

PROCEEDINGS
Ordinary Board Meeting
Cantonment Board Peshawar
07th May 2020

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ORDINARY MEETING
CANTONMENT BOARD PESHAWAR
07th May, 2020

PRESENT:

- (1) **Brigadier Shafiq-ur-Rehman,**
Station Commander, Peshawar Cantonment President
- (2) **Mr. Muhammad Waris** Vice President
- (3) **Col Munsoob Ahmad Khan**
Asstt Comd CMH Member
- (4) **Lt Col Muhammad Zia,**
AA&QMG (Gar) Member
- (5) **Lt Col Iftikhaar Ali,**
AA&QMG Sta HQ Psc Member
- (6) **Wing Comd Sohail Imran Cheema,**
OC Admn Wing PAF Base Member
- (7) **Mr. Sher Afzal Khan**..... Member
- (8) **Mr. Yadullah Khan Bangash**..... Member
- (9) **Mr. Ghulam Hussain** Member
- (10) **Mr. Amjad Rehmat,** Minority Member
- (11) **Ms Farah Waseem** Lady Member

Aamer Rashid,
Cantonment Executive Officer,
Peshawar Cantonment Secretary

ACCOUNTS BRANCH

ITEM 1

MONTHLY ACCOUNTS

Requirement

To note the monthly statements of accounts of Cantonment Fund along with statement of arrears of revenue for the months of February, March and April 2020.

Legal Provision:

Rule 90 of the Cantonment Accounts Code, 1955 which states that: "The Executive Officer shall cause to be prepared a monthly statement of receipts and expenditure of the Cantonment Fund and place it along with statement of arrears of revenue before the Board for information"

FEBRUARY 2020

MONTHLY STATEMENT OF RECEIPTS & EXPENDITURE		
Description	Cantt Fund	Premium Fund
Opening Balance	44,893,262.38	421,821,234.22
Receipt during the month	76,265,079.00	38,419,968.00
Total	121,158,341.38	460,241,202.22
Expenditure during the month	94,611,272.00	Nil
Closing Balance	26,547,069.38	460,241,202.22

STATEMENT OF ARREARS OF REVENUE					
S. No.	Head	Arrears as on 1 st July, 2019	Recovery in Feb 2020	Recovery (July to Feb 2020)	Balance
(1)	(2)	(3)	(4)	(5)	(6)
1	House Tax	481,220,364	9,232,741	58,890,763	422,329,601
2	P. Water Charges	18,037,878	681,196	3,970,828	14,067,050
3	Commercial Rent	79,501,408	795,782	14,495,677	65,005,731
4	Residential Rent	1,620,675	145,695	432,053	1,188,622
5	Rent from Leases	1,500,000	41,290	608,897	891,103
Total:		581,880,325	10,896,704	78,398,218	503,482,107

MARCH 2020

MONTHLY STATEMENT OF RECEIPTS & EXPENDITURE		
Description	Cantt Fund	Premium Fund
Opening Balance	26,547,069.38	460,241,202.22
Receipt during the month	233,700,620.00	32,081,948.00
Total	260,247,689.00	49,232,315.22
Expenditure during the month	232,539,452.00	156,000,000.00
Closing Balance	27,708,237.99	336,323,150.22

STATEMENT OF ARREARS OF REVENUE					
S. No.	Head	Arrears as on 1st July, 2019	Recovery in Mar 2020	Recovery (July to Mar 2020)	Balance
(1)	(2)	(3)	(4)	(5)	(6)
1	House Tax	481,220,364	6,351,396	65,242,159	415,978,205
2	P. Water Charges	18,037,878	320,357	4,291,185	13,746,693
3	Commercial Rent	79,501,408	647,223	15,142,900	64,358,508
4	Residential Rent	1,620,675	2,418	434,471	1,186,204
5	Rent from Leases	1,500,000	50,625	659,522	840,478
Total:		581,880,325	7,372,019	85,770,237	496,110,088

APRIL 2020

MONTHLY STATEMENT OF RECEIPTS & EXPENDITURE		
Description	Cantt Fund	Premium Fund
Opening Balance	27,708,237.99	336,323,150.22
Receipt during the month	217,636,373.11	Nil
Total	245,344,611.10	336,323,150.22
Expenditure during the month	77,191,219.00	153,400,000.00
Closing Balance	168,153,392.10	182,923,150.22

STATEMENT OF ARREARS OF REVENUE					
S. No.	Head	Arrears as on 1st July, 2019	Recovery in May 2020	Recovery (July to May 2020)	Balance
(1)	(2)	(3)	(4)	(5)	(6)
1	House Tax	481,220,364	1,568,897	66,811,056	414,409,308
2	P. Water Charges	18,037,878	36,004	4,327,189	13,710,689
3	Commercial Rent	79,501,408	0	15,142,900	64,358,508
4	Residential Rent	1,620,675	0	434,471	1,186,204
5	Rent from Leases	1,500,000	10,000	669,522	830,478
Total:		581,880,325	1,614,901	87,385,138	494,495,187

All relevant files are put up on the table for Boards' consideration.

RESOLUTION

The Board unanimously noted.

ITEM 2**RE-APPROPRIATION OF FUNDS (MAJOR TO MAJOR)****Requirement**

To consider re-appropriation of funds from Major Head to another Major Head of the sanctioned Budget Estimates of 2019-20 in relation to the funds requirement under specific Heads of Accounts as stated in the Re-appropriation Statement placed on the table as required under Rule 21 of the Pakistan Cantonments Account Code, 1955.

Legal Provision:

Rule 21 of the Cantonments Account Code, 1955 which states that:

21. *Sanction for Re-appropriation. – The Cantonment Board may –*
- (a) *with the previous sanction of the Director, re-appropriate any sum from one major head of the budget estimate to another; and*
 - (b) *re-appropriate any sum from one minor head of the budget estimates to another minor head under the same major head.*

Provided that the Board may not –

- (i) *re-appropriate fund allotted for original works without the previous sanction of the Director, or*
- (ii) *utilize for other purpose any portion of grant-in-aid contribution given for specific purpose.*

The above mentioned re-appropriation is from major head to major head which falls under the purview of the Director ML&C Peshawar Region.

Point(s) to be considered

Whether to approve re-appropriation of funds from Major Head to another Major Head of the sanctioned Budget Estimates of 2019-20 in relation to the funds requirement under specific Heads of Accounts and to forward the case to the Competent Authority or otherwise?

All relevant files / re-appropriation statement is put up on the table for Boards' consideration.

RESOLUTION

The Board considered and approved the re-appropriation of funds from Major Head to another Major Head of the sanctioned Budget Estimates of 2019-20 in relation to the funds requirement under specific Heads of Accounts as mentioned in re-appropriation statement. Case be forwarded to the Competent Financial Authority for approval.

ITEM 3**RE-APPROPRIATION OF FUNDS (MINOR TO MINOR)****Requirement**

To consider re-appropriation of funds from Minor Head to another Minor Head of the sanctioned Budget Estimates of 2019-20 in relation to the funds requirement under specific Heads of Accounts as stated in the Re-appropriation Statement placed on the table as required under Rule 21 of the Pakistan Cantonments Account Code, 1955.

Legal Provision:

Rule 21 of the Cantonments Account Code, 1955 which states that:

21. *Sanction for Re-appropriation. – The Cantonment Board may –*
- (b) *with the previous sanction of the Director, re-appropriate any sum from one major head of the budget estimate to another; and*

- (b) *re-appropriate any sum from one minor head of the budget estimates to another minor head under the same major head.*

Provided that the Board may not –

- (iii) *re-appropriate fund allotted for original works without the previous sanction of the Director, or*
 (iv) *utilize for other purpose any portion of grant-in-aid contribution given for specific purpose.*

The above mentioned re-appropriation is from minor head to another minor head which falls under the purview of the Board.

Point(s) to be considered

Whether to approve re-appropriation of funds from Minor Head to another Minor Head of the sanctioned Budget Estimates of 2019-20 in relation to the funds requirement under specific Heads of Accounts or otherwise?

All relevant files / re-appropriation statement is put up on the table for Boards' consideration.

RESOLUTION:

The Board considered and approved re-appropriation of funds from Minor Head to another Minor Head of the sanctioned Budget Estimates of 2019-20 in relation to the funds requirement under specific Heads of Accounts as mentioned in re-appropriation statement.

GENERAL BRANCH

ITEM 4

**CONFIRMATION OF NOTES / APPROVALS UNDER SECTION 25 OF THE
CANTONMENTS ACT, 1924 (II OF 1924)**

To note / confirm the following actions taken by the Cantonment Executive Officer, Peshawar Cantt, with the prior approval of President Cantt Board Peshawar, under section 25 of the Cantonments Act, 1924 (II of 1924), which is reproduced hereunder: -

25. Special power of the Executive Officer: The Executive Officer may, in cases of emergency, direct the execution of any work or the doing of any act which would ordinarily require the sanction of the Board and the immediate execution or doing of which is, in his opinion, necessary for the service or safety of the public, and may direct that the expense of executing such work or doing such act shall be paid from the cantonment fund'

Provided that ---

- (a) he shall not act under this section without the previous sanction of the President or, in his absence, of the Vice-President;
- (b) he shall not act under this section in contravention of any order of the Board prohibiting the execution of any particular work or the doing of any particular act; and
- (c) he shall report forthwith the action taken under this section and the reasons therefore to the Board.

The said approvals were of urgent nature, and were required to be carried out / executed / acted upon from time to time due to the recent outbreak and pandemic situation of the novel corona virus in the country, as the Board was not functional, therefore, the same were approved keeping in view the above said provisions of law. Detail of approvals under section 25 of the Cantonments Act, 1924, is given hereunder: -

A. STORE SUPPLY / QUOTATIONS / STORE ITEMS

Sr. No.	Description	Firm / Contractor
1	Approval of rates for procurement of 180 packets palm care venial gloves clear color (100 gloves) and 50 liters of hand sanitizers for CGH / CBP Office	M/s Bilal Traders Lahore
2	Approval of rates for procurement of 200 x boxes of disposable face mask three ply per packet (50 pcs) for Staff and patients visiting Cantonment General Hospital Peshawar Cantonment	M/s Musa Traders Peshawar
3	Approval of rates for procurement of 09 x Thermal Scanners for CGH / CBP staff	M/s Basit Abdullah Peshawar
4	Provision and installation of jumbo cartridges and U.V lamps for Water Purification Plants for Cantt area	M/S Al-Mansoor Traders Contractor
5	Approval of rates for provision of 70 x protective / safety suits for CGH Staff	M/s K.R. Trading Rawalpindi
6	Approval for utilization of Funds for Health Services to ensure precautionary measures against Coronavirus (COVID-19), from Premium Fund Account as refundable loan for at-least two months i.e. Month & April 2020 to meet different liabilities. Approval of the Competent Authority was sought.	--
7	Approval for procurement of Submersible Motor 30 HP for CB Tubewell Askari I Qafla Road	M/s Classy Aluminum & Interiors
8	Approval for procurement and installation of Wash basin, sanitizer dispenser holder, wash bason mixer, waste complain, waste pipe, soap dispenser, Tee cock, pipes, elbow, union, tee, etc in CGH and Cant Fund Buildings	M/s Hussain Traders Contractors
9	Approval of rates for procurement of 200 x boxes of disposable face mask three ply per packet (50 pcs) for CBP Staff	M/s Musa Traders Peshawar
10	Provision & Installation of safety items for precautionary measures for Corona Virus (COVID-19) i.e thermal scanners for Garden & Sanitation field staff, Sanitizer for CGH, CBP Staff, MEO & DML&C Office, Awareness banners standees for CGH, RHQ Office, CB Office and CBP main gate and CB CARE, TVC video incorporating therein measures taken by CBP and message for public. Items for establishment of Tele-consultation Centre in CGH i.e. Telephone set, Drop wire, Cable 3/9, LED Bulb, Bulb Holders, Samsung smart phone, sim and wifi device	M/s Classy Aluminum & Interiors

Copies of office notes of all the above mentioned approvals under section 25 of the Cantonments Act, 1924 (II of 1924) are placed on the table.

RESOLUTION

The Board unanimously confirmed.

ITEM 5**SANITARY REPORT****Requirement**

To read and note the monthly sanitary report for the month of February, March and April, 2020.

Legal Provision:

Section 129 of the Cantonments Act, 1924.

(1) The Health Officer shall exercise a general sanitary supervision over the whole cantonment, and shall submit monthly to the [Board] a report as to the sanitary condition of the cantonment, together with such recommendation in connection therewith as he thinks fit.

(2) The Assistant Health Officer shall perform such duties in connection with the sanitation of the cantonment as are, subject to the control of the ¹ [Board], allotted to him by the Health Officer.

The Sanitary Reports are placed on the table for Board's consideration.

RESOLUTION:

The Board read and noted. The Board resolved that the instructions/observations as contained in the Sanitary Report furnished by the Health Officer be complied with and steps should be taken for improvement of sanitary position of Cantt area.

<u>REVENUE BRANCH</u>

ITEM 6**REVISION OF ASSESSMENT FOR THE TRIENNIAL CYCLE 2019-2022**

Reference: CBR No.10 dated 3-8-2012, CBR No. 21 dated 21-12-2015, CBR No.15 dated 1-6-2016, CBR No.11 dated 10-3-2017.

Requirement:

To consider revision of Annual Rental Value (ARV) of properties situated within Peshawar Cantonment for the triennial period 2019-2022 i.e. (1-7-2019 to 30-6-2022) required under section 72 of the Cantonments Act, 1924.

Legal Provision:

Section 71 and 72 of the Cantonments Act, 1924: -

71. Amendment of assessment list:

(1) The Board may amend the assessment list at any time-

- (a) by inserting or omitting the name of any person whose name ought to have been or ought to be inserted or omitted, or
 - (b) by inserting or omitting any property which ought to have been or ought to be inserted or omitted, or
 - (c) by altering the assessment on any property which has been erroneously valued or assessed through fraud, accident or mistake, whether on the part of the Board or of the Assessment Committee or of the assessee, or
 - (d) by revaluing or re-assessing any property the value of which has been increased, or
 - (e) in the case of a tax payable by an occupier, by changing the name of the occupier: Provided that no person shall by reason of any such amendment become liable to pay any tax or increase of tax in respect of any period prior to the commencement of the year in which the assessment is made.
- (1-A) Before making any amendment under sub-section (1) the Board shall give to any person affected by the amendment notice of not less than one month that it proposes to make the amendment.

72. Preparation of new assessment list:

The Board shall prepare a new assessment list at least once in every three years, and for this purpose the provisions of Sections 66 to 71 shall apply in like manner as they apply for the purpose of the preparation of an assessment list for the first time.

Proposed Revision 2019-22

Proposed Revision of ARV for the triennial 2019-2022 is as under;

- a. **Commercial properties** - increase @ **30%** on the existing assessment of the Annual Rental Value.
- b. **Residential properties** - increase @ **25%** on the existing assessment of the Annual Rental Value.
- c. All **Rented (Residential & Commercial)** - properties should be assessed as per actual rental value.

Points to be considered

To consider the proposed assessment for the triennial period 2019-22, or otherwise?

The case file alongwith connected documents are placed on the table for Bard's consideration.

RESOLUTION:

The Board considered and approved the triennial assessment for the period 2019-22 as under: -

- a. **Commercial properties** - increase @ **25%** on the existing assessment of the Annual Rental Value.
- b. **Residential properties** - increase @ **20%** on the existing assessment of the Annual Rental Value.

- c. All **Rented (Residential & Commercial)** - properties should be assessed as per actual rental value, for which the Revenue Branch will carry out complete working for ascertaining rent slab on the basis of locality, which will be placed in the next Board for consideration.

Notice under section 68 of the Cantonments Act, 1924 be issued.

ITEM 7

HABIB BANK LTD, PROPERTY NO. 132 (132, 132/1 TO 6) SADDAR ROAD PESHAWAR CANTT

Reference: CBR No.10 dated 29-3-2019.

Requirement:

To consider decision of the Assessment Committee dated 15-1-2020 in property No. 132 (132, 132/1 to 6) Saddar Road Peshawar Cantt rented out to HBL Peshawar Cantt Saddar Road in the light of decision of CBR under reference:

"Referred to Board as special case"

The Board vide CBR under reference considered and referred the case to sub-committee constitute by Board vide CBR No.8 dated 29th March 2019 to give clear recommendation to board keeping in view facts after vesting of property

History of the Case

- ✓ Property No. 132 (132, 132/1 to 6) Saddar Road Peshawar Cantt stands in the name of Naseer Ahmad & others, and rented out to HBL Peshawar Cantt Saddar Road, since long.
- ✓ For triennial assessment of period 2013-16, multiple notices U/S 103 were served upon the tenant (HBL) for the provision of tenancy agreement. The tenant/owner provided the agreement which later revealed to be a fake one. However, based on the given agreement the following assessment was made.

Property No	ARV for period 2013-16	Tax @ 15%
132 (132, 132/1 to 6)	18,25,000/-	2,73,750/- PA

- ✓ For triennial assessment of period 2016-19, multiple notices U/S 103 were not only served upon the tenant (HBL) for the provision of tenancy agreement but also to the regional Headquarter of HBL for the same purpose. However, no response was given to this office in this respect.
- ✓ Later, the then Incharge of Ward-2 somehow managed to get the genuine agreement, which blatantly contradicts in rent-rates with that of the fake one. As per the content of the genuine agreement, the property was rented out to the tenant (HBL) @ 5,25,000/- PM for the period of 3 years (can be extended further), w.e.f Jan 1st, 2013 to Dec 31st, 2015. Accordingly, the ARV becomes: 5,25,000/- PM x 12 = 63,00,000/- PA, and Tax @ 15% = 9,45,000/- PA. The following assessment can be made based on the content of factual agreement:

Detailed calculations based on the factual agreement for the period 01-01-2013 to 31-12-2015				
S.No.	Periods	Duration	ARV	Tax @ 15%
1	01-01-2013 to 30-06-2013	0.5 year	63,00,000/-	4,72,500/-
2	01-07-2013 to 30-06-2014	1 year	63,00,000/-	9,45,000/-
3	01-07-2014 to 30-06-2015	1 year	63,00,000/-	9,45,000/-
4	01-07-2015 to 31-12-2015	0.5 year	63,00,000/-	4,72,500/-
Total Tax (for the period from 01-01-2013 to 31-12-2015)				28,35,000/-

If the assessment is revised with 25% increase in ARV, and the pattern of the periods given in the agreement is followed, the assessment will be as under:

Proposed Revised ARV @25% increase = 98,43,750/- PA for the period of 01-01-2016 to 31-06-2018				
S.No.	Periods	Duration	ARV	Tax @ 15%
5	01-01-2016 to 30-06-2016	0.5 year	78,75,000/-	5,90,625/-
6	01-07-2016 to 30-06-2017	01 year	78,75,000/-	11,81,250/-
7	01-07-2017 to 30-06-2018	01 year	78,75,000/-	11,81,250/-
8	01-07-2018 to 31-12-2018	0.5 year	78,75,000/-	5,90,625/-
total Tax (for the period from 01-01-2016 to 31-12-2018)				35,43,750/-
Proposed Revised ARV @25% increase = 98,43,750/- PA for the period of 01-01-2019 to 30-06-2019				
9	01-01-2019 to 30-06-2019	0.5 year	98,43,750/-	7,38,281/-
Total Tax (for the period from 01-01-2019 to 30-06-2019)				7,38,281/-

Based on the above calculations:

Grand Total Property Tax (for the period from 01-01-2013 to 30-06-2019)	71,17,031/-
Total Property Tax paid by the HBL (for the period from 01-01-2013 to 30-06-19)	15,05,625/-
Balance Amount (for the period from 01-01-2013 to 30-06-2019)	56,11,406/-

It is worth mentioning here that the Audit Authority (while conducting the audit of CB Peshawar for the year 2017-18) has also observed OL No. 86/LTA-03/ 2nd Qtr/ CB/Psc Dated 07-01-2019 against the property in question, asking for the realization/recovery of the actual property tax amount.

The case file alongwith connected documents is placed on the table for Board's decision.

RESOLUTION:

The Board considered and approved. The ARV of the property in question is fixed as per actual rent / Rent agreement.

ITEM 8**CANCELLATION & RE-AUCTION OF CANTT FUND UNITS****Requirement**

To consider cancellation and re-auction of the tenancy rights of the following Cantt Fund Properties awarded on premium (non-refundable) owing to default in payments on account of (premium & income tax).

Auction of the following units were held and the Board approved highest bids as mentioned below. The highest bidders were required to deposit the total amount of premium alongwith income tax by due date, as mentioned against each unit, however, after lapse / delay of considerable time, they did not pay the premium amount.

This office has served various notices upon the highest bidders owing to non-deposit of premium/income tax for the long outstanding period and even after grace period allowed by the Board from time to time, they have failed to deposit the same. The following amounts are outstanding on account of Premium & Income Tax: -

Sr	Shop No.	Name of allottee	Total Bid	Payment made	Balance	Location	Due date
1	E/Room UG	Bakhtiar Ahmad	6,05,000/-	5,02,500/-	102,500/-	Shoba Bazar	31-01-2019
2	Shop-20 LG	Dawood Khan	17,00,000/-	14,00,000/-	300,000/-	Fakhre Alam Complex	31-01-2019
3	Shop-06 LG	Dost Muhammad	17,20,000/-	8,00,000/-	920,000/-	Fakhre Alam Complex	27-07-2019
4	Shop-07 LG	Dost Muhammad	17,15,000/-	9,00,000/-	815,000/-	Fakhre Alam Complex	27-07-2019
5	Shop-27 FF	Waqar Ahmad	43,80,000/-	33,00,000/-	10,80,000/-	Cantt Mall	27-07-2019
6	Shop-28 FF	Waqar Ahmad	43,70,000/-	18,00,000/-	25,70,000/-	Cantt Mall	27-07-2019
7	Shop-33 FF	S.M Ishaq	11,30,000/-	10,65,000/-	65,000/-	Dabgari Garden	27-08-2019
8	Shop-34 FF	S.M Ishaq	11,20,000/-	10,60,000/-	60,000/-	Dabgari Garden	27-08-2019
9	Shop-35 FF	S.M Ishaq	11,20,000/-	10,60,000/-	60,000/-	Dabgari Garden	27-08-2019
10	Flat # 03	Abdul Qadir	21,10,000/-	9,00,000/-	12,10,000/-	Comm Plaza F.A Road (Number Plate)	15-12-2019
11	Shop-02 FF	S.Nizar Shah	11,00,000/-	6,00,000/-	500,000/-	Fakhre Alam Complex	28-12-2019
12	Shop-05 FF	S.Nizar Shah	11,00,000/-	6,00,000/-	500,000/-	Fakhre Alam Complex	28-12-2019
13	Flat-01 FF	Amjid Maqdoom	15,10,000/-	7,55,000/-	755,000/-	Arbab Road	28-12-2019
14	Shop-04	M/S Al Razi Eng: & Co	16,40,000/-	10,60,000/-	580,000/-	S M Road	28-12-2019
15	Shop-05	M Arshad Iqbal	12,70,000/-	5,00,000/-	770,000/-	S M Road	28-12-2019
16	Shop-07	Asif Ayaz	11,70,000/-	6,20,000/-	550,000/-	S M Road	21-02-2020

17	Shop-09	Sher Rehman	12,10,000/-	10,90,000/-	120,000/-	S M Road	21-02-2020
18	Shop-13	Zaboor Khan	11,70,000/-	6,00,000/-	570,000/-	S M Road	21-02-2020
19	Shop-15	Mansor Ahmad	12,00,000/-	6,00,000/-	600,000/-	S M Road	21-02-2020
20	Tandoor shop	Imtiaz Khan	41,00,000/-	30,40,000/-	10,60,000/-	Shami Road	10-03-2020
21	Mini Mart	Kaka Khel CNG	3,77,00,000/-	3,15,50,000/-	61,50,000/-	Shami Road	18-04-2020
22	19x Shop FF	Umer Gul	2,20,00,000/-	92,49,000/-	1,27,51,000-	Shoba Bazar	24-04-2020

Point to be considered

Whether the tenancy rights of above referred shops be cancelled and put the same for re-auction or otherwise.

The case is placed before the Board for consideration.

RESOLUTION:

The Board considered and after deliberation in length, resolved to give an opportunity due to current situation of financial crises and business closure in the prevailing pandemic situation of COVID-19. The Board decided that Final Notices be served immediately upon the highest bidders to deposit the balance amount of premium and income tax, with no exception beyond given timeline as mentioned against each. In case of non-compliance and payment within prescribed period, the tenancy rights shall stand cancelled beside forfeiture of already deposited amounts towards Cantt Fund Account at their risk and cost, and such properties will be re-auctioned without any further notice: -

Sr	Shop No.	Name of allottee	Balance Amount	Location	Due date	Timeline
1	E/Room UG	Bakhtiar Ahmad	102,500/-	Shoba Bazar	31-01-2019	31-5-2020
2	Shop-20 LG	Dawood Khan	300,000/-	Fakhre Alam Complex	31-01-2019	
3	Shop-06 LG	Dost Muhammad	920,000/-	Fakhre Alam Complex	27-07-2019	10-6-2020
4	Shop-07 LG	Dost Muhammad	815,000/-	Fakhre Alam Complex	27-07-2019	
5	Shop-27 FF	Waqar Ahmad	10,80,000/-	Cantt Mall	27-07-2019	30-6-2020
6	Shop-28 FF	Waqar Ahmad	25,70,000/-	Cantt Mall	27-07-2019	
7	Shop-33 FF	S.M Ishaq	65,000/-	Dabgari Garden	27-08-2019	10-6-2020
8	Shop-34 FF	S.M Ishaq	60,000/-	Dabgari Garden	27-08-2019	
9	Shop-35 FF	S.M Ishaq	60,000/-	Dabgari Garden	27-08-2019	
10	Flat # 03	Abdul Qadir	12,10,000/-	Comm Plaza F.A Road (Number Plate)	15-12-2019	
11	Shop-02 FF	S.Nizar Shah	500,000/-	Fakhre Alam Complex	28-12-2019	
12	Shop-05 FF	S.Nizar Shah	500,000/-	Fakhre Alam Complex	28-12-2019	

13	Flat-01 FF	Amjid Maqdoom	755,000/-	Arbab Road	28-12-2019	
14	Shop-04	M/S Al Razi Eng: & Co	580,000/-	S M Road	28-12-2019	
15	Shop-05	M Arshad Iqbal	770,000/-	S M Road	28-12-2019	
16	Shop-07	Asif Ayaz	550,000/-	S M Road	21-02-2020	25-6-2020
17	Shop-09	Sher Rehman	120,000/-	S M Road	21-02-2020	
18	Shop-13	Zaboor Khan	570,000/-	S M Road	21-02-2020	
19	Shop-15	Mansor Ahmad	600,000/-	S M Road	21-02-2020	
20	Tandoor shop	Imtiaz Khan	10,60,000/-	Shami Road	10-03-2020	30-6-2020
21	Mini Mart	Kaka Khel CNG	61,50,000/-	Shami Road	18-04-2020	
22	19x Shop FF	Umer Gul	1,27,51,000-	Shoba Bazar	24-04-2020	

LANDS BRANCH

ITEM 9

CHANGE OF PURPOSE AND DESCRIPTION OF CLASS "C" LANDS INTO COMMERCIAL SITUATED WITHIN NOTIFIED BAZAR AREA, PESHAWAR CANTT

Requirement:

To consider proposal for change of purpose and descriptions of Class "C" lands into commercial purpose situated within notified bazar area of Peshawar Cantonment as per following details.

Brief of the case

It is stated that at present Cantt Board Peshawar is facing serious financial crises and is even unable to meet mandatory expenditures. COVID-19 (Corona Virus) has further aggravated the financial crises. To overcome this financial issue and to sustain financial position, this office has left with no option except to go for some handsome commercial adventures. Before proceeding for commercial project change of purpose of following sites / lands identified within notified Bazar area of Peshawar Cantt is required.

Sr.	Svy No.	Location	Original Purpose	Existing usage	Proposed	Area as per GLR	Proposed Area	Class
1	Svy 637	Khadim Hussain Road	"Public Park"	<ul style="list-style-type: none"> Car Parking Some very old residential quarters (in dilapidated) condition 	Commercial	2.407 Acres	2.407 Acres	"C"
	Svy 637-A		"Tube Well & reservoir etc"			10500 sft	10500 sft	"C"
2	Svy 500	Saddar Road	<ol style="list-style-type: none"> Cantonment Fund Office (9 Saddar Road) Cantonment Engineer's 	<ul style="list-style-type: none"> Car parking Some very old residential quarters (in dilapidated) 	Commercial	4.209 Acres	4.209 Acres	"C"

			Bungalow (9-A Sddar Road) 3. Executive Officer's House (6 Kitchener Road)	condition				
3	Svy 400	Near LRH	Roadside Berm	<ul style="list-style-type: none"> Open space as no road exist 	Commercial	3.669 Acres	2354.50 sft	"C"
4	Svy 470	Kohat Road	Rode side of South City Road	<ul style="list-style-type: none"> Slaughter House Shops Staff Flats 	Commercial	4.480 Acres	18216 sft	"C"
5	Svy 640/103	MDF Bara Road	Parking	<ul style="list-style-type: none"> Vacant land 	Commercial	1798 Sq yd	1798 Sq yd	"C"

Due to the fact that there is a genuine need for development of the above said pieces of lands for commercial purpose, as they are located in the prime commercial vicinities of Peshawar Cantonment. This will be not only the optimum utilization of these spaces but will fetch a handsome revenue in the shape of premium & monthly rent.

Points to be considered

To consider proposal for change of purpose of Class "C" land mentioned on agenda side into "Commercial" or otherwise?

The case is put up on the table for re-consideration of the Board.

RESOLUTION

The Board considered and unanimously approved the change of purpose as stated in agenda side. Case be forwarded to the Competent Authority for approval.

ITEM 10

SUB-DIVISION OF PLOT NO. 91, SURVEY NO. 93-A/91, PESHAWAR CANTT

Reference: MEO, Peshawar letter No. CP-88/91/34 dated 28-11-2019.

Requirement:

To consider grant of NOC from municipal/congestion point of view for the proposed sub-division of Plot No. 91, Survey No. 93-A/91, DOC, Khyber Road, Peshawar Cantonment into two portions namely Plot No. 91, Survey No. 93-A/91 area measuring (400.81 Sq.Yds) & Plot No. 91/A, Survey No. 93-A/91/A area measuring (470.51 Sq.Yds), pursuant to MEO Peshawar letter as per detail given below:-

1.	Name of Lessees	M/S i) Faiq Arif, ii) Faraz Arif Ss/o Muhammad Arif (54% Share) & 2) Hafiz Ahmad Shah S/o Gul Badshah (46% Share)
2.	Description as per GLR	Plot No. 91, Survey No. 93-A/91
3.	Schedule of Lease	Sch: IX-A of the CLA Rules, 1937.
4.	Expiry of lease	30-06-2079

5.	Classification of Land	B-3
6.	Total area of Plot	871.33 Sq.Yds.
7.	Proposed Sub-sidiary Survey Nos.	Plot No. 91, Survey No. 93-A/91 (400.81 Sq.Yds) Plot No. 91/A, Survey No. 93-A/91/A (470.51 Sq.Yds)

Legal Provision

Government of Pakistan, Ministry of Defence, ML&C Deptt: letter No. 55/194/Lands/ML&C/2005, dated 11-10-2007.

Points to be considered

Whether to approve from municipal point of view only, the sub-division of Plot No. 91, Survey No. 93-A/91, DOC, Khyber Road, Peshawar Cantonment into two portions namely Plot No. 91, Survey No. 93-A/91 area measuring (400.81 Sq.Yds) & Plot No. 91/A, Survey No. 93-A/91/A area measuring (470.51 Sq.Yds), or otherwise?

The case file alongwith connected documents are placed on the table for Bard's consideration.

RESOLUTION

The Board considered and approved to grant NOC from municipal point of view only, for the sub-division of Plot No. 91, Survey No. 93-A/91, DOC, Khyber Road, Peshawar Cantonment into two portions namely Plot No. 91, Survey No. 93-A/91 area measuring (400.81 Sq.Yds) & Plot No. 91/A, Survey No. 93-A/91/A area measuring (470.51 Sq.Yds), subject to payment of Development Charges under the rules.

ITEM 11

SUB-DIVISION OF PLOT NO. 2, SURVEY NO. 274/1, PESHAWAR CANTT

Reference: - MEO, Peshawar letter No. CP-274/2/14, dated 06-11-2019 & CP-274/2/16, dated 17-02-2020.

Requirement:

Consider grant of NOC from municipal/congestion point of view for the proposed sub-division of Plot No. 2, Survey No. 274/1, Tariq Road, Peshawar Cantonment into two portion each measuring (1055.44 Sq.Yds) namely Plot No. 2, Survey No. 274/1 & Plot No. 2/A, Survey No. 274/1-A, pursuant to MEO Peshawar letter as per detail given below:-

1.	Name of Lessees	M/S 1) Mr. Muhammad Tariq, (2) Muhammad Ishfaq, (3) Muhammad Tufail, (4) Muhammad Sabir, (5) Muhammad Zakir, (6) Muhammad Naeem & (7) Muhammad Shoaib.
2.	Description as per GLR	Plot No. 2, Survey No. 274/1
3.	Schedule of Lease	Sch: IX-C of the CLA Rules, 1937
4.	Expiry of lease	27-01-2097
5.	Classification of Land	B-3
6.	Total area of Plot	2110.88 Sq. Yds
7.	Proposed Sub-sidiary	Plot No. 2, Survey No. 274/1 (1055.44 Sq.Yds)

Survey Nos.	Plot No. 2/A, Survey No. 274/1-A (1055.44 Sq.Yds)
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Legal Provision

Government of Pakistan, Ministry of Defence, ML&C Deptt: letter No. 55/194/Lands/ML&C/2005, dated 11-10-2007.

Points to be considered

Whether to approve from municipal point of view only, the sub-division of Plot No. 2, Survey No. 274/1, Tariq Road, Peshawar Cantonment into two portions i.e. Plot No. 2, Survey No. 274/1 & Plot No. 2/A, Survey No. 274/1-A each measuring (1055.44 Sq.Yds) or otherwise?

The case file alongwith connected documents are placed on the table for Bard's consideration.

RESOLUTION

The Board considered and approved to grant NOC from municipal point of view only, for the sub-division of Plot No. 2, Survey No. 274/1, Tariq Road, Peshawar Cantonment into two portions i.e. Plot No. 2, Survey No. 274/1 & Plot No. 2/A, Survey No. 274/1-A each measuring (1055.44 Sq.Yds), subject to payment of Development Charges under the rules.

<u>ENGINEERING BRANCH</u>

ITEM 12**APPROVAL OF TENDERS - ORIGINAL WORKS**

Reference: Budget Estimates for the year 2019-20.

Requirement:

To consider the rates received from CB's approved/registered contractors/firms on MES Schedule of Rates, 2014 for execution of original works for the year 2019-20 in response to advertisements in Daily Dawn, Daily Nawa-e-Waqt & Daily Mashriq, dated 12-02-2020 & displayed on PPRA Tender Notice TS415533E, dated 20-02-2020.

History of the case:

Pursuant to the notice published in Daily Dawn, Daily Nawa-e-Waqt & Daily Mashriq, dated 12-02-2020 & displayed on PPRA Tender Notice TS415533E, dated 20-02-2020 for original works for the year 2019-20, CB's approved/registered contractors/firms have quoted their rates based on MES Schedule of Rates, 2014.

Legal Provision:

Rule 62 of the Cantt Accounts Code, 1955.

Rule 16(3) of PPRA Rules, 2004 which states that *"Only suppliers or contractors who have been pre-qualified shall be entitled to participate further in the procurement proceedings."*

Tenders:

Tenders were invited from the CB approved / registered contractors / firms in Daily Dawn, Daily Nawa-e-Waqt & Daily Mashriq, dated 12-02-2020 & displayed on PPRA Tender Notice TS415533E, dated 20-02-2020. The same were opened on 04-03-2020 in the presence of contractors/authorized representatives.

Comparative Statement:

The comparative statement of the rates is appended below:-

S.No:	Name of Firms/Contractors	Rate Offered	Remarks
(1)	Construction of CB Rest House at Tariq Road, Peshawar Cantt., Est Cost Rs.39.518 (M)		B.P Exists
1	M/s Zubair Khan Mardan Khas	42% Above	
2	M/s M. Younas Builders (Pvt) Ltd.	41% Above	
3	M/s S. Basit Ali & Co.	40% Above	
4	M/s Emerging Technologies Engineering Solution	37% Above	
5	M/s Hamayun-ul-Rasheed & Co.	36.% Above	
6	M/s Shahryar Builders Peshawar	24% Above	(Lowest)

(2)	Construction of CB Plaza (Block-I), Khyber Super Market, Bara Road, Peshawar Cantt., Est Cost Rs. 39.500 (M)		B.P Exists
1	M/s Zubair Khan Mardan Khas	45% Above	
2	M/s Azmat Ali & Brothers	43% Above	
3	M/s Haroon Constructors & Builders Co.	42% Above	
4	M/s Bin Suleman Construction Company	41% Above	
5	M/s S. Basit Ali & Co.	36% Above	(Lowest)

(3)	Construction of CB Plaza (Block-II), Khyber Super Market, Bara Road, Peshawar Cantt., Est Cost Rs. 38.000 (M)		B.P Exists
1	M/s Zubair Khan Mardan Khas	45% Above	
2	M/s Azmat Ali & Brothers	43% Above	
3	M/s Haroon Constructors & Builders Co.	42% Above	
4	M/s Bin Suleman Construction Company	41% Above	
5	M/s Al-Noor Construction Company	37% Above	

Complaint / application against the work at S.No. 1 above

One of the contractor M/s Hamayun-ul-Rasheed & Co. submitted a complaint / application dated 10-03-2020 against the duplication of tender forms used by another contractor i.e. M/s Shahryar Builders Peshawar for the work mentioned at S.No. 1. To avoid the litigation in the matter, Engineering Branch scrutinized all the tenders thoroughly and on the basis of photo copy received in duplicate with the application, recommended that the tender in question may please be recalled. However, tenders for the other 2 x works are placed for consideration of the Board.

Points to be considered:

Whether to approve the lowest rates quoted by contractors / firms based on MES Schedule of Rates, 2014 for the works mentioned at S.No. 2 & 3 above for the year 2019-20 or otherwise?

The case file alongwith connected documents is placed on the table for Board's decision.

RESOLUTION

The Board considered and resolved to cancel the tenders as currently sufficient funds are not available for execution of these projects.

ITEM 13**APPROVAL OF M&R ESTIMATES****Requirement**

To consider the following necessary M&R works required to be executed on emergency basis for service / safety of the public:-

Legal Provision

Rule 62(b) of the Cantonment Account Code 1955.

62 B. Contract Documents.- Before a work is given out on contract, the Executive Officer must cause to be prepared the necessary contract documents to include : -

- (i) A complete set of drawings showing the general dimensions of the proposed work, and so far as necessary, details of the various parts;
- (ii) A complete specification of the work to be done, and of the materials to be used, unless reference can be made to some standard specification;
- (iii) A schedule of quantities of various description descriptions of work; and
- (iv) A set of "conditions of contract" to be complied with by the person whose tender is accepted.

Detail of M/R Estimates

Sr.	Detail of specification, quantity, status of work to be executed	Justification of its demand, date of last repair/execution, and state/purpose of requirement	Input/ recommendations by ward member (concerned)	Amount (Rs.)	Relevant head of Budget Estimates
1	Repair / Maintenance in Cantt House, Islamia Road	Official requirement	-	0.625 (M)	D-2(a)
2	Repair / Maintenance in Bungalow No.5 Khalid Lane occupied by Dy CEO	Official requirement	-	0.600 (M)	D-2(a)
3	Roof treatment of CB Qtr situated at Old CB Office Building) behind Green Shadi Hall Plaza, Fakhr-e-Alam Road (occupied by Mr. Moughees Khan, Cant Overseer)	Requested by the applicant	-	0.244 (M)	D-2(a)
4	M/R work in CB Qtr No. 2, Gulberg Colony, (occupied by Mr. Shah Said, Driver)	Requested by the applicant	-	0.303 (M)	D-2(a)

Point(s) to be considered

Whether to approve the above said M/R estimate(s) or otherwise?

RESOLUTION

The Board considered and approved 4 x M/R estimate(s) as mentioned on agenda side.

ITEM 14**COMPOSITION FEE / APPROVAL OF REGULARIZATION OF BUILDING PLANS**

Reference: RHQ, Peshawar letter No. 7/M/3095/Psc/DPR, dated 26-02-2020.

Requirement

To note the contents of RHQ, Peshawar letter No. 7/M/3095/Psc/DPR, dated 26-02-2020 regarding re-consideration of composition fee in respect of Plot No. 6, Survey No. 29-A/6, DOC, Shami Road, Peshawar Cantonment.

History of the case

The Board vide CBR No. 17, dated 24-05-2018 was allowed 100% rebate in payment of composition fee to all the residential buildings which were constructed over 35 years and involved un-authorized construction.

It is pointed out that according to CBRs No. 17, dated 24-5-2018, those lessees who have to regularize their unauthorized construction upto 31-03-2019 shall be given special offer/rebate as categorized below:-

Period	Rebate
Upto 05 years	20%
Over 05 years and upto 15 years	40%
Over 15 years and upto 25 years	60%
Over 25 years and upto 35 years	80%
Over 35 years	100%

Regularization building plans were sent to the DML&C through MEO, Peshawar for concurrence of the regularization of un-authorized construction on 100% rebate.

The DML&C, Peshawar vide RHQ, Peshawar letter No. 7/M/3095/Psc/DPR, dated 26-02-2020 has observed that 100% rebate is not legally and logically acceptable, hence the case is returned herewith for re-consideration.

Legal provision

Section 185(1) of the Cantonments Act, 1924 which is reproduced hereunder for convenience of the Board;

“(1) A Board may, at any time, by notice in writing, direct the owner, lessee or occupier of any land in the cantonment to stop the erection or re-erection of a building in any case in which the Board considers that such erection or re-erection is an offence under Section 184, and may in any such case or in any other case in which

the Board considers that the erection or re-erection of a building is an offence under Section 184, within twelve months of the completion of such erection or re-erection in like manner direct the alteration or demolition, as it thinks necessary, of the building, or any part thereof, so erected or re-erected:

Provided that the Board may instead of requiring the alteration or demolition of any such building or part thereof, accept by way of composition such sum as it thinks reasonable:

Provided further that the Board shall not, without the previous concurrence of the [Competent Authority] accept any sum by way of composition under the foregoing proviso in respect of any building or land which is not under the management of the Board."

Point(s) to be considered

Whether to re-consider the composition cases who granted 100% rebate as per CBR No. 17, dated 24-05-2018 as directed by the Competent Authority or otherwise?

RESOLUTION

The Board considered and approved that the composition cases whereof rebate was granted @ 100% as per CBR No. 17, dated 24-05-2018, shall be granted 85% rebate instead in composition fee in the light of instruction contained in RHQ Peshawar letter dated 26-2-2020 and proviso of Section 185(1) of the Cantonments Act, 1924.

ITEM 15

COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PROPERTY NO. 4-A/14, 4-A/15, 4-A/16, 4-A/17, 4-A/18 & 4-A/19, SURVEY NO. 542/45(1), TIPU SULTAN ROAD, PESHAWAR CANTONMENT

Reference: CBR No. 35(6), dated 28-05-2019.

Requirement

To consider the cancellation of CBR No. 35(6), dated 28-05-2019 as requested by Mr. Muhammad Waseem, Co-Shareer and re-verification of un-authorized construction at present at site in respect of Property No.4-A/14, 4-A/15, 4-A/16, 4-A/17, 4-A/18 & 4-A/19, Survey No.542/45(1), Tipu Sultan Road, Peshawar Cantt.

History of the case

Regularization building plans in respect of subject Property No.4-A/14, 4-A/15, 4-A/16, 4-A/17, 4-A/18 & 4-A/19, Survey No.542/45(1), Tipu Sultan Road, Peshawar Cantt were submitted by the lessees vide application dated 02-01-2019 which were signed by one co-sharer Malik Altaf Hussain, only.

The same were placed before the BC/Board for consideration. The Board vide CBR No. 35(6), dated 30-04-2019 approved the same on payment of composition fee amounting to Rs. 23,08,909/-.

The lessees were informed vide CBP letter dated 28-05-2019 to deposit the composition fee and other charges within 07 days but they failed.

Final notices vide letters dated 03-01-2020 and 10-01-2020 were served upon the lessees to deposit the composition fee and other charges, but they failed to deposit the same by targeted date and accordingly the property in question were sealed by the Cantonment Magistrate on 16-01-2020. However, the property in question was de-sealed on the request of one Mr. Akbar Ali, President, Shafi Market.

Meanwhile, one co-sharer Mr. Muhammad Waseem submitted an application dated 27-01-2020 stating therein that he has neither applied for regularization of unauthorized construction are signed the building plans /Form -VII and requested to cancel the said building plans and obtain his willingness for regularization of the subject matter.

It is pertinent to mention here that building has already been completed and all the occupants have carrying their businesses in it.

CBP vide letters dated 24-02-2020 & 15-04-2020 has given opportunity to the second party i.e. Mr. Muhammad Waseem to submit regularization building plans duly signed alongwith his co-sharer forthwith but neither they submitted regularization building plans nor deposited the composition fee.

Point(s) to be considered

Whether to give another chance to the lessees for payment of regularization charges or cancel the CBR No. 35(6), dated 28-05-2019 or otherwise?

RESOLUTION

The Board considered and approved the cancellation of CBR No. 35(6), dated 28-05-2019 as requested by Mr. Muhammad Waseem, Co-Sharer. The Board resolved that re-verification of un-authorized construction at present at site in respect of Property No.4-A/14, 4-A/15, 4-A/16, 4-A/17, 4-A/18 & 4-A/19, Survey No.542/45(1), Tipu Sultan Road, Peshawar Cantt be carried out at priority and outcome of the same to be placed in next Board meeting.

PROCEEDINGS OF COMMITTEE

ITEM 16

PROCEEDINGS OF BAZAR COMMITTEE

Requirement:

To consider and approve proceedings of Bazar Committee meeting of Cantonment Board, Peshawar held on 6th May, 2020 in respect of the following cases: -

Legal Provision:

Section 43 of the Cantonments Act, 1924 and CBR No.5 dated 1-10-2015: -

43-A.-(1) Every Board constituted under section 13A in a Class I Cantonment or Class II Cantonment shall appoint a committee consisting of the elected members of the Board, the Health

Officer and the Executive Engineer for the administration of such areas in the cantonment as the Central Government may, by notification in the official Gazette, declare to bazar areas, and may delegate its powers and duties to such committee in the manner provided in clause (e) of sub-section (1) of section 44.

(2) The Vice-President of the Board shall be the Chairman of the committee appointed under sub-section (1).

Proceedings of Bazar Committee:

Sr.	Case	Property Location	Status	Proposed Charges	Delay in Delivery of Notice			Recommendation
					Date of Sale Deed	Date of Application	Period of Delay	
1	Mutation / Transfer	<u>PROPERTY COMPRISING SURVEY NO. 542/960, SITUATED AT HASRAT STREET, PESHAWAR CANTONMENT.</u>	Schedule-IX-C of the CLA Rules, 1937 for residential purpose	Not applicable	Not applicable	Not applicable	Not applicable	The committee considered and recommended the inheritance Mutation/transfer of Property comprising Survey No. 542/960 situated at Hasrat Street, Peshawar Cantonment in favour Mr. Ayaz Khan, Mr. Umer Sajjad Khan, Mr. Umer Hayat Khan, Mst. Rehnaaz, Mst Shumaila Asghar (Sons& Ds/o Late Haji Ulas Khan) for Board approval.
2	Mutation / Transfer & Lease Renewal	<u>SHOP COMPRISNG SURVEY NO. 407/5 SITUATED AT SHOBA BAZAAR, PESHAWAR CANTONMENT.</u>	Schedule-VIII of the CLA Rules, 1937 for commercial purpose	Not applicable	02-08-2010	19-03-2020	09 Years, 04 month & 16 days	The committee considered and recommended the Mutation/transfer & Lease Renewal of Shop comprising Survey No. 407/5 situated at Shoba Bazaar, Peshawar Cantonment in favour Mr. Anwar Hussain S/o Haji Amir Khan for Board approval. Sanction for condonation in delay of delivery of notice has already been granted vide RHQ, Psc letter No. 20/1239/Psc/DPR / dated 05-03-2020

3	Mutation / Transfer	<u>PROPERTY COMPRISNG SURVEY NO. 407/A (38&39) SITUATED AT AWAMI JOINT PLAZA OUTSIDE BAJORI GATE, PESHAWAR CANTONMENT.</u>	Schedule-VIII of the CLA Rules, 1937 for commercial purpose	TIP Tax amounting to Rs. 2,59,324/- paid vide Bank Challan No. CB-2019/20-1-17730 dated 07-08-2019	10-12-2019	31-12-2019	Not applicable	The committee considered and recommended the Mutation/transfer of Property comprising Survey No. 407/A(38&39) situated at Awami Joint Plaza outside Bajori Gate, Peshawar Cantonment in favour Muhammad Ilyas S/o Abdul Salam for Board approval.
4	Mutation / Transfer & Lease Renewal	<u>SHOP NO. 28 (SECOND FLOOR) OUT OF PROPERTY NO. 33/26, COMPRISING SURVEY NO. 542/80-H, TIPU SULTAN ROAD, PESHAWAR CANTONMENT.</u>	Schedule-VIII	TIP Tax Rs. 22,500/- paid vide Bank Challan No. 5160 to 5166, dated 20-11-2012 & No. CB-PSH-GC-115414 dated 25-04-2016.	21-12-2012	31-12-2012	Not applicable	The committee considered and recommended the Mutation/transfer /Lease Renewal of Shop No. 28(2 nd Floor) & Allotment of Sub-Sidiary Survey No. 542/80-H/S-28, situated at Tipu Sultan Road, Peshawar Cantonment in favour Mr. Shaukat Khan S/o Gulfam Khan for Board approval.
5	Mutation / Transfer & Lease Renewal	<u>SHOP NO. MF-11 (MEZZANINE FLOOR) OUT OF PROPERTY NO. 133-C, COMPRISING SURVEY NO. 542/1663, SITUATED AT SUNEHRI MASJID ROAD, PESHAWAR CANTONMENT.</u>	Schedule-VIII of the CLA Rules, 1937 for residential-cum-commercial purpose	TIP Tax amounting to Rs. 1, 63,870/- paid vide Bank Challan Nos. 10864, 11122, 12834 & CBP-2019/20-1-20291 dated 02-01-2014, 16-01-2014, 27-03-2015, & 15-10-2019.	21-10-2010	03-04-2017	Not applicable	The committee considered and recommended the Mutation/transfer in accordance with registered distribution deed & Lease Renewal of Shop No. MF-11 (Mezzanine Floor) & Allotment of Sub-Sidiary Survey No. 542/1663/MF-11, situated at Tipu Sultan Road, Peshawar Cantonment in favour Muhammad Karim S/o Rahman Gul for Board approval.
6.	Lease Renewal	<u>PROPERTY NO. 620 COMPRISING SURVEY NO. 542/706</u>	Schedule-VIII lease for commercial purpose	Not applicable	Not applicable	Not applicable	Not applicable	The committee considered and recommended the Lease Renewal of Property No. 620

		<u>SITUATED AT SHIBLI STREET, PESHAWAR CANTONMENT.</u>						comprising Survey No. 542/706 situated at Shibli Street, Peshawar Cantonment for 2 nd term w.e.f 07-08-2014 to 06-08-2044 subject to 50% enhancement in existing lease rent for Board approval.
7	Mutation / Transfer	<u>SHOP NO. 453, COMPRISING SURVEY NO. 542/529, SITUATED AT JINNAH STREET, PESHAWAR CANTONMENT.</u>	Sch: IX-C of the CLA Rules, 1937	Not applicable	Not applicable	Not applicable	Not applicable	The committee considered and recommended the inheritance Mutation / Transfer of Shop No. 453, Comprising Survey No. 542/529, situated at Jinnah Street, Peshawar Cantonment in favour of Mst. Maryam Masood for Board approval.
8	Mutation / Transfer	<u>QUARTER NO. 05, SURVEY NO. 571/B-5, SITUATED AT AMIN JAN LANE, PESHAWAR CANTONMENT.</u>	Sch: VI- of the CLA Rules, 1925	TIP Tax Rs. 1,93,753/- Paid vide Bank Challan No. 2019/20-I-22552, dated 23-12-2019	15-01-2020	30-01-2020	Not applicable	The committee considered and recommended the Mutation/transfer of Quarter No. 05, Survey No. 571/B-5, situated at Amin Jan Lane, Peshawar Cantonment in favour Mr. Tariq Hussain S/o Muhammad Bashir for Board approval.
9	Mutation / Transfer	<u>PROPERTY SURVEY NO. 542/703, SITUATED AT SHIBLI STREET, PESHAWAR CANTONMENT.</u>	Sch: IX-C of the CLA Rules, 1937	TIP Tax Rs. 10,42,273/- Paid vide Cantt 4-B Challan No. 494/12, dated 23-02-2017	03-03-2017	08-06-2017	03 months & 05 days	The committee considered and recommended the Mutation/transfer of Property Survey No. 542/703, Shibli Street, Peshawar Cantonment in favour M/S Muhammad Sajid Abbasi & Shahryar Khan (to the extent of 75% & 25% respectively, out of total area of property inquestion) subject to sanction of the

								Competent Authority for condonation of delay in delivery of notice as required under the provision of lease terms as stated in agenda side.
10	Mutation / Transfer	<u>PROPERTY COMPRISNG SURVEY NO. 542/1397/1189/A SITUATED AT TIPU SULTAN ROAD, PESHAWAR CANTONMENT.</u>	Schedule-IX-C of the CLA Rules, 1937 for residential purpose	Paid TIP Tax amounting to Rs. 60,900/- vide Bank Challan No. CB-2019/20-1-22482 dated 20-12-2019 & No. CB-2019/20-1-27613 dated 05-05-2020	24-12-2019	07-01-2020	Not applicable	The committee considered and recommended the Mutation/transfer of Property comprising Survey No. 542/1397/1189/A, situated at Tipu Sultan Road, Peshawar Cantonment in favour of Mr. Rizwan Khalid S/o Muhammad Khalid for Board approval.

Point(s) to be considered:

Whether to approve the above proceeding of Bazar Committee in respect of 10 x cases above or otherwise.

The proceeding of the Bazar Committee is placed on the table for Board's consideration.

RESOLUTION

The Board considered and approved the recommendations of Bazar Committee meeting held on 6th May 2020 in respect of 10 x cases mentioned on agenda side.

ITEM 17**PROCEEDINGS OF BUILDING COMMITTEE****Requirement**

To consider and approve proceedings of Building Committee meeting of Cantonment Board, Peshawar held on 6th May, 2020 as under:-

Legal Provision

CBR No.8 dated 1-10-2015 and;

Section 181 of the CA, 1924	181. Power of Board to sanction or refuse
Section 183-A of the CA, 1924	183-A. Period for completion of building
Section 185 of the CA, 1924	185. Power to stop erection or re-erection or to demolish

Proceeding of the Building Committee**1. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. 2, SURVEY NO. 618/A-1, SAHIBZAD GUL ROAD, PESHAWAR CANTONMENT**

To consider application submitted by the lessee for approval of residential building plan in respect of Plot No. 2, Survey No. 618/A-1, Sahibzad Gul Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/16(PLOT:2)
Name of Lessee	Mr. Ghulam Ali S/o Sher Ali
Nature of Lease	Residential
Schedule of Lease	VIII
Expiry of Lease	13-06-2049
Classification of Land	B-3
Total area of Plot	905.22 Sq. Yds.
Covered area	7920.86 Sft.
Description of floors	Ground Floor + First Floor + Mumty
Area	Outside Bazar Area
LAND POINT OF VIEW	The MEO Peshawar has given NOC from land point of view vide letter No. CP-618/Plot No.2/18, dated 21-04-2020.
MUNICIPAL POINT OF VIEW	Engineering Branch has checked the proposed building plans from municipal point.

The applicant has requested for approval of the above mentioned building plan for residential purposes.

Recommendations: Recommended and forwarded to the Board for approval.

2. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PROPERTY NO. 122, 123, & 124 (1/2 SHARE), SURVEY NO. 542/162, 542/163 & 542/164 LIAQUAT STREET NO. 4, SADDAR, PESHAWAR CANTONMENT

To consider application submitted by the lessee for approval of residential building plan in respect of Property No. 122, 123 & 124 (1/2 Share), Survey No. 542/162, 542/163 & 542/164, Liaquat Street No. 4, Saddar, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	6/1238-Pt-II
Name of Lessee	Mr. Ashiq Khan S/o Abdul Jabbar Khan
Nature of Lease	Residential
Schedule of Lease	IX-C
Expiry of Lease	30-12-2103
Classification of Land	B-3
Total area of Plot	175.00 Sft.
Covered area	582.00 Sft.
Description of floors	Basement + Ground Floor + First Floor + Mumty

Area	Inside Bazar Area.
LAND POINT OF VIEW	The Land Supdt has verified that the land is situated inside Bazar area under the management of Cantt Board Peshawar.
MUNICIPAL POINT OF VIEW	Engineering Branch has checked the proposed building plans from municipal point.

The applicant has requested for approval of the above mentioned building plan for residential purposes.

Recommendations: Recommended and forwarded to the Board.

3. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 21, SURVEY NO. 93-A/21, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 21, Survey No. 93-A/21, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115(21)
Name of Lessee	Prof. Azzam Ul Asar S/o Lt. Col. (Retd) Muhammad Yousaf (Late)
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	30-06-20666
Classification of Land	B-3
Total area of Plot	1000.00 Sq. Yds.
Covered area	5492.00
Description of floors	Ground Floor + First Floor
Area	Outside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2000/-
Major Deviation	
a. Total major deviated covered area	= 412.00 Sft.
b. Total cost of construction	= Rs.8,24,000/-
c. Composition fee @ 15%	= Rs.1,23,600/-
Rebate @ 60% as per CBR No. 17, dated 24-5-2018	= Rs.74,160/-
Net payable composition fee	= Rs.49,440/-

It is pointed out that according to CBRs No. 17, dated 24-5-2018 & No. 11, dated 31-12-2018, those lessees who have to regularize their unauthorized construction upto 31-03-2019 shall be given special offer/rebate as categorized below:-

Period	Rebate
Upto 05 years	20%
Over 05 years and upto 15 years	40%
Over 15 years and upto 25 years	60%

Over 25 years and upto 35 years	80%
Over 35 years	100%

As the building in question is constructed 23 years back which come under 60% rebate category.

It is pertinent to mention here that no proposed construction is shown in the regularization building plan submitted by the lessee.

Recommendations: Recommended and forwarded to the Board for approval subject to payment of composition fee amounting to Rs.49,440/-.

RESOLUTION

The Board considered and approved the recommendations of Building Committee meeting held on 6th May, 2020 in respect of 3 x cases mentioned on agenda side.

(Aamer Rashid)
Cantonment Executive Officer,
Secretary, Cantt Board Peshawar

Brigadier
Shafique-ur-Rehman
President, Cantt Board Peshawar

PESHAWAR CANTONMENT - THURSDAY THE 7th MAY, 2020