (HOR) to Shri Dhanraj Karemore (Sucessor-in-interest) after due recommendation / approval of the Board.

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

Resolution No. 100 : Considered & approved.

Agenda No.101 :- Mutation of Property on GLR Sy. No.136/170, Gora Bazar, Kamptee Cantonment.

- Ref (i) Application for Mutation dated 05-01-2015, 26-12-16 and 14-02-17.
(ii) This office letter No: CBK/ Mutation/ H.No.136/170/D-947 dt 01-09-2018.

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

- 1) Survey.No. : 136 / 170, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3 (Old Grant).
- 3) Area of House/ Property: 703 Sq.ft
- 4) HOR : Shri.Narayanrao Banokar.
- 5) Applicant Name for Mutation : Shri.Suresh Narayanrao Banokar.

The applicant Shri. Banokar have applied for mutation of lease property on GLR Sy.No 136/170, Gora Bazar, Kamptee Cantonment. Applicant has submitted the documents viz.,

Application, GLR Extract, Relinquish affidavit from Shri. Suresh Narayan Banokar, Election card of applicant, Death Certificate and Election card of Late Narayan Kisan Banokar .

With reference to letter referred (i) above this office has received an application for mutation of property along with the legal documents viz will Certificate of HOR (मृत्युपत्र), Self Affidavit, Admission Deed. The present occupier Shri Suresh Narayanrao Banokar is claiming that he is the legal heir of Shri Narayanrao Banokar (HOR).

The public notice, requesting for any objection from public with regards to mutation of subject property from Shri Narayanrao Banokar (HOR) to Shri Suresh Narayanrao Banokar through inheritance was published in the local newspaper viz:. Dainik Bhaskar (Hindi), Hitvada (English) and Lokmat (Marathi) dated 05-09-2018 (Copy enclosed). This office has not received any objection from any public for mutation of subject property till date.

Hence, matter is referred to the Board for discussion for sanction of mutation of property on GLR Sy No.: 136/170, Gora Bazar, Kamptee Cantonment from Shri Narayanrao Banokar (HOR) to Shri. Suresh Narayanrao Banokar (Sucessor-in-interest) after due recommendation / approval of the Board.

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

Resolution No. 101 : Considered & approved.

Agenda No 102:- “No Objection Certificate” for Sale of Property / Plot No. 87, Kh. No. 86/8 (New 123), Kalpataru 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 27-08-2018 received from the Applicant / Owner Smt. Varsha W/o. Sanjay Shukla for issue of “No Objection Certificate” for Sale of Property / Plot No. 87, Kh. No. 86/8 (New 123), Kalpataru Co-operative Housing Society, on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to Smt. Meena W/o. Ganesh Singnapurkar.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 13800 = 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.
2. Tax of **Rs. 9000 = 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. 102: Considered & approved.

Agenda No 103:- “No Objection Certificate” for Sale of Property / Plot No. 180, Kh. No. 86/2, 86/7, 86/8, 86/9 and 87 (Part), Kalpataru Co-Operative Housing Society on B-2 (Private) Land, Outside Notified Civil (Society) Area, within Jurisdiction Limits of Kamptee Cantonment.

To consider the application dated 24-09-2018 received from the Applicant's / Owner's (i) Shri Kishor Madhavrao Sarode and (ii) Shri Banwari Madhavrao Sarode for issue of “No Objection Certificate” for Sale of Property / Plot No. 180, Kh. No. 86/2, 86/7, 86/8, 86/9 and 87 (Part), Kalpataru Co-operative Housing Society, on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to (i) Shri Sonukumar Gopal Singh Yadav and (ii) Shri Gopal Singh Garjan Yadav.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 9000 = 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.
2. Tax of **Rs. 4200 = 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. 103 : Considered & approved.

Agenda No. 104:- 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.

Ref. :- 1) Last Board Meeting CBR No. 84 dated 07/09/2018.

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. 104 : Considered & approved.

Agenda No. 105:- 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.

- Ref: (i) CBR No. 64 dated 01-08-2018.
(ii) Letter No.: CBK / ACHS / P. No. 11 / D-928 dated 30-08-2018.
(iii) Letter No.: Nil dated 11-10-2018 from M/s. Gangwani Constructions Pvt., Ltd.

