

PROCEEDINGS OF ORDINARY MEETING OF THE BOARD
HELD ON 30.01.2018 AT 1100 HOURS
IN THE OFFICE OF CANTONMENT BOARD GUJRANWALA CANTT

PRESENT

1.	Brig Javaid Hussain Khan Baluch Station Commander	President
2.	Omer Siddique Chaudhry Cantonment Executive Officer	Secretary
3.	Ch. Muhammad Nawaz Hafeez	Vice President
4.	PA-17164 Col (Retd) Khawar Habib, H.No. 419-A, DOHS-2	Member
5.	PA-25902 Lt Col (Retd) Faisal Rasheed, H. No. 210, DOHS-2	-:do:-
6.	PA-31067 Lt Col Zahid Ur Razaq, A/AQ (Gar) HQ 30 Corps	-:do:-
7.	Mr. Sajid Majeed, XEN B&R GE (Army)-1	-:do:-
8.	Mr. Dost Muhammad, SHO Gwa Cantt, Sta Health Offr	-:do:-
9.	Ch. Khalid Hayat, Gulabpura, Gwa Cantt	-:do:-
10.	Mr. Hamayun Rashid W-3	-:do:-
11.	Mr. Shabbir Hussain, W-5	-:do:-
12.	Mr. Shahbaz Rasheed, W-6	-:do:-
13.	Ch. Ghulam Qadir Warraich, W-7	-:do:-
14.	Mr. Nadeem Akram, W-8	-:do:-
15.	Mr. Mohsin Naveed, W-10	-:do:-
16.	Mr. Babar Masih	-:do:-
17.	Mr. Haroon Ur Rasheed	-:do:-

ABSENT

1.	PA-30168 Lt Col Tariq Shahbaz Khan Niazi, AA&QMG Sta HQ	Member
2.	PA-33539 Lt Col Syed Awais Arif Alvi, CO 39 MP Unit	-:do:-
3.	PA-35788 Major Muhammad Yasar, DAA&QMG, Sta HQ	-:do:-
4.	The Senior Civil Judge, Gujranwala	-:do:-
5.	Mr. Ghulam Mustafa Cheema, H. No. 659, DOHS-2	-:do:-
6.	Mr. Tahir Farooq, W-1	-:do:-
7.	Mr. Zafar Ullah Khan Sohi, W-2	-:do:-
8.	Ch. Nasir Hussain, W-4	-:do:-

GENERAL ADMIN

01. STATEMENT OF MONTHLY ACCOUNTS

To note statement of Monthly Accounts for the month of **Dec 2017** as required under Rule 90 of the Pakistan Cantonments Accounts Code, 1955:-

December 2017

Description	Cantt Fund Account (Rs. In M)	G.P Fund Account (Rs. In M)	Sinking Fund Account (Rs. In M)	Security Fund Account (Rs. In M)	Pension Fund Account (Rs. In M)	Ben Fund Account (Rs. In M)	Group Insu. Account (Rs. In M)
Opening Balance	33.954	4.754	6.337	3.076	1.455	0.529	0.543
Investment	320	5.80	16.70	48.50	-	-	-
Total	353.954	10.554	23.037	51.576	1.455	0.529	0.543
Receipt	17.061	0.294	-	-	1.733	0.135	0.055
Balance	371.015	10.848	23.037	51.576	3.188	0.664	0.598
Expenditure	33.862	0.317	-	0.585	2.012	0.090	-
Closing Balance	337.153	10.531	23.037	50.99	1.176	0.574	0.598

All relevant documents are placed on the table for perusal.

Resolution No. 01

Noted.

02. ARREARS STATEMENT.

To consider and note the Arrears Statement under different heads for the month of Dec, 2017: -

Dec, 2017

Head	Arrears as on 01.07.17 (Million)	Recovery upto Nov 2017 (Million)	Recovery in Dec 2017 (Million)	Total arrears recovered (Million)	Balance Arrears as on 01.01.2018 (Million)	% of Recovery
House Tax	12.126	3.427	0.585	4.012	8.114	33.09
Water charges	1.237	0.13	0.022	0.152	1.085	12.29
Rent of shops	1.732	0.615	0.079	0.694	1.038	40.07
Total	15.095	4.172	0.686	4.858	10.237	32.18

All relevant papers are placed on the table for perusal.

Resolution No. 02

Noted.

03. SANITARY DIARY.

To consider Sanitary Report for the month of **December 2017** as required under section 129 of the Cantonments Act, 1924 (II of 1924).

Relevant papers are placed on the table.

Resolution No. 03

Noted.

ESTABLISHMENT BRANCH**04. UPGRADATION FROM HEAD MALI (BS-04) TO GARDEN SUPERVISOR (BS-07).**

To consider the application dated nil submitted by Mr. Nusrat Ali, Head Mali for promotion / up-gradation as Garden Supervisor.

Description: It is apprised that Mr. Nusrat Ali, Head Mali (BS-04) has requested for up-gradation of his scale i.e. from Head Mali (BS-04) to Garden Supervisor (BS-07) on the grounds that he has 01 year diploma in Horticulture landscaping which is required for the said post.

In departmental promotion policy, 2010, the posts of Garden Supervisors are existed in BS-07 for which matriculation with 2nd Division in which at least six months diploma / certificate from a recognized institution in gardening / horticulture / landscaping / floriculture etc is required. He has more than requisite qualification as mentioned above and experience in the relevant filed as he is already working on the said post and well conversant with his job.

Relevant papers are placed on the table.

Resolution No. 04

Considered and approved. Case be sent to competent authority for necessary sanction.

05. REQUEST FOR WAIVE OFF SURCHARGE ON LATE ENTRY OF BIRTH.

To consider the request of Mst. Yasmeen Bibi Wd/o Allah Ditta for waiving off the surcharge levied on late entry of Birth of her son.

Description: It is apprised that earlier the Board vide its CBR No. 05 dated 20.07.2017 has been imposed surcharge Rs. 1000/- per year for late entry of births and deaths in CBG. The applicant has applied for birth entry of her son named Tayyab Talha, whose date of birth is 30.12.1995. As per calculation of late fee / surcharge, she is required to pay Rs. 24,200/- on account of surcharge and late entry fee. She vide her application under reference stated that she is a poor widow and unable to pay such a huge amount. Moreover, elected member of respective ward has also verified the contents of application.

Application is placed on the table for consideration of the Board.

Resolution No. 05

Considered and rejected.

06. PROVISION OF SERVICES.

To consider letter No.74 / 18 dated 17-01-2018 of PGECHS written by the Secretary PGECHS for provision of certain services.

Description: It is apprised that the Secretary PGECHS vide letter under consideration has requested to help out to resolve the following vital issues :-

- a. The Society was promised to collect garbage from houses of the residents which have not been fulfilled, even after lapse of considerable time. Accordingly sanitary situation of the society is deteriorating and the residents are complaining in this regard;
- b. Society may be allowed to arrange Cable Network transmission services through its Cable Operator;
- c. To facilitate/ provide the residents of the Society, a "Nikah Registrar" as the Society is suffering due to non-availability of the Registrar.

In this context, this office needs some time to carry out survey of the said area and to make feasibility report to collect garbage from houses of the residents. It is also apprised that as per HQ ML&C Department letter No. 9/3/Budget/ML&C//97 dated 26.09.1997 no more license can be issued in presence of existing Nikah Registrar in any ward.

The case alongwith all relevant papers are placed on the table for perusal.

Resolution No. 06

Considered at length and resolved as under:-

- a. Sanitary Inspector will prepare a consolidated report of expenses, manpower and vehicles required for the purpose after meeting with management of PGECHS.
- b. Allowed subject to issuance of NOC of Cantt Board Gwa and monthly connection charges @ Rs.50/- per connection / per month.
- c. Approved. Case be sent to ML&C Deptt for advice.

LAND BRANCH**07. CHANGE OF NAME IN BUILDING PLAN.**

To consider the application submitted by Mr. Ashraf Ejaz S/o Sarwar Khan for amendment of name in building plan already approved vide CBR No. 25(09) dated 27.07.2016 for construction of Marquee.

Description: It is apprised that the applicant got approval of building plan in respect of Khasra Nos.1540/1 and 55/272 situated at G.T Road opposite Sethi Colony for construction of Marquee with the name " Muhammad Ashraf Chehal S/o Haji Hadayat Ullah Chehal.

Now the owner vide his application under consideration requested to change his name from Muhammad Ashraf S/o Haji Hadayat Ullah Chehal to Ashraf Ejaz S/o Sarwar Khan. The contents of his application are reproduced as under:-

"I got approved my commercial building plan consisting a restaurant and marquee (Pearl Hotel and Cantt View Marquee) on a piece of land abutting G.T Road in front of Sethi Colony Gujranwala Cantt. The construction was completed in 2016. A case was filed by me in the Court to change my and my parental name from Muhammad Ashraf S/o Haji Hadayat Ullah Chehal to Ashraf Ejaz S/o Sarwar Khan and court ordered and decided the said amendment in my name vide attached order. Subsequently, I wants to amend my and parental name in my approved commercial building plan. Change of name in Fard Malikiyat has also been done as it evident from attached copy. So, I am submitting new copies of building plans showing my old and new name for record and issuance purpose. Kindly process it and give me amended copy of building plan".

Relevant file is placed on the table.

Resolution No. 07

Considered and resolved to approve the name as per agenda side.

08. COMPOSITION OF UN-AUTHORISED CONSTRUCTION IN R/O PT-9-C, CHENAB BLOCK, DC COLONY, GUJRANWALA CANTT.

To consider an application on "Form D" submitted by Muhammad Sadiq Ch S/o Meraj Deen for composition / regularization of un-authorized construction carried out by deviating from the approved building plan.

Description: It is apprised that a combined building plan of 16 nos plots was approved by the Board vide CBR No. 7(111) dated 01.10.2014. The technical staff of this office had visited the site and found that double storied building exists at site, however, the owner carried out some internal deviations from the approved building plan. The same is required to be placed before the Board for its regularization by way of composition fee or otherwise vide u/s 185 of the Cantonment Act, 1924.

In the instant case, violation of building bye laws are not involved. The detail of calculation of composition fee in terms of above mentioned letter are as under:-

Nature of Rights	Private Land
Total area of plot	825 Sft
<u>Existing approved area</u>	
i. G.Floor	658 Sft
ii. F.Floor	825 Sft
Total	1483 Sft
<u>Area under violation</u>	
i. G.Floor	170 Sft
ii. F.Floor	170 Sft
Total	340 Sft
<u>Proposed Area</u>	
i. S.Floor	825 Sft

Nature of violation	Un-authorized construction according to the building bye laws
Detail of violation	Open space passage covered included in the shop
1) <u>Detail of Composition fee:</u> Cost of un-auth construction a. 340 sft x @ Rs. 1400 Per Sft b. Cost of land (under violation) 0.62 Marlas x 6,61,000/- (a + b)	Rs. 4,76,000/- Rs. 4,13,125/- Rs. 8,26,250/-
2) <u>Building application tax etc</u> i) Building tax application @ Rs. 4/- per Sft (825 Sft) ii) Cost of Form A & B iii) Scrutiny fee @ Rs. 2/- per Sft Total Amount	Rs. 3,300/- Rs. 200/- Rs. 1,650/- Rs. 6,600/-

The relevant file is put up on the table.

Resolution No. 08

Considered and resolved to regularize the un-authorized construction on payment of composition fee @ 10% of the assessed cost which comes to Rs. 82,625/-.

09. COMPOSITION OF UN-AUTHORISED CONSTRUCTION IN R/O PT-10-C, CHENAB BLOCK, DC COLONY, GUJRANWALA CANTT.

To consider an application on "Form D" submitted by Muhammad Sadiq Ch S/o Meraj Deen for composition / regularization of un-authorized construction carried out by deviating from the approved building plan.

Description: It is apprised that a combined building plan of 16 nos plots was approved by the Board vide CBR No. 7(111) dated 01.10.2014. The technical staff of this office had visited the site and found that double storied building exists at site, however, the owner carried out some internal deviations from the approved building plan. The same is required to be placed before the Board for its regularization by way of composition fee or otherwise vide u/s 185 of the Cantonment Act, 1924.

In the instant case, violation of building bye laws are not involved. The detail of calculation of composition fee in terms of above mentioned letter are as under:-

Nature of Rights	Private Land
Total area of plot	998 Sft
<u>Existing approved area</u>	
i. G.Floor	577 Sft
ii. F.Floor	998 Sft
Total	1575 Sft
<u>Area under violation</u>	
i. G.Floor	49 Sft
ii. F.Floor	67 Sft
Total	116 Sft
Proposed Area	
ii. S.Floor	998.61 Sft
Nature of violation	Un-authorized construction according to the building bye laws
Detail of violation	Stair case added within already approved covered area

1)	<u>Detail of Composition fee:</u> Cost of un-auth construction c. 116 sft x @ Rs. 1400 Per Sft d. Cost of land (under violation) 0.18 Marlas x 66,1000/- (a + b)	Rs. 1,62,400/- Rs. 1,18,980/- Rs. 2,81,380/-
2)	Building application tax etc i) Building tax application @ Rs. 4/- per Sft (908 Sft) ii) Cost of Form A & B iii) Scrutiny fee @ Rs. 2/- per Sft Total Amount	Rs. 3,994/- Rs. 200/- Rs. 1,997/- Rs. 9,788/-

The relevant file is put up on the table.

Resolution No. 09

Considered and resolved to regularize the un-authorized construction on payment of composition fee @ 10% of the assessed cost which comes to Rs. 28,138/-.

10. PROCEEDINGS OF BUILDING COMMITTEE.

To consider the proceedings / recommendations of the Building Committee made in its meetings held on 22.01.2018 and 29.01.2018 (**Annex-A & Annex-B**) for approval of residential / commercial building plans, received under section 179, of the Cantts Act, 1924 as per list given below. These building plans have been checked by Engineering Branch and Land Branch of this office and found in conformity with the sites and building bye-laws. As per their reports, there is no encroachment on any land and no change of purpose is involved. The MEO has also accorded NOC from land point of view where it is required.

Resolution No. 10

- a)** Considered and resolved to approve the recommendations of the Building Committee meeting held on 22.01.2018 for residential building plans as given on agenda side except plan at S. No. 8 & 9 due to improper drawings.
- b)** Considered and resolved to approve the recommendations of the Building Committee meeting held on 29.01.2018 for building plans as given on agenda side except residential building plan at S. No. 4 due to non provision of NOC from Station HQ.

11. COMPOSITION ON A/C OF DEVIATION FROM APPROVED BUILDING PLAN.

To consider an application dated nil submitted by N/Sub (R) Muhammad Arif Khan S/o Alaf Deen regarding approval of revised building plan.

Description: The applicant vide his application under consideration has stated that he submitted building plan in 2000 for construction of ground floor and paid the development charges and building application fee etc vide Cantt 4-B receipt dated 04.04.2000.

In this regard it is pointed out that stance of the applicant is correct to the effect that he paid the development charges and building application fee, however, approved building plan neither forthcoming in the record of this office nor available with applicant. Field staff of

this office visited the site and found that ground floor has already been constructed at site. Hence the same is liable to be compounded for its regularization.

In the instant case, violation of building bye laws are not involved. The detail of calculation of composition fee in terms of above mentioned letter are as under:-

Nature of Rights	Private Land
Total area of plot	1428 Sft
Existing approved area	1428 Sft
i. G.Floor	
Proposed Area	
i. F.Floor	1036.56 Sft
ii. Mumty	56.00 Sft
Total	1092.56 Sft
Nature of violation	Un-authorized construction according to the building bye laws
Detail of violation	G.floor constructed at site
1) Detail of Composition fee: Cost of un-auth construction a. 1428 sft x @ Rs. 600 Per Sft	Rs. 8,56,800/-
2) Building application tax and development charges etc	Rs. 3926/- paid in 2000 as mentioned above.

The relevant file is put up on the table.

Resolution No. 11

Considered and resolved to regularize the un-authorized construction on payment of composition fee amounting to Rs.8000/- as per CBR No. 09 (B) dated 27.12.2017.

12. EXTENSION IN TIME LIMIT OF SANCTIONED BUILDING PLAN.

To consider the applications for grant of extension in time limit for completion of construction work in r/o already sanctioned building plans as the applicants could not complete/start construction of their proposed building within the stipulated time. Under the provisions of the Cantonments Act, 1924 two such extensions can be given by the Board. The site and document have been checked by the Engineering and Land Branch respectively and recommended for grant of extension. Detail is given below:-

S. No	Name of Applicant	Plot/ Kh. & File No.	Location	Date of Extension in time limit	Date of Sanction of Building Plan	Status
1.	Muhammad Naeem Akhtar S/o Aish Muhammad	KH-340 GP-3682	Allama Iqbal Town, Street No. 6	09.09.2016 to 08.09.2017 (1 st Extn) 09.09.2017 to 08.09.2018 (2 nd Extn)	U/S 25(35) dt 09.09.2015.	Vacant plot at site.
2.	Ch. Shoukat Ali S/o Muhammad Siddiq	KH-88-89 TR-8212	G.T Road, Sharif Farm, Rahwali	27.07.2017 to 26.07.2018 (1 st Extension)	CBR No. 07(03) dated 27.07.2016	Construction is under-process.
3.	Muhammad Nawaz S/o M. Malik	KH-9/3802 TR-8205	Shahrah-e-Quaid-e-Azam	22.03.2017 to 21.03.2018 (1 st Extn)	CBR No. 15(i) (84) dt 22.03.2016	Vacant plot at site.

S. No	Name of Applicant	Plot/ Kh. & File No.	Location	Date of Extension in time limit	Date of Sanction of Building Plan	Status
4.	Amir Shahzad S/o Ghulam Ghooos	Qittat-18 TR-8198	Moh Sharifpura,	29.06.2017 to 28.06.2018 (1 st Extn)	CBR No. 12(27) dt 29.06.2016	Construction is under-process.
5.	M/s Muhammad Ayub & others	KH-2093 TR-8213	Talwandi Rahwali	28.09.2017 to 27.08.2018 (1 st Extn)	CBR No. 07(01) dt 28.09.2016	Vacant plot at site.

Relevant file are placed before the Board for consideration.

Resolution No. 12

Considered and resolved to allow the extension of one year in time limit for completion of building as mentioned on agenda side.

REVENUE BRANCH

13. AUCTION OF CANTT BOARD CATTLE MANDI.

To consider the auction proceeding of Cattle Mandi held on 29.12.2017 after wide publicity through press published in daily "Express Gujranwala" and daily "The News" dated 09.12.2017.

Description: It is apprised that earlier efforts to auction the Cattle Mandi were made five times after expiry of previous contract term on 30th June, 2017 since HQ 30 Corps had established a Cattle Mandi in camping ground Ghakhar close to CBG venue for Cattle Mandi. The said mandi has now been closed. Accordingly, it was decided to hold the auction again.

It is also pointed out that one Mr. Shahzad Anwar had also offered the amount of 02 Crore per annum for the contract of Cattle Mandi vide his application dated 04.07.2017 received in this office through courier but the same was rejected by the Board vide CBR No. 17 dated 22.08.2017 due to lower rate. Lastly auction was held on 29.12.2017 and the applicant was asked to participate in the bidding process but he never turned up. The auction was then held on 29.12.2017 and Mr. Mubashir Iqbal offered the highest bid amounting to Rs.1,80,00,000/-.

It is pointed out that the highest bid offered by Mr. Mubashir Iqbal is quite low as compared with the contract amount for the previous term i.e. Rs. 6,30,00,000/-. It, therefore does not appear to be reasonable and call for further attempts to auction the mandi at reasonable amount.

Relevant papers are placed on the table.

Resolution No. 13

Considered and resolved to cancel the bid of Rs. 1,80,00,000/- being on lower side. The same be re-auctioned.

14. HOUSE TAX ASSESSMENT FOR THE YEAR 2015-2018.

To consider the assessment cases proposed / finalized by Assessment Committee in its meeting held on 18.01.2018, after considering the objections raised by owners of the properties against the proposed ARV in respect of the properties as mentioned at (**Annex- C**).

Relevant files and register are placed on the table for perusal of the Board.

Resolution No. 14

Considered and resolved to approve the ARV / Tax of the properties as finalized by the Assessment Committee, mentioned in Annex-'C'.

15. EXTENSION IN PERIOD OF TENANCY RIGHTS OF CB SHOPS

To consider a report of Revenue Superintendent, wherein it has been reported that the period of tenancy rights in respect of CB Shops in MM-2 (Buraq Market), MM-3 (Faisal Shaheed Market), & MM-4 (Muhammad Market) Gujranwala Cantonment are going to expire on the dates mentioned against each. As per tenancy agreements, the Board is competent to renew / enhance the period of tenancy rights by revision of reasonable monthly rent on the existing rent. Detail is as under:-

MM-II (BURAQ MARKET)

Sr. No.	Shop No.	Name of Tenant	Existing Rent (pm)	Date Of Expiry
01	79	Syed Sibte Hassan	2490	31-10-2016
02	80	Syed Sibte Hassan	2490	31-10-2016
03	N/A	Adnan Sheraz Food Corner (Canteen in Jheel Park)	16500	28-02-2018

MM-III (FAISAL SHAHEED MARKET)

01	19	Maj(R) Azmat Ali	2365	30-08-2017
02	20	Maj(R)Azmat Ali	2465	31-01-2018
03	21	Mst Sakina Bibi	2465	31-01-2018
04	22	Muhammad Mansha	2465	31-01-2018
05	23	Ch.Akram	4885	31-01-2018
06	24	Abdul Manan	4885	31-01-2018
07	25	Shahid Mehmood	2575	31-01-2018
08	26	Capt Muhammad Naeem	2475	31-07-2017
09	27	Saeed Ur Rehman	2475	31-07-2017
10	28	Abdul Rehman	2875	31-07-2017

MM-IV (MUHAMMADI MARKET)

01	02	Amjad Ali	6480	30-06-2017
02	03	Syeda Saima Bukhari	6480	30-06-2017
03	04	Maj (R) Mumtaz Ali	6480	30-06-2017
04	05	Shoaib Munir	6480	30-06-2017
05	06	Munawar Ahmad	6480	30-06-2017
06	07	Zahid Hussain	6480	30-06-2017
07	08	Shahbaz Hussain	6480	30-06-2017
08	14	Munawar Hussain	5400	01-01-2018
09	15	Munawar Hussain	5400	01-01-2018
10	16	Munawar Hussain	5400	01-01-2018

All relevant documents are placed on the table for perusal.

Resolution No. 15

Considered and resolved to approve the extension of tenancy period on increase of 25% in the existing rent.

16. REDUCTION OF MONTHLY RENT – HBL BUILDING.

Reference: CBR No. 17 dated 27.10.2017.

To consider the letter No. UMF/CBG-011/17 submitted by Habib Bank Ltd for reduction of monthly rent enhanced by the Board vide CBR under reference.

Description: The existing tenancy agreement / period of three years was expired on 10.10.2017. The same was placed before the Board and the Board vide above referred CBR considered and allowed the renewal of tenancy agreement for a period of further 03 years @ Rs. 2,00,000/- per month as per current market rent i.e. Rs. 43/- per Sft.

It is pointed out that the rent of UBL comprising Svy No. 3/108 measuring 2700 Sft is Rs. 1,65,000/- per month in the same locality with 10% increase of every year w.e.f 15.06.2015. The monthly rent of UBL in the year 2017-18 will be Rs. 1,99,650/-. It is further pointed out that the area of HBL building is 11025 Sft (covered area 4656 Sft), which is more than the UBL building i.e. 2700 Sft (covered area 1350 Sft) i.e. Rs. 148 per Sft.

Now the HBL vide their letter under consideration is requesting for reduction of the rent being on higher side.

Relevant file is placed on the table for consideration of the Board.

Resolution No. 16

Considered and rejected.

17. PAYMENT OF MONTHLY RENT IN R/O SHOP NO. 38 TO 73, FAISAL SHAHEED MARKET (MM-3).

To consider the application submitted by tenants of Cantt Fund shops Nos 38 to 73 at First Floor of Faisal Shaheed Market on the plea that shops are yet not functional.

Description: It is apprised that 36 Nos shops were constructed at first floor of Faisal Shaheed Market in 2016. The same were auctioned to the different persons and possession was handed over to the tenants.

In August, 2016 an application was submitted by Mr. Amir Umair tenant of Shop No. 69 requesting therein that the rent of said shops may not be started as it was not functional at that time. Its electric meter was not provided / installed and some of its minor work i.e. setting the shop's shutter etc. The same was placed before the Board and the Board vide its CBR No. 16 dated 31.08.2016 considered and resolved that "*rent from the shop keepers on first floor of Faisal Shaheed Market should be charged from the date of electrification of the market by GEPCO. It was also resolved that Engineering Branch will put all out efforts for getting the market electrified at the earliest*".

All the above mentioned works including electric meters were completed and then rent was started. Now the tenants of above said shops have again requested to stop the rent of shops on the following grounds:-

"The tenancy rights of subject shops were obtained from CB Gwa through competitive bids in open auction in 2016 but due to non provision of electricity by the CB Gwa the shops are still locked / non-functional. Furthermore the attraction of the customer to the FF shops is almost nil.

We are trying our best to make successful these shops since two years but no fruitful results achieved, in this regard, if you want to verify the current position you please depute a rep of CB. Moreover are ready to return back these shops to CB Gwa and the amount of premium may be refunded, please”.

Relevant file is placed on the table for consideration of the Board.

Resolution No. 17

Considered and resolved to constitute a committee comprised of :-

- i. Major Zulfiqar Ahmed, Convener
- ii. Ch. Khalid Hayat, Member
- iii. Mr. Mohsin Naveed, Member

The said committee will give its recommendation after considering market / business trend and ground realities for further consideration of the Board.

18. REGULATION OF CABLE NETWORK OPERATORS IN CIVIL AREA OF GUJRANWALA CANTONMENT.

To consider the report of Revenue Supdt for regulation of Cable Network operators in civil area of Gujranwala Cantonment.

Description: It is apprised that as per record available in this office, following 03 cable operators are working within the territorial jurisdiction of Gujranwala Cantt:-

- i) Pegasus Cable Network, Bazar Area, Gwa Cantt.
- ii) KRU & Lone Cable Network, Muslim Town, Rahwali
- iii) Naveed Enterprises, Main Bazar Rahwali

All these cable operators have obtained NOCs from local army authorities, however, Cantonment Board Gujranwala has fixed fee Rs. 1,00,000/- for NOC vide CBR No. 03 dated 27.11.2008 which needs to be revised and cable connection fee needs to be levied.

Relevant file is placed on the table for consideration of the Board.

Resolution No. 18

Considered and resolved to enhance the NOC fee from Rs. 1,00,000/- to Rs.2,00,000/- and the Board further resolved to impose fee @ Rs.50/- per connection / per month.

STORE BRANCH

19. S/F OF PLAYING GADGETS FOR CB CHILDREN PARK, DOHS-II.

To consider the report of Store Keeper for supply and fixing of playing gadgets required by Garden Branch for newly established Children Park near Mohammadi Masjid at DOHS-II. The same has been uploaded on PPRA website vide No. **TS338242E** on 19.12.2017. In response, following CBG contractors have offered their lowest rates, detail of which is as under:-

S.No.	Description of store	Qty	M/s Fajar Traders, Gwa		M/s Rashid Traders, Gwa		M/s Mian Traders, Gwa	
			Rate	Cost	Rate	Cost	Rate	Cost
01.	Swings	01	22000/-	22000/-	23500/-	23500/-	24000/-	24000/-
02.	Doli swings	01	25600/-	25600/-	26400/-	26400/-	27000/-	27000/-
03.	Mary Go Round	01	19600/-	19600/-	20500/-	20500/-	20800/-	20800/-
04.	Hala Gula	01	19800/-	19800/-	21000/-	21000/-	21500/-	21500/-
05.	Slides	02	15100/-	30200/-	16000/-	32000/-	17200/-	34000/-
06.	Spring Horse	02	9850/-	19700/-	10500/-	21000/-	11000/-	22000/-
07.	Free style Go Round	01	27500/-	27500/-	28000/-	28000/-	28500/-	28500/-
08.	Bench	04	10400/-	41600/-	10600/-	42400/-	10800/-	43200/-
09.	Fixing charges with labour	01	45000/-	45000/-	50000/-	50000/-	60000/-	60000/-
Total			2,51,000/-		2,64,800/-		2,81,400/-	
17% G.S.T			42,670/-		45,016/-		47,838/-	
Total			2,93,670/-		3,09,816/-		3,29,238/-	

The rate amounting to **Rs. 2,93,670/-** quoted by M/s Al-Fajar Traders, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 19

Considered and approved the lowest quoted rates by M/s Al-Fajar Traders, Gwa.

20. REPAIRING OF TURBINE MOTOR INSTALLED AT DOHS-II.

To consider the report of Engineering Branch regarding repairing of 60 HP turbine motor installed at DOHS-II as the same was burnt due to electricity in-fluctuation. The rates were called from various CBG contractors for its repairing and contractor submitted their lowest rates, which are given hereunder:-

S.No.	Description of store	Qty	M/s Mian Traders, Gwa	M/s MF Enterprises, Gwa	M/s MAT Traders, Gwa
01	Motor rewinding with bearing 60 HP	01 No.	Rs. 63,500/-	Rs. 70,000/-	Rs. 75,000/-
02	Overload relay 100Amp Fuji	01 No.	Rs. 3,625/-	Rs. 13,000/-	Rs. 13,500/-
Total			Rs. 67,125/- (Lowest)	Rs. 83,000/-	Rs. 88,500/-

The rate amounting to **Rs. 67,125/-** quoted by M/s Mian Traders, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 20

Considered and approved the lowest quoted rates by M/s Mian Traders, Gwa.

21. SUPPLY AND FIXING OF RCC BENCHES FOR WAITING SHEDS.

To consider the report of Engineering Branch regarding supply and fixing of RCC benches which are required to be placed at newly constructed waiting shed near Gar CP, Aviation Chowk and different waiting sheds situated within cantonment limit. The same has been uploaded on PPRA website vide No. **TS338414E** on 20.12.2017 and No. **TS339450E** on 01.01.2018. In response, following CBG contractors have offered their lowest rates, detail of which is as under:-

S.No.	Description of store	Qty	M/s Mian Traders, Gwa		M/s MF Enterprises, Gwa		M/s MAT Traders, Gwa	
			Rate	Cost	Rate	Cost	Rate	Cost
01	S/F of RCC Benches.	69	7,200/-	4,96,800/-	11,500/-	7,93,500/-	12,500/-	8,62,500/-
Total			Rs. 4,96,800/- (Lowest)		Rs. 7,93,500/-		Rs. 8,62,500/-	

The rate amounting to **Rs. 4,96,800/-** quoted by M/s Mian Traders, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 21

Considered and approved the lowest quoted rates by M/s Mian Traders, Gwa.

22. SUPPLY OF ROAD STUDS FOR MAIN BOULEVARD-ASKARI-I.

To consider the report of Engineering Branch regarding supply of road studs which are required to be install at main boulevard, Askari-I for diversion and to avoid any mishap. The same has been uploaded on PPRA website vide No. **TS339450E** on 01.01.2018. In response, following CBG contractors have offered their lowest rates, detail of which is as under:-

S.No.	Description of store	Qty	M/s Mian Traders, Gwa		M/s Universal Consortium, Rwp		M/s MA Traders, Gwa	
			Rate	Cost	Rate	Cost	Rate	Cost
01.	Road studs (200x100x50mm)	500	584/-	2,92,000/-	650/-	3,25,000/-	830/-	4,15,000/-
Total			Rs. 2,92,000/- (Lowest)		Rs. 3,25,000/-		Rs. 4,15,000/-	

The rate amounting to **Rs. 2,92,000/-** quoted by M/s Mian Traders, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 22

Considered and approved the lowest quoted rates by M/s Mian Traders, Gwa.

23. PROVISION OF STREET LIGHT IN SADDAR BAZAR MARKET AREA.

To consider the report of Engineering Branch regarding provision of street lights in super market area of Saddar Bazar as requested by Trade Union President. The rates were called from various CBG contractors, which are as under:-

	M/s Rashid Brothers, Gwa	M/s Irfan Khaliq Enterprises, Gwa	M/s Zain Brothers, Gwa
Total	Rs. 69,662/-	Rs. 71,520/-	Rs. 73,520/-
G.S.T @ 17%	Rs. 11,843/-	Rs. 12,158/-	Rs. 12,498/-
G.Total	Rs. 81,505/- (Lowest)	Rs. 83,678/-	Rs. 86,018/-

The rate amounting to **Rs. 81,505/-** quoted by M/s Rashid Brothers, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 23

Considered and approved the lowest quoted rates by M/s Rashid Brothers, Gwa.

24. SUPPLY OF SAND DUMPER FOR KASHMIR PARK AND JINNAH GARDEN, DOHS-I, GUJRANWALA CANTT.

To consider the report of Garden Supervisor regarding provision of sand required for leveling the dumps of Kashmir Park and Jinnah Garden, DOHS-I. The rates were called from various CBG contractors for its repairing and contractor submitted their lowest rates, which are given hereunder:-

S. No.	Description of store	Qty	M/s Al-Fajar Traders, Gwa		M/s Mian Traders, Gwa		M/s Swiss Projects Company, Gwa	
			Rate	Cost	Rate	Cost	Rate	Cost
01	Supply of sand dumper	12	16,450/-	1,97,400/-	17,600/-	Rs.2,11,200/-	18,000/-	Rs.2,16,000/-
Total			Rs. 1,97,400/- (Lowest)		Rs. 2,11,200/-		Rs. 2,16,000/-	

The rate amounting to **Rs. 1,97,400/-** quoted by M/s Al-Fajar Traders, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 24

Considered and approved the lowest quoted rates by M/s Al-Fajar Traders, Gwa.

25. SUPPLY OF PORTABLE PLASTIC RUBBISH BINS.

To consider the report of Sanitary Inspector regarding provision of 500 Nos portable plastic rubbish bins required for collection of garbage from Ward-3 at door steps. The demand has been uploaded on PPRA website vide No. **TS340575E** on 10.01.2018. It was published in Daily "Express" Gujranwala and Daily "The News" Lahore dated 10.01.2018. In response, following firms have offered their lowest rates, detail of which is as under:-

	M/s Pakson International Plastic Industries (Pvt) Ltd Gwa		M/s Shabbir Enterprises, Gwa		M/s Swiss Projects, Co	
	Rate	Cost	Rate	Cost	Rate	Cost
	3,850/-	19,25,000/-	4,400/-	22,00,000/-	4,600/-	23,00,000/-
Total	Rs. 19,25,000/-		Rs. 22,00,000/-		Rs. 23,00,000/-	
G.S.T @ 17%	Rs. 3,27,250/-		Rs. 3,74,000/-		Rs. 3,91,000/-	
G.Total	Rs. 22,52,250/-		Rs. 25,74,000/-		Rs. 26,91,000/-	

The rate amounting to **Rs. 22,52,250/-** quoted by M/s Pakson International Plastic Industries (Pvt) Ltd Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 25

Considered and approved the lowest quoted rates by M/s Pakson International Plastic Industries (Pvt) Ltd Gwa.

26. SUPPLY OF MISC STORE ITEMS TO CB PUBLIC SCHOOL, AMINPUR.

To consider the report of Principal regarding provision of misc store items required for CB Public School, Aminpur. The rates were called from various CBG contractors for its repairing and contractor submitted their lowest rates, which are given hereunder:-

	M/s Rashid Brothers, Gwa	M/s Shabbir Enterprises, Gwa	M/s Irfan Khaliq Enterprises, Gwa
Total	Rs. 76,947/-	Rs. 81,752/-	Rs. 85,790/-
G.S.T @ 17%	Rs. 13,081/-	Rs. 13,898/-	Rs. 14,584/-
G.Total	Rs. 90,028/- (Lowest)	Rs. 95,650/-	Rs. 1,00,374/-

The rate amounting to **Rs. 90,028/-** quoted by M/s Rashid Brothers, Gwa is the lowest and reasonable.

All relevant papers are placed on the table.

Resolution No. 26

Considered and approved the lowest quoted rates by M/s Rashid Brothers, Gwa.

ENGINEERING BRANCH**27. ESTIMATES – M & R WORKS**

To consider the following estimates of M & R works, which are required to be executed in Cantt area. The budget provision exists under the relevant heads in current Budget Estimates 2017-18.

S. No.	Description of work	Estimated Cost (M)	Requested by
1.	Repair of Manhole covers in Cantt area i.e. DOHS-1, DOHS-2 & Bazar Area.	Rs.0.316	Station HQ letter dt 05.01.2018
2.	Earth filling in street No.8 Bilal Town Ward No.6	Rs.0.325	Member application dt 23.01.2018
3.	Construction / extension of wall for parking area near Garrison CP	Rs.0.112	Site requirement
4.	Repair of parking area of Sarhang market	Rs.1.173	Station HQ letter dt 02.01.2018
5.	P/L of PCC in street link – I St No.10 in Allama Iqbal Town in ward No.4	Rs.0.460	Resident's request dt 19.09.2017
6.	P/F of LED light (19-No. street lights) at College Road from Iqbal Road to Chenab Road.	Rs.0.770	Site requirement
7.	Repair / construction of rubbish bins in army area	Rs. 0.741	Site requirement dt 15.01.2018
8.	Provision / installation of fiber glass shed in MEO office	Rs.0.650	MEO letter dt 16.01.2018
9.	Widening of service road along Kashmir colony and Allama Iqbal Town to stream line the traffic flow	Rs.1.500	Site requirement
10.	Patch work of road near railway crossing opposite DC Colony out gate.	Rs. 0.200	Site requirement
11.	Construction of PCC street link No. 7, Khushi Town	Rs. 0.520	Resident's request dt 22.11.2017
12.	Addition / alteration and provision of fiber glass shed in MEO house.	Rs. 1.600	Site requirement

All the relevant papers are placed on the table.

Resolution No. 27

Considered and approved as mentioned on agenda side.

28. TENDERS – ORIGINAL WORKS 2017-18.

To consider the tenders received on 29.12.2017 in response to the advertisement published in daily "Dunya" Gujranwala and "The News Lahore" dated 14.12.2017 and on PPRA's Website, for the following original Works for the year 2017-18. The rates quoted by the contractors are as under:-

S. No.	Name of work	Name of Firm	Quoted Rates on MES Schedule of Rate 2014
1.	Construction of boundary wall around Cantt Board School/College Building at Chenab Road Estimated cost Rs.8.00(M)	M/s H.S Construction Company	6.95% above (Lowest)
		M/s Saad & Brothers	18% above
		M/s Amanat Ali & Co.	20% above
		M/s New Adil & Co.	13% above
2.	Installation of Tube Well in DOHS – II (without turbine). Estimated cost Rs.4.00 (M)	M/s Amanat Ali & Co.	12.50% above (Lowest)
		M/s New Adil & Co.	25% above
		M/s H.S construction Company	22% above
		M/s Saad & Brothers	18% above

All the relevant papers are placed on the table.

Resolution No. 28

Considered and the Board resolved to approve the tender rates mentioned at S.No. 1 on agenda side and tender rates mentioned at S.No. 2 are rejected being on higher side.

29. ENLISTMENT OF FIRM IN CATEGORY "NO LIMIT".

To consider the application submitted by M/s Khanjrab Associates dated 28.12.2017 for enlistment of his firm as CB contractor in category "No Limit". The contractor has submitted the required documents with his application.

All the relevant papers are place on the table.

Resolution No. 29

Considered and approved.

30. COMPLETION OF CONSTRUCTION OF OVERHEAD WATER TANK IN DOHS-II, GWA CANTT.

Reference: CBR No. 28 dated 28.02.2017.

To consider the report of Engineering Branch regarding completion of construction of overhead tank in DOHS-II.

Description: It is apprised that the subject project was approved in budget estimate 2012-13 at cost amounting to Rs. 8.00 (M). The estimate of cost was not correct for 1 lac capacity tank. After completion of all codal formalities the work was awarded to M/s Azmat construction company Islamabad. During execution of work it was pointed out that the quantum of work was going to increase for which revised estimate of Rs. 15.00 (M) was prepared and the amount was included in the budget estimate 2013-14 which was sanctioned by RHQ vide letter No.5/GA/4/RD/LR/3 dated 07-08-2013. Later on, detailed estimates/drawings for the subject

work were forwarded to RHQ vide letter dated 18.02.2014 but the same were not sanctioned and instead DML&C raised observations vide letter dated 25.03.2014 for revision of estimates. This office submitted the para wise replies of the said letter but requisite sanction was not granted. The contractor also did not timely complete the work though he was paid Rs.08 (M) as running payment. The work was stopped since long. The Engineering branch was deputed to assess the quantum and cost of work done and of the remaining work in order to commission the water tank. As per report of Engineering Branch the work at site had been carried out to the tune of Rs.17.5 (M) and another Rs.2.5 (M) was be required to complete the remaining work. Accordingly, revised estimates of the work were placed before the Board for consideration and the Board vide its CBR under reference "*considered and resolved to approve the revised estimates as per report of Engineering Branch*".

The case was submitted to RHQ vide this office letter No. GA-23/1933 dated 30.05.2017 for approval of the revised estimates which were sanctioned vide RHQ Lahore letter No. 5/GA/4/15-16/Vol-II/RD/LR/13 dated 31.05.2017. Station HQ was also requested vide letter No. GA-23/826 dt 06.05.2017 to carry out an assessment with regard to quality, quantity, cost of work done so far by MES. The report of MES showing therein the comparison between work done at site has been received vide Station HQ letter No. PCB/CORRS/15/Askari Colonies-9MBY1P dated 25.11.2017. The contractor had re-started the work at site but did not complete it and once again left the work without finishing it. This office is left with no other option to carry out the remaining work through some other contractor at the risk and cost of the present contractor in order to make the water tank operational without further delay.

Relevant file is placed on the table for consideration of the Board.

Resolution No. 30

Considered and resolved that final opportunity of hearing be given to the contractor to finalize the case.

31. SUB DIVISION OF PLOT MEASURING 12 KANAL SITUATED AT G.T ROAD GHAKHAR, GUJRANWALA CANTT.

To consider application submitted by M/s Muhammad Aslam & others dated 26.10.2017 for subdivision of an area measuring 12 kanal into 26 residential plots, situated at G.T Road Ghakhar, Gujranwala Cantt.

Description: It is apprised that M/s Muhammad Aslam & others owner of private land measuring 12 Kanal comprising Khasra Nos. 2481, 2482 & 2486 situated at G.T Road Ghakhar Gujranwala Cantt has applied for subdivision of above mentioned land into 26 residential plots. The owner has left 20 feet street between the plots which come to 4 Kanals out of 12 kanal. The layout plan has been submitted as per instruction of the Board contained in CBR No. 08 dated 20.07.2017 wherein ban has been imposed on sale / purchase and approval of building plans without getting approval of schematic plan. Detail of plots is as under:-

S.No.	Description	Size	Area in Marla each plot	Total Nos of Plot
01.	P/No. 1 to P/No. 11	32'-3"x55'-0"	6.51 Marla	11 Nos
02.	P/No. 12 to P/No. 23	27'-6"x55'-0"	5.55 Marla	12 Nos

S.No.	Description	Size	Area in Marla each plot	Total Nos of Plot
03.	P/No. 24 to P/No. 25	42'-6"x40'-0"	6.24 Marla	02 Nos
04.	P/No. 26	54'-6"x40'-0"	8.60 Marla	01 No.

The case was placed before the Building Committee dated 29.01.2018 and the Building Committee recommended the same for approval.

Relevant file is placed on the Board.

Resolution No. 31

Considered and resolved to approve the sub division as proposed subject to payment of development charges. An affidavit / undertaking be obtained from the owner that he will be responsible for construction of sewerage system as shown in the sub division plan. The space / land left for roads be transferred in the name of CB Gujranwala.

32. APPROVAL OF BUILDING PLAN FOR INSTALLATION OF PETROL PUMP IN R/O PLOT NO. 174, KAGHAN BLOCK, DC COLONY, GUJRANWALA CANTT.

To consider the application dated 16.12.2017 submitted by the Chief Engineer DC Colony for approval of building plan for installation of petrol pump in r/o plot no. 174, Kaghan Block, DC Colony, Gujranwala Cantt.

Description: It is apprised that the Chief Engineer DC Colony has submitted building plan for installation of Petrol Pump on the subject plot. In this regard, it is stated that the plot in question is earmarked for the purpose of Petrol Pump in the approved layout plan of DC Colony. The technical staff of this office scrutinized the building plan and found the following discrepancies :-

- 1) Detail of covered area has not been given.
- 2) Stamp of approved architect is missing.

It is further added that as per policy 2008 formulated by the QMG's Branch GHQ Rawalpindi, the following criteria has been given for processing of building plans in r/o Petrol Pump / CNG Station.

Channel of Processing: On receipt of complete case from DCO comprising License from Oil and Gas Regularity Authority, Petroleum Coy and NOCs required from other Federal / Provincial Deptt / Neighbor, Cantt Boards will obtain NO from Military auth security / tfc congestion point of view through following channel:-

- a. **Cantt Board:** Scrutinize each case / building plan and forward it to Station HQ duly signed by The CEO alongwith recommendations from municipal point of view. 3 x copies of site plan duly signed by the CEO will also be sent to Station HQ.

- b. **ML&C Deptt:** Scrutinize the case from only land point of view to ensure that no Defence Land is involved and the title of land whether sold, leased out or rented out is clear.
- c. **Station HQ:** Process each case according to a/m guidelines and forward the same duly recommended by Station Comd to Corps HQ and not recommended cases back to ML&C Dept. Site should be visited by Station Comd before recommending it for issue of NOC.
- d. **Corps HQ:** Process and forward recommended cases to QMG Branch for grant of NOC and return not recommended cases back to Station HQ.
- e. **QMG Branch:** Considerer each case on merit and will be the final auth to accept or reject any case. QMG Branch will issue NOC to Corps HQ with copies to all concerned in the channel.

Moreover, NOCs of following departments are also required :-

- a. License from Oil and Regularity Authority.
- b. Executive District Officer, (Municipal Services) City District Government Gujranwala.
- c. Chief Traffic Engineer, Gujranwala.
- d. Superintendent of Police (Traffic) / Chief Traffic Officer.
- e. District Officer Environment, City District Government.
- f. Deputy District Officer (Revenue).
- g. District Officer, Civil Defence.

Relevant file is placed on the table.

Resolution No. 32

As per SOP, the applicant be asked to get it processed through DCO, Gwa and provide requisite NOCs for further necessary action by the Board.

33. APPROVAL OF BUILDING PLAN IN R/O SWAPED PLOT NO. 214, KAGHAN BLOCK, DC COLONY, GUJRANWALA CANTT.

To consider application submitted by Mst. Razia Kashif for approval of building plan in r/o Pt-214, Kaghan Block, DC Colony, Gujranwala Cantt.

Description: It is appraised that building plan in r/o Pt-244 approved by the Board vide CBR No. 22(5) dated 06.06.2008 in the name of Mst. Razia Kashif. However, due to wrong demarcation by the Engineer of DC Colony, construction was carried out on Plot No. 214. Thereafter, the management of DC Colony has swapped the both plots to each others. Now plot No. 214, (constructed) is owned by Mst. Razia Kashif who has applied for approval of building plan in r/o Plot No. 214 instead of 244.

Relevant files are placed on the table for consideration of the Board.

Resolution No. 33

Considered and resolved to approve the building plan in r/o Plot No. 214 instead of Plot No. 244.

34. REVISED ESTIMATE.

To consider revise estimate amounting to Rs. 9.90 (M) for construction of boundary wall and filling of soil around boundary wall of CB School / College building at Chenab Road Survey No.8/1 Gujranwala Cantt. Earlier estimate amounting to Rs. 8.00 (M) was approved vide CBR No. 43 dated 27-10-2017 in which filling of soil was not included. Now as per site requirement it was necessary to maintain the level of road / ground.

All the relevant papers are place on the table.

Resolution No. 34

Considered and approved. Case be forwarded to the CFA for necessary sanction.

(OMER SIDDIQUE CHAUDHRY)
CANTT EXECUTIVE OFFICER
GUJRANWALA CANTT

Brig:
JAVAID HUSSAIN KHAN BALUCH
PRESIDENT
CANTT BOARD GUJRANWALA