

**PROCEEDINGS**  
**Ordinary Board Meeting**  
**Cantonment Board Peshawar**  
**30<sup>th</sup> April, 2019**

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**ORDINARY MEETING**  
**CANTONMENT BOARD PESHAWAR**  
**30<sup>th</sup> April, 2019**

**PRESENT:**

- (1) **Col Ahmad Kamal**  
A/Station Commander, Peshawar Cantonment .....President
- (2) **Mr. Muhammad Waris** .....Vice President
- (3) **Lt Col Rab Nawaz Khan,**  
AA&QMG (Gar) ..... Member
- (4) **Maj Sohail Gulzar,**  
DAQMG Sta HQ Psc ..... Member
- (5) **Mr. Sher Afzal Khan**.....Member
- (6) **Mr. Yadullah Khan Bangash** .....Member
- (7) **Mr. Atif Ali Khan, ASC**.....Member
- (8) **Mr. Amjad Rehmat,** ..... Member

**Rana Khawar Iftikhar,**  
Cantonment Executive Officer,  
Peshawar Cantonment ..... Secretary

The meeting started with the recitation of verses from Holy Quran.

REQUIREMENT	LEGAL PROVISION
Owing to the sensitivities peculiar to Peshawar Cantt, the President Cantt Board Peshawar directed that Board meetings of Cantonment Board Peshawar may not be made open to public.	Section 42 of the Cantonments Act, 1924

Before conducting with the business of Board meeting agenda, oath of office to the following nominated member(s) administered as required under section 18(1) of the Cantonments Act, 1924 (II of 1924), which is reproduced hereunder :-

**“18. Oath of affirmation:**

- (1) Every elected member, and every person who is by virtue of his office, or who is nominated to be a member of a Board shall, before taking his seat, make at a meeting of the Board an oath or affirmation of his allegiance in the following form, namely: -

I \_\_\_\_\_, having become/been nominated a member of this Board, do solemnly swear (or affirm) that I will bear true faith and allegiance to Pakistan and that I will faithfully discharge the duty upon which I am about to enter”.

(1) Col Ahmad Kamal,

A/ Station Commander..... President Cantt Board

## ACCOUNTS BRANCH

### ITEM 1

#### MONTHLY ACCOUNTS

##### Requirement

To note the monthly statement of accounts of Cantonment Fund along with statement of arrears of revenue for the month of March, 2019.

##### 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”

### MARCH 2019

<b>MONTHLY STATEMENT OF RECEIPTS &amp; EXPENDITURE</b>		
<b>Description</b>	<b>Cantt Fund</b>	<b>Premium Fund</b>
Opening Balance	121,020,668.07	178,229,293.82
Receipt during the month	56,968,864.47	Nil
<b>Total</b>	<b>177,989,532.54</b>	<b>178,229,293.82</b>
Expenditure during the month	48,179,237.00	6,0982,81.00
Closing Balance	129,810,295.54	172,131,012.82

<b>STATEMENT OF ARREARS OF REVENUE</b>					
<b>S. No.</b>	<b>Head</b>	<b>Arrears as on 1<sup>st</sup> July, 2018</b>	<b>Recovery in Mar 2019</b>	<b>Recovery from 1<sup>st</sup> July 2018 to 31<sup>st</sup> Mar 2019</b>	<b>Balance</b>
(1)	(2)	(3)	(4)	(5)	(3 minus 5)
1	House Tax	511,733,067	7,644,907	97,608,692	414,124,375
2	P. Water Charges	19,757,554	695,679	5,873,440	13,884,114
3	Commercial Rent	67,253,282	1,217,836	12,235,622	55,017,660
4	Residential Rent	1,298,401	10,200	291,243	1,007,158
5	Rent from Leases	2,447,580	40,908	443,011	2,004,569
	<b>Total:</b>	<b>602,489,884</b>	<b>9,609,530</b>	<b>116,452,008</b>	<b>486,037,876</b>

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

**RESOLUTION**

Noted. The PCB directed to share head-wise detail of income & expenditure in the next meeting. The Secretary of the Board, however, apprised that as per rule 90 of the Cantonments Account Code 1955, "*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*" and if any details are required by the Board, permission may be seek from the Competent Authority.

The Board member, however, highlighted the matter of delay in circulation of minutes of meeting. Therefore, the Board unanimously decided that minute of Board meeting shall be record and signed by the President Cantt Board immediately after Board meeting and once it is signed, shall be communicated to Board members on the same date for information.

<b><u>GENERAL BRANCH</u></b>
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**ITEM 2****SANITARY REPORT****Requirement**

To read and note the monthly sanitary report for the month of March 2019.

**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 <sup>1</sup> [Board], allotted to him by the Health Officer.*

The case file is placed on the table for Board's consideration.

**RESOLUTION:**

The Board read and noted. The Board further resolved that a separate case shall be placed before the Board in next Board meeting for detail discussion on improvement of sanitary report and hygiene of health issue which shall include

- a) Improvement of Filtration plants
- b) To discourage use of polythene bags
- c) Distribution of dedicated bags to restrict shopkeepers for throwing away garbage on roads

**ITEM 3**

**RENEWAL OF CONTRACT-PROVISION OF ARMED SECURITY GUARDS FOR  
CANTONMENT BOARD PESHAWAR**

Reference: CBR No.3 dated 23-2-2018.

**Requirement**

To consider case regarding renewal of contract of hiring of 40 x Armed Security Guards on payment of Rs.740,000/- per month for a period to be decide by the Board & execution of contract with security company after completion of codal formalities.

**Details of the case**

- ✓ The Board processed of hiring of Security Company after completion of all legal & codal formalities in the light of CBR No.10 dated 10-3-2017.
- ✓ Accordingly, notices were published in newspapers and security companies furnished their proposals. Tenders opening date was 23<sup>rd</sup> Jan 2018 and technical evaluation process was completed till 29<sup>th</sup> Jan 2018.

The Board vide CBR under reference approved the rates of Askari Guards (Pvt) Ltd for hiring of 40 x Armed Security Guards on payment of Rs.740,000/- per month for a period of one year from 1-3-2018 to 28-2-2019 and resolved that agreement be executed.

**Points to be considered:**

- a) Whether to grant ex-post facto sanction and further renewal of contract of hiring of 40 x Armed Security Guards on payment of Rs.740,000/- per month till renewal & execution of contract with security company after completion of codal formalities, owing to emergent basis.
- b) Whether to approve renewal of the contract or otherwise?

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

**RESOLUTION:**

- a) Ex-post facto sanction is granted to the renewal of contract of hiring of 40 x Armed Security Guards on payment of Rs. 740,000/- per month for the period from 1-3-2019 to 30-4-2019 and further renewal & execution of contract with security company after completion of codal formalities, for the period upto 30-6-2019.
- b) Expression of Interest / rates be invited for fresh term w.e.f 1<sup>st</sup> July 2019 after detail evaluation and rationalized number keeping in view the future requirement of security guards.

**ITEM 4**

**HIRING OF BIO & ELECTRO-MEDICAL ENGINEER ON CONTRACTUAL BASIS TO HELP OUT IN PROCUREMENT OF MEDICAL EQUIPMENT'S FOR CANTT GENERAL HOSPITAL, PESHAWAR**

Reference: CBR No.11 dated 31-1-2019, CBR No.5 dated 29-3-2019

**Requirement**

To re-consider the recommendation of the following committee constituted vide Office Order No.339 dated 25-2-2019 for evaluation of profiles / documents for appointment of Bio & Electric Medical Engineering and hiring of consultancy services for establishing Medical & Dental College and Teaching Hospital in Peshawar Cantt as was earlier considered by the Board in its meeting held on 29 March 2019: -

- a) Lt. Col (R) Shoaib Iqbal, Health Consultant, ML&C Deptt:
- b) Dy Cantonment Executive Officer, Psc
- c) Medical Supdt: CGH Psc
- d) Mr. Tariq Inayat, Bio Medical Engineer, CGH Rawalpindi

The Board vide CBR under reference considered the case and resolved to refer the case to (Col) Sana Ullah AHO, CMH, Psc, for reviewing of the selection criteria of Bio & Electro-Medical Engineer on contractual basis for up-gradation of CGH project, and if necessary than AHO recall the candidates recommended by the Committee for further interview etc, and his recommendation may be put up to next Board meeting.

**Participants:**

The following candidates applied for the post/ participated for the subject post:-

- I. Tanveer Ahmad
- II. Hafiz Tariq Mehmood
- III. Muazam Ali

**Recommendation of committee**

Based on the performance and selection criteria, interview and marks obtained by Mr. Engr Hafiz Tariq Mehmood and Mr. Engr Muazam Ali, the committee is satisfied from both the candidates on merit. The committee hereby recommends that Mr. Engr Hafiz Tariq Mehmood may be selected / appointed as Bio & Electro Medical Engineer for CGH Psc and Mr. Engr Muazam Ali as reserve in case of unwillingness of Mr. Hafiz Tariq Mehmood.

Monthly salary of the engineer will be Rs. 50,000/-.

**Points to be considered**

Whether to approve the recommendations of the committee or otherwise?

**RESOLUTION:**

The Board considered and deferred the case till next meeting for further deliberation.

**REVENUE BRANCH**

**ITEM 5**

**AUCTION OF CANTT BOARD SHOPS, AL-NAFA MARKAZ, BLOCK-F,  
SITUATED AT SHOBA BAZAR, PESHAWAR CANTONMENT**

**Reference:** Auction proceeding held on 10, 11 & 12<sup>th</sup> April 2019.

**Requirement**

To consider auction proceeding of 21 x Cantt Board shops in Al-Nafa Markaz, Block-F situated at Shoba Bazar in Peshawar Cantonment held on 10, 11 & 12<sup>th</sup> April 2019.

**Legal Provision**

All measures of publicity i.e. notices were published in newspapers i.e. "Daily Aaj" "Daily Jang" & "Daily The Nation" each dated 26-03-2018 and displayed on Cantt Board Peshawar website.

**The major terms & conditions of auction were as under: -**

1. Every person / individual will deposit Rs. 10,00,000/- for shops at Ground Floor & Rs. 5,00,000/- for shops at 1<sup>st</sup> & 2<sup>nd</sup> Floor and Rs. 1,20,00,000/- for whole Plaza (21x shops) in respect of Al-Nafa Markaz, Block-F, Shoba Bazar Peshawar Cantt in the shape of CDR in favour of CEO alongwith CNIC copy.
2. If a Person appears on behalf of other person, then the original bidder will provide a copy of authority letter.
3. The successful bidder will be bound to deposit 25% premium amount of the highest bid on the next day of auction alongwith Income Tax & 25% premium should be paid within 60 days, whereas the remaining 50% amount should be paid within 120 days from the date of auction.
4. Monthly rent will start from the date of possession.
5. All those people who are defaulter of Cantt: Board Peshawar will not be allowed to participate in auction
6. That the monthly rent shall be payable in advance on or **before 5<sup>th</sup>** of each month in the office of the Cantonment Board Peshawar, without any notice of demand.
7. That the tenant shall use and occupy the premises in a fair and reasonable manner and to keep the same along with the ground in front of the premises in a sanitary condition.
8. That the tenant shall carry out periodical maintenance/repairs such as white wash/ distemper, painting etc of the premises at his own expense/cost.
9. That the tenant shall not assign, underlet, transfer of part -with possession of the said premises or any part there of any of his right or interest therein under present not even to a partner in business without prior permission of the Lessor/Board.
10. That the tenant shall peaceably hand over the premises in reasonable state of repair on the expiration of lease if not renewed as per conditions as laid down in the pre-amble above.
11. That the tenant shall not put the property to any other use except for the using as originally allotted.
12. That the Lessor has the right of re-entry into the premises at any time to take possession of the same for the specific / purpose by giving 30 days notice and the

tenancy rights shall be deemed to have been determined at the end of the period of the notice. The tenant shall not be entitled to any compensation whatever.

13. That the tenant shall on the expiry of the term, as above or sooner determination of tenancy period peacefully, hand over the premises in good state vide conditions above. If the tenant fail to do so and continuously hold over the premises he shall be liable (beside the forfeiture of security, Clause (1) to pay ten times increased rent reserved hereinbefore, with effect from the date of such holding over till vacates the premises or is ejected there from.
14. That the tenant shall not install, construct, remove or cause to be constructed or removed any pipe or electricity connections, chappers or any other structure in the premises hereby demised without the specific sanction of the Lessor without the consent in writing of the Cantonment Executive Officer. Any addition / alteration made to the premises by the tenant with or without the consent in writing of the Executive Officer shall be deemed the property of the Cantonment Board Peshawar.
15. That if the tenant shall die before the expiry or determination of the tenancy period, the legal heir or heirs of the persons so dying shall, if so permitted by the Lessor under the Rules become entitled to hold the said premises for the remaining period of the tenancy on the condition of this lease and if there shall be no person who shall so become entitled to this lease shall be deemed to have been determined as from the date of the death of the original tenant.
16. That from time to time and at all time, during the said term the tenant shall pay and discharge all rates, taxes, charges and assessment of every description which are now or may at any time hereafter during the said term be imposed, charged or assessed with regards to the said premises.
17. That if and whenever any part of the rent hereby reserved shall be in arrear or unpaid for the seven days next day's next after any of the days on which the same shall become due whether Cantonment Executive Officer, Peshawar any breach on the part of the tenant, his heirs and assigns of any of the covenants or conditions herein contained, then and in such cases the Cantonment Executive Officer, Peshawar shall be at liberty at any time thereafter to seal and close the said premises without determining the lease till the amount of the rent due has been paid and cleared by the tenant or to enter into possession of the said premises where upon this demise shall absolutely determine and the tenant shall not be entitled to any compensation.
18. That for a breach of any of the condition herein contained the Lessor shall have the right to cancel the tenancy period and the tenant shall be liable to pay for loss, damage and losses suffered by the Lessor and the security furnished as per condition (01) above shall be forfeited to the Cantonment Fund.
19. That the shops in question have been rented out for the initial period of 05 years and the transfer of tenancy rights during the period will be at the discretion of tenants where no transfer fee will be charged.



20. Besides the monthly rent, the tenant shall pay/contribute proportionately to the expenses including electricity charges for operating lifts, lightening, cleanliness etc as decided by the Board/CEO.
21. Any appeal against the orders of the LESSOR shall be referred to the Director ML&C Peshawar Region being the Appellate Authority

**22. Force Majeure:**

Neither party, hereto, shall be held responsible for any delay or failure to perform any or all of the obligations imposed upon such party by the case of "Force Majeure" shall means cause of causes beyond the control of the either party that may intervene after the formation of the agreement and includes the acts of God, natural calamities (flood, storm, earthquake, fire, epidemic etc), industrial disturbance, lock-outs, strikes, terrorism, acts of public enemy, wars, riots and any other similar event which by the exercise of due diligence neither party is able to overcome.

23. All the bidders will be bound to follow the terms & condition of auction notice.
24. In case of non-compliance of the above mentioned terms & conditions, the already deposited amount (Call Deposit / Cheques) will be forfeited in Cantt: Fund.
25. The CEO/Cantt Board is authorized to reject or accept any bid on Technical / Administrative grounds.

Rule 98 of Cantonment Account Code, 1955 is reproduced as under:

*"98 Conduct of Auction.- Every auction of lease of land and buildings, and of sale of movable and immovable property, trees and stores, etc., belonging to the Board, shall be held in presence of the Executive Officer or such other Officer as he may depute in this behalf".*

Auction was held in the presence of Vice President & Dy: CEO.

**Bids Received**

The following bids were received.

Al-Nafa Markaz, Block-F, Shoba Bazar (Auction held on 10, 11 & 12 <sup>th</sup> April, 2019)						
Sr	Units	Name of the Highest Bidders	Floor	Area in Sft	Monthly Rent	Bid (Rs)
1	Whole Plaza (21x Shops)	Bakhtiar Ahmad, CNIC # 17301-4135821-9	G.F = 07 F.F = 07	4494 sft (214 Sft each Shop)	Rs. 104,860/-	49 million <b>(Highest)</b>
2		Muhammad Shahid CNIC # 91103-0114565-5	S.F = 07			48.5 million (2 <sup>nd</sup> Highest)

**Points to be considered**

Whether to approve the highest bid of Rs. 49 million for 21 shops or otherwise?

The case file along with connected documents is placed on the table for Board's consideration.

**RESOLUTION:**

The Board considered and discussed the case at length. The Board members was of the view that a handsome bid can be raised after giving more opportunities to the bidders i.e. opting to further auction attempts with wide publicity.

The secretary of the Board and staff of Cantonment Board Peshawar, however, recommended the highest bid comparatively being handsome one for a whole plaza; as perusal of previous auction practices reveals that several Cantt Fund commercial projects were disposed off as a single unit owing to the interest of bidders towards units/shops at catching locations like Ground floor, front locality, and easy access, resulting to non-interest in other units. In this way about 176 x CB units i.e. Shops/Flats at 1<sup>st</sup> Floor & above, in different projects are still left un-attended by the bidders, thus, demanding tremendous efforts including publicity through print media etc to auction these units incurring huge loss to Cantt Board in terms of Premium & rent.

The elected member of the Board for Ward III, Mr. Yadullah Khan Bangash, ensured to attract and bring higher bid.

The Board, therefore, decided for re-auction.

**ITEM 6****AUCTION OF CANTT BOARD SHOPS, CB PLAZA, SITUATED AT FAKHAR-E ALAM ROAD, PESHAWAR CANTONMENT**

**Reference:** Auction proceeding held on 24, 25 & 26<sup>th</sup> April 2019.

To consider auction proceeding of Cantt Board shops, CB Plaza, situated at Fakhar-e-Alam Road, Peshawar Cantonment held on 24, 25 & 26<sup>th</sup> April 2019.

**Legal Provision**

All measures of publicity i.e. notices were published in newspapers i.e. "Daily Aaj" "Daily Jang" & "Daily Express" each dated 09-04-2019 and displayed on Cantt Board Peshawar website.

**The major terms & conditions of auction were as under: -**

1. Every person/individual will deposit earnest money i.e. Rs. 5,00,000/- in shape of CDR in favour of CEO alongwith CNIC copy.
2. If a Person appears on behalf of other person, then the original bidder will provide a copy of authority letter.
3. The successful bidder will be bound to deposit 50% premium amount of the highest bid on the next day of auction alongwith Income Tax & remaining 50% premium should be paid within 30 days from the date of approval from the Board.

4. Monthly rent will start from the date of possession.
5. All those people who are defaulter of Cantt: Board Peshawar will not be allowed to participate in auction
6. That the monthly rent shall be payable in advance on or **before 5<sup>th</sup>** of each month in the office of the Cantonment Board Peshawar, without any notice of demand.
7. That the tenant shall use and occupy the premises in a fair and reasonable manner and to keep the same along with the ground in front of the premises in a sanitary condition.
8. That the tenant shall carry out periodical maintenance/repairs such as white wash/ distemper, painting etc of the premises at his own expense/cost.
9. That the tenant shall not assign, underlet, transfer of part -with possession of the said premises or any part there of any of his right or interest therein under present not even to a partner in business without prior permission of the Lessor/ Board.
10. That the tenant shall peaceably hand over the premises in reasonable state of repair on the expiration of lease if not renewed as per conditions as laid down in the pre-amble above.
11. That the tenant shall not put the property to any other use except for the using as originally allotted.
12. That the Lessor has the right of re-entry into the premises at any time to take possession of the same for the specific / purpose by giving 30 days notice and the tenancy rights shall be deemed to have been determined at the end of the period of the notice. The tenant shall not be entitled to any compensation whatever.
13. That the tenant shall on the expiry of the term, as above or sooner determination of tenancy period peacefully, hand over the premises in good state vide conditions above. If the tenant fail to do so and continuously hold over the premises he shall be liable (beside the forfeiture of security, Clause (1) to pay ten times increased rent reserved hereinbefore, with effect from the date of such holding over till vacates the premises or is ejected there from.
14. That the tenant shall not install, construct, remove or cause to be constructed or removed any pipe or electricity connections, chappers or any other structure in the premises hereby demised without the specific sanction of the Lessor without the consent in writing of the Cantonment Executive Officer. Any addition / alteration made to the premises by the tenant with or without the consent in writing of the Executive Officer shall be deemed the property of the Cantonment Board Peshawar.
15. That if the tenant shall die before the expiry or determination of the tenancy period, the legal heir or heirs of the persons so dying shall, if so permitted by the Lessor under the Rules become entitled to hold the said premises for the remaining period of the tenancy on the condition of this lease and if there shall be no person

who shall so become entitled to this lease shall be deemed to have been determined as from the date of the death of the original tenant.

16. That from time to time and at all time, during the said term the tenant shall pay and discharge all rates, taxes, charges and assessment of every description which are now or may at any time hereafter during the said term be imposed, charged or assessed with regards to the said premises.
17. That if and whenever any part of the rent hereby reserved shall be in arrear or unpaid for the seven days next day's next after any of the days on which the same shall become due whether Cantonment Executive Officer, Peshawar any breach on the part of the tenant, his heirs and assigns of any of the covenants or conditions herein contained, then and in such cases the Cantonment Executive Officer, Peshawar shall be at liberty at any time thereafter to seal and close the said premises without determining the lease till the amount of the rent due has been paid and cleared by the tenant or to enter into possession of the said premises where upon this demise shall absolutely determine and the tenant shall not be entitled to any compensation.
18. That for a breach of any of the condition herein contained the Lessor shall have the right to cancel the tenancy period and the tenant shall be liable to pay for loss, damage and losses suffered by the Lessor and the security furnished as per condition (01) above shall be forfeited to the Cantonment Fund.
19. That the shops in question have been rented out for the initial period of 05 years and the transfer of tenancy rights during the period will be at the discretion of tenants where no transfer fee will be charged.
20. Besides the monthly rent, the tenant shall pay/contribute proportionately to the expenses including electricity charges for operating lifts, lightening, cleanliness etc as decided by the Board/CEO.
21. Any appeal against the orders of the LESSOR shall be referred to the Director ML&C Peshawar Region being the Appellate Authority
22. **Force Majeure;**  
Neither party, hereto, shall be held responsible for any delay or failure to perform any or all of the obligations imposed upon such party by the case of "Force Majeure" shall means cause of causes beyond the control of the either party that may intervene after the formation of the agreement and includes the acts of God, natural calamities (flood, storm, earthquake, fire, epidemic etc), industrial disturbance, lock-outs, strikes, terrorism, acts of public enemy, wars, riots and any other similar event which by the exercise of due diligence neither party is able to overcome.
23. All the bidders will be bound to follow the terms & condition of auction notice.
24. In case of non-compliance of the above mentioned terms & conditions, the already deposited amount (Call Deposit / Cheques) will be forfeited in Cantt: Fund.

25. The CEO/Cantt Board is authorized to reject or accept any bid on Technical / Administrative grounds.

Rule 98 of Cantonment Account Code, 1955 is reproduced as under:

*"98 Conduct of Auction.- Every auction of lease of land and buildings, and of sale of movable and immovable property, trees and stores, etc., belonging to the Board, shall be held in presence of the Executive Officer or such other Officer as he may depute in this behalf".*

Auction was held in the presence of Vice President & Dy: CEO.

CANTT BOARD PLAZA F.A ROAD, PSC Date of Auction 24, 25 & 26/04/2018							
Sr	Units	Name of the Highest Bidders	Floor	Area in Sft	Reserve Premium (Rs)	Highest Bids (Rs)	Monthly Rent
1	Shop No. 06	Dost Muhammad S/o Khair Muhammad, CNIC # 17301-1608934-9	LG	213	14,56,643	17,00,000	3621
2	Shop No. 7	Dost Muhammad S/o Khair Muhammad, CNIC # 17301-1608934-9	LG	209	14,29,288	17,10,000	3553

The case file along with connected documents is placed on the table for Board's consideration.

**RESOLUTION:**

The Board considered and rejected the offer. Re-auction.

**ITEM 7**

**RE-FUND OF ADVANCE MONTHLY RENT - CB SCHOOL & COLLEGE,  
KHADIM HUSSAIN ROAD, PSC**

Reference:- Applications dated 30-01-2019 & 01-04-2019 received from Miss Tayyaba.

**Requirements**

To consider applications dated 30-01-2019 & 01-04-2019 submitted by Miss Tayyaba, tenant of Canteen situated at CB School & College, Khadim Hussain, Peshawar Cantt to cancel the canteen contract as she cannot afford to run the canteen owing to monthly rent which is on higher side and also requested to re-fund of advance monthly rent deposited as security.

**Brief of the case**

- Contract of CB School & College, Khadim Hussain Road, Peshawar Cantt was awarded to Mr. Bakhtiar Ahmad @ monthly rent of Rs. 16,070/- in open public auction held on 25-09-2018.

- As per offer letter conveyed to the tenant, he was bound to run the canteen by a lady owing to reason of school & college for girls.
- Canteen was running by Miss Tayyaba, as detailed by the tenant owing to need of School/College.
- Now the tenant through Miss Tayyaba vide applications under reference is requesting to cancel the canteen contract as he cannot afford to pay the monthly rent, as the same is on higher side and asked to refund the monthly rent paid in advance.

She is requesting for re-fund of Rs. 50,000/- paid on account of advance building rent as a security. It is pertinent to mention that after deducting Rs. 32,210/- on account of building rent upto 30-01-2019, an amount of Rs. 17,790/- is payable to the tenants.

**Points to be considered**

Whether the request of the applicant regarding re-fund of advance monthly rent paid as security fee (after deducting the monthly rent upto 31-01-2019) be entertained or otherwise?

The case file along with connected documents is placed on the table for Board's consideration.

**RESOLUTION:**

The Board considered and approved the following: -

- a) Approved the request of the applicant regarding cancellation of contract and re-fund of advance monthly rent paid as security fee (after deducting the monthly rent upto 31-01-2019).
- b) The Board realized that the monthly rent was on higher side that is why the case arises up to the Board for cancellation of existing contract. The Board, therefore, resolved to fix monthly rent of Rs. 8000/- per month for canteen for future award. The revised rent be offered to the applicant. In case she is not willing, the same be offer to other suitable candidate.

**ITEM 8**

**CB SHOP NO. UG-14, AL-NAFA MARKAZ, BLOCK-A, SITUATED AT SHOBA BAZAR, PESHAWAR CANTONMENT**

Reference:- Applications dated 25-10-2018, 18-08-2017 received from Jamil Akhtar.

**Requirements**

To consider the request of Mr. Jamil Akhtar i.e. tenant of CB Shop No. UG-14, Al-Nafa Markaz, Block-A, situated at Shoba Bazar, Peshawar Cantt to start the building rent from the date of occupation/taken over i.e. 01-07-2018.

**Legal Provision**

CBR No. 07, dated 28-02-2019.

**Brief of the case**

- Tenant of CB Shop No. UG-14, Al-Nafa Markaz, Block-A, situated at Shoba Bazar, Peshawar Cantt vide his applications under reference requesting therein to start the building rent in respect of shop in question from the date of occupation / taken over by him i.e. 01-07-2018 instead of 01-04-2017.
- The tenant has already been asked to deposit the outstanding dues on account of building rent, however, instead of payment the tenant forwarded an application to Station Headquarter for redressal. On receipt upon the same from the office of Station Headquarter, Peshawar vide letter dated 08-06-2018 for necessary action, this office submitted detail reply to the office of Station Headquarter vide CB letter No. 76/Shoba/UG-14/Rent/86997, dated 09-08-2018.
- As per Demand & Collection register maintained by this office, the building rent in respect of shop in question has been started w.e.f. 01-04-2017. However, the tenant is reluctant to pay the rent and stated that the building rent be started from the date of occupation/taken over.

**Points to be considered**

Whether the request of applicant i.e. Mr. Jamil Akhtar, tenant of CB Shop No. UG-14, Al-Nafa Markaz, Block-A, situated at Shoba Bazar, Peshawar Cantonment regarding imposition of building rent from the date of occupation/taken over i.e. 1-7-2018 instead of 1-4-2017 be considered or otherwise?

The case file along with connected documents is placed on the table for Board's consideration

**RESOLUTION:**

The Board considered and rejected the request.

**ITEM 9**

**CB SHOP NO. FF-06, AL-NAFA MARKAZ, BLOCK-B, SITUATED AT SHOBA BAZAR, PESHAWAR CANTONMENT**

Reference:- Applications dated 18-08-2017 received from Jamil Akhtar.

**Requirements**

To consider the request of Mr. Jamil Akhtar i.e. tenant of CB Shop No. FF-06, Al-Nafa Markaz, Block-B, situated at Shoba Bazar, Peshawar Cantt to start the building rent from the date of occupation/taken over i.e. 01-08-2017.

**Legal Provision**

CBR No. 07, dated 28-02-2019.

**Brief of the case**

- Tenant of CB Shop No. FF-06, Al-Nafa Markaz, Block-B, situated at Shoba Bazar, Peshawar Cantt vide his applications dated 18-08-2017 requesting therein to start the building rent in respect of shop in question from the date of occupation / taken over by him i.e. 01-08-2017.
- As per Demand & Collection register maintained by this office, the building rent in respect of shop in question has been started w.e.f. 01-09-2015 and all the tenants of the said block occupied the possession of their respective shops on the said date.
- However, the applicant vide his application under reference stated that he has taken over the possession of shop in question from 01-08-2017 and requested to start the building rent from the date of taken over instead of 01-09-2015.

**Points to be considered**

Whether the request of applicant i.e. Mr. Jamil Akhtar, tenant of CB Shop No. FF-06, Al-Nafa Markaz, Block-B, situated at Shoba Bazar, Peshawar Cantonment regarding imposition of building rent from the date of occupation/taken over i.e. 01-08-2017 instead of 01-09-2015 be considered or otherwise?

The case file along with connected documents is placed on the table for Board's consideration.

**RESOLUTION:**

The Board considered and rejected the request.

**STORE BRANCH**

**ITEM 10**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 06 & 07/03/2012.

**Requirement**

To consider procurement of wooden cabinets for establishment of new Home Economic Science laboratory for CB School High School & College Khadim Hussain Road Peshawar Cantt.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says** "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

Budget Provision exists under head G-3 (b) of the Budget Estimates 2018-19.



**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/S Khwaja Traders, Peshawar contract Peshawar		