To consider the Building application under Section 235 (1) of the Cantonment Act 2006 dated 11-10-2018 received vide letter No. Nil dated 11-10-2018 from the Applicant / Owner Shri Mahesh S/o. Parasram Gangwani, Director, M/s. Gangwani Constructions Pvt., Ltd., for Sanction of Building Plan for Convenience Shopping 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 Proposed Sanction of Building Plan is within the purview of Bye-laws No. 2 (vi) (j) 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 of **Rs. 212205 = 00** at the rate of Rs. 15 / Sq.ft. for built-up area of 1314.788 Sq.m. (14147 Sq.ft.) for plot area more than 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 considered for sanctioned as per the Provisions of Kamptee Cantonment Layout Bye-laws 2003.

The Building Application along with letter dated 11-10-2018 and documents are placed on the table.

Resolution No. 105 : Board members stated that another case involving the same developer i.e. Shri Mahesh S/o Parasram Gangwani, Director M/s Gangwani Construction Pvt., Ltd., is pending for the satisfactory compliance by the developer. Board resolved that until the case of illegal Sub-division and sale without 'NOC' is settled satisfactorily by said developer no new building permission is to be granted to said developer.

Agenda No. 106:- "No Objection Certificate" for Sale of Property / Plot No. 65 and 66, 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 04-09-2018 received from the Applicant's / Owner's (i) Shri Biren Indrajeet Singh Sial and (ii) Smt. Sangeeta W/o. Biren Sial for issue of "No Objection Certificate" for Sale of Property / Plot No. 65 and 66, 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 (i) Mr. Hemant Bhayalal Barewar and (ii) Mrs. Sushma Mahendra Barewar.

"No Objection Certificate" may be issued subject to clearance of Dues amounting to **Rs. 25,306 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 7653 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of (355.50 Sq.m.) 3826.60 Sq.ft. i.e. for Plot No. 65 and 66.
- 2 (a). Sale / Transfer Fee of **Rs. 7653 = 00** for Purchased of the Plots No. 65 and 66 by the Applicant / Owner from Shri Bhayyalal S/o. Natthuji Wanjari (Previous Owner),
- 2 (b). Fine of **Rs. 5000 = 00** for not obtaining "No Objection Certificate" from the Board as required against for Plot No. 65 and
- 2 (c). Fine of **Rs. 5000 = 00** for not obtaining "No Objection Certificate" from the Board as required against for Plot No. 66.

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

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

Resolution No. 106 : Considered and approved subject to clearance of dues.

Agenda No. 107:- 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. 69, Kh. No. 54/1 (Old), 99/1-A/2 (New), 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 12-09-2018 received from the Applicant / Owner Shri Kishorkumar S/o. Kishorilal Shrivastav for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 69, Kh. No. 54/1 (Old) 99/1-A/2 (New), 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 168.58 Sq.m. (1814.60 Sq.ft.) for plot area upto 2000 Sq.ft.

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. 107 : Considered and approved subject to clearance of dues.

Agenda No. 108:- 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. 109, Kh. No. 86/1 (Old), 124 (New), 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 14-09-2018 received from the Applicant's / Owner's (i) Shri Hardeo Singh S/o. Jagannath Singh and (ii) Smt. Bachnidevi W/o. Hardeo Singh for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 109, Kh. No. 86/1 (Old) 124 (New), 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. 3000 = 00** at the rate of Rs. 01.50 / Sq.ft. for built-up area of 1386.83 Sq.ft. (128.84 Sq.m.) for plot area upto 2000 Sq.ft. (subject to minimum of Rs. 3000 = 00).
- 2(a). Sale / Transfer Fee of **Rs. 3488 = 00** for Purchased of the Subject Plot by the Applicant's / Owner's from (i). Shri Pravin Kumar S/o. B. P. Yadav, (ii). Shri Rakesh Kumar Ranjan S/o. B. P. Yadav, (iii). Smt. Agradevi W/o. B. P. Yadav and (iv). Smt. Anjana Sunil Kumar Yadav (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. 1744 = 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. 108 : Considered and approved subject to clearance of dues.

Agenda No. 109:- "No Objection Certificate" for Sale of Property / Plot No. 84, 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 21-09-2018 received from the Applicant's / Owner's (i) Shri Biren Indrajeet Singh Sial and (ii) Smt. Sangeeta W/o. Biren Sial for issue of "No Objection Certificate" for Sale of Property / Plot No. 84, 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. Mahendra Bhayalal Barewar.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 13,332 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 4166 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of (193.50 Sq.m.) 2082.83 Sq.ft
- 2 (a). Sale / Transfer Fee of **Rs. 4166 = 00** for Purchased of the Subject Plot by the Applicant / Owner from Shri Dhanraj S/o. Natthuji Wanjari (Previous Owner) and,
- 2 (b). Fine of **Rs. 5000 = 00** for not obtaining “No Objection Certificate” from the Board as required.

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

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

Resolution No. 109 : Considered & approved that ‘NOC’ will be provided after the clearance of all the dues.

Agenda No. 110:- “No Objection Certificate” for Sale of Property / Plot No. 43, Kh. No. 86/1 (Old), 124 (New), Gurukripa Co-Operative Housing Society on B-2 (Private) Land, Outside Notified Civil (Society) Area, within Jurisdiction Limits of Kamptee Cantonment.

To consider the application dated Nil but received on 05-10-2018 from the Applicant / Owner Smt. Anjum Khan W/o. Saleem Khan for issue of “No Objection Certificate” for Sale of Property / Plot No. 43, Kh. No. 86/1 (Old) 124 (New), Gurukripa 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 (i) Sau. Sunita Deepak Jhopat and (ii) Shri Deepak Radhesham Jhopat.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 16261 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 2906 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of (135 Sq.m.) 1453.14 Sq.ft
- 2 (a). Sale / Transfer Fee of **Rs. 2906 = 00** for Purchased of the Subject Plot by the Applicant / Owner from Smt. Pramila W/o. Surendra Kocher (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. 5449 = 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. 110 : Considered & approved that NOC will be provided after the clearance of all the dues.

Agenda No. 111:- 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. 71, 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 27-09-2018 received from the applicant's / owner's (i) Shri Bharat S/o. Kishor Hardwani and (ii) Smt. Vidhi W/o. Bharat Hardwani for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 71, 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 (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. 5227 = 00** at the rate of Rs. 02.25 / Sq.ft. for built-up area of 2323.15 Sq.ft. (215.826 Sq.m.) for plot area 2001 Sq.ft to 3000 Sq.ft.
2. Tax of **Rs. 4200 = 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. 111 : Considered and approved subject to clearance of all dues.

Agenda No. 112:- “No Objection Certificate” for Sale of Property / Plot No. 133, Kh. No. 30/1-2, Ashtavinayak 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 04-10-2018 received from the Applicant / Owner, Shri Nanakchand Ramdhandas Agrawal for issue of “No Objection Certificate” for Sale of Property / Plot No. 133, Kh. No. 30/1-2, Ashtavinayak 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) Mr. Banwarilal S/o. Satyanarayan Sharma, (ii) Mr. Satyajeet Banwarilal Sharma and (iii) Mr. Kushal Banwarilal Sharma.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 13,800 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 4400 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of (204.36 Sq.m.) 2200 Sq.ft
- 2 (a). Sale / Transfer Fee of **Rs. 4400 = 00** for Purchased of the Subject Plot by the Applicant / Owner from Shri Mahesh S/o. Parasram Gangwani, Director, Gangwani Const. (P) Ltd. (Previous Owner) and
- 2 (b). Fine of **Rs. 5000 = 00** for not obtaining “No Objection Certificate” from the Board as required.

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

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

Resolution No. 112 : Considered and approved subject to clearance of all dues.

Agenda No. 113:- 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. 83, 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 Nil but received on 14-09-2018 from the applicant / owner Smt. Deepa W/o. Wasudeo Chaudhary for Sanction of Building Plan of FSI 1.0 for Proposed Construction of Ground Floor and First Floor on Plot No. 83, Kh. No. 29 (Old), 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. 3000 = 00** at the rate of Rs. 01.50 / Sq.ft. for built-up area of 1540.97 Sq.ft. (143.16 Sq.m.) for plot area upto 2000 Sq.ft. (subject to minimum of Rs. 3000 = 00).

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. 113 : Considered and approved.

Agenda No. 114:- “No Objection Certificate” for Sale of Property / Plot No. 209, Kh. No. 87 (Part) (New 120/1), Kalpataru 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 16-08-2018 received on 03-09-2018 from the Applicant / Owner Shri Jetharam Motiram Khandwani, Partner – M/s. Vidarbha Builders & Developers for issue of “No Objection Certificate” for Sale of Property / Plot No. 209, Kh. No. 87 (Part) (New 120/1), Kalpataru Co-operative Housing Society, on (B-2) land (Private), Outside Civil Area (i.e. Society Area), within jurisdiction limits of Kamptee Cantonment to (i) Shri Jagdish Kishanchand Dewani and (ii) Smt. Dipti Jagdish Dewani.

“No Objection Certificate” may be issued subject to clearance of Dues amounting to **Rs. 10350 = 00**. The details of Dues balance are as follows –

1. Sale / Transfer Fee of **Rs. 3600 = 00** at the rate of Rs. 02 / Sq.ft. for Plot area of 1800 Sq.ft. (167.225 Sq.m.).
2. Tax of **Rs. 6750 = 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.114: Considered and approved subject to clearance of dues.

Agenda No.115 :- 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) CBR No. 71 dated 01-08-2018

3) CBR No. 83 dated 07/09/2018

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 first 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.

Related letter along with a file is placed on the table.

Resolution No. 115 : In the last ordinary board meeting dated 06-09-2018 via CBR No.83 it was decided that ‘Higher Authorities will be asked if for a socio-economic project maintenance, any grant will be given (by Central Government) so that financial burden on citizens / users can be reduced.’

Based on the telephonic discussion with DG DE (Cantt. section)- Member – Secretary informed the board that for maintenance for capital assets creating project e.g. in this case STP, no maintenance grant is to be provided by Central Government and said maintenance cost is to be recovered only through user fees and security deposits and there is no alternative available other than user fees and security deposit.

5 Elected members through a ‘Note of Dissent’ mentioned following points –

1. That civil residents of Cantonment are poor and are daily wagers, they will be unable to pay user fees and security deposit and they should not be burdened financially.

2. That Cantonment Board, Kamptee must seek funds from 14th Finance Commission, for such project's maintenance cost.

3. That recently State Government of Maharashtra announced that, grants will be provided to Cantonment Board Kamptee.

Member-Secretary informed the board that in every Municipal body where such services (e.g. STP) are provided user charges are levied.

Upon hearing all the points of elected members, President Cantonment Board stated that based on availability of grants / financial assistance from Central / State Government, amount of user charges will be decided. For example user charges will be calculated as,

$$\text{Total user charges} = \frac{\text{total annual maintenance cost}}{\text{Grants or financial assistance by Central / State Government.}}$$

It is resolved that user fees and security deposit will be levied on users of STP facility as per the amount mentioned in the agenda once the said project will become functional.

Agenda No. 116 :- Provide ½ " Inch Dia Water Stand Post on Mahadeo Ghat Premises for Public Purpose.

Ref. :- 1) Application from Elected Members dated 15/09/2018
2) Application from General Public dated Nil received on 29/09/2018

To consider application dated 15-09-2018 from the elected ward member, Cantonment Board Kamptee and letter dated 29-09-2018 from general public to provide ½ " inch dia water stand post on Mahadeo Ghat premises for public purpose.

It is to bring to the notice of the Board that 1" inch dia water connection is already existing in Mahadeo Ghat temple GLR Sy No.: 253. As per record no water connection has been given by the Cantonment Board Kamptee in GLR Sy No.:253.

The Cantonment Board may consider the above referred letters for public stand post and decide accordingly.

Resolution No. 116 : Considered & approved that ½ " dia water connection to be given. Also resolved that, water bill to be sent to HOR of Mahadeo Ghat land from insuing month.

Agenda No. 117 :- Appointment of Skin Specialist in Cantonment General Hospital under PPP Mode

To consider and approve the appointment of skin specialist in Cantonment General Hospital on honorary basis on a fixed honorarium of Rs. 250/- per visit.

Board may consider accordingly.

Resolution No. 117 : Considered & approved that skin specialist to be appointed on honorary basis.

Agenda No. 118 :- Canteen Facility in Cantonment General Hospital

The new Cantonment General Hospital is running with massive amenities for the resident of Cantonment area and also for the general public due to which the daily patient visit has increased and also there is an increase in patients admission also. Hence there is a necessity for canteen facility for the patients.

The Board may consider and approve for running of canteen in the premises of Cantonment General Hospital.

The office report is placed on the table.

Resolution No. 118 : Considered & approved to run the canteen in the Cantonment General Hospital Kamptee Cantonment.

Agenda No. 119 :- Mutation of Property on GLR Sy.No.130/1, Gora Bazar, Kamptee Cantonment.

Ref: (i) Shri. Mohd Israil (Sucessor-in-interest) application dated 23-03-16.

(ii) PD, DE, SC Letter No.:9873/ DE/ SC/ L/ CB/ KPT/ Sy No:. 130/1 dt:31/07/2018.

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

- 1) Survey. No. : 130/1, Gora Bazar, Kamptee Cantonment.
- 2) Land Classification : B-3.
- 3) Area of House/ Property : 1350 Sq.ft

4) HOR : Mohd Ismail S/o Shaik Ibrahi
for Shaik Ibrahim and sons

5) Lease : Granted under schedule VIII of

CLAR 1937 Reg.No.61 dated 31-03-1944 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.

This office has received the sanction for renewal of lease w.e.f 1st Jan 1974 to 31st Dec 2003 for 2nd Term and 1st Jan 2004 to 31st Dec 2033 for 3rd Term of lease vide PD,DE SC, Pune letter referred (ii) above.

With reference to letter referred (i) above this office has received an application for mutation of property along with the required documents viz., legal heirship certificate, Relinquish Affidavit from other legal heir, Adhar Card. The present occupier Shri Mohd Israil Sheikh claiming to be the legal heir of Mohd Ismail S/o Shaik Ibrahim for Shaik Ibrahim and sons (HOR).

The public notice, requesting for any objection from public with regards to mutation of subject property from Mohd Ismail S/o Shaik Ibrahim for Shaik Ibrahim and sons (HOR) to Shri Mohd Israil Sheikh through inheritance was published in the local newspaper viz.: Dainik Bhaskar (Hindi) dated 18-09-2018, Mahasagar Nagpur (Marathi) dated 19-09-2018 and Nagpur Post (English) dated 19-09-2018 (Copy enclosed). This office has not received any objection from any public for mutation of subject property.

Hence, matter is referred to the Board for mutation of property on GLR Sy No.: 130/1, Gora Bazar, Kamptee Cantonment from Mohd Ismail S/o Shaik Ibrahim for Shaik Ibrahim and sons (HOR) to Shri Mohd Israil Sheikh (Sucessor-in-interest)

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

Resolution No. 119 : Considered & approved.

Agenda No. 120:: Mutation of Property on GLR Sy.No.136/117-A, Gora Bazar, Kamptee Cantonment.

Ref:_ (i) Application dated 25-04-2014 and 17-11-2017.
(ii) PD, DE, SC Letter No.:9873/ DE/ SC/ L/ CB/ KPT/ Sy No.: 136/117-A/
dt:03/08/2018.

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 (IstTerm) 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.

This office has received the sanction for renewal of lease w.e.f 1st Aug 1963 to 31st July 1993 for 2nd Term and 1st Aug 1993 to 31st July 2023 for 3rd Term of lease vide PD,DE SC, Pune letter referred (ii) above.

With reference to letter referred (i) above this office has received an application for mutation of property along with the required legal documents viz:, Self Affidavit, Death Certificate of HOR's wife, Gift Deed (बकशीस पत्र), Adhar card and pan card. The present occupier Miss Rashida Sheik claiming to be the legal heir of S K Mohiddin S/o Abdul Gaffar (HOR).

The public notice, requesting for any objection from public with regards to mutation of subject property from S K Mohiddin S/o Abdul Gaffar (HOR) to Miss Rashida Sheik through inheritance was published in the local newspaper viz:. Dainik Bhaskar(Hindi) dated 18-09-2018, Mahasagar Nagpur (Marathi) dated 19-09-2018 and Nagpur Post (English) dated 16-10-2018 (Copy enclosed). This office has not received any objection from any public for mutation of subject property.

Hence, matter is referred to the Board for mutation of property on GLR Sy No.: 136/117 A, Gora Bazar, Kamptee Cantonment from S K Mohiddin S/o Abdul Gaffar (HOR) to Miss Rashida Sheik (Sucessor-in-interest) after due recommendation / approval of the Board.

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

Resolution No. 120 : Considered & approved.

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

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

Agenda No. 118 :- Canteen Facility in Cantonment General Hospital

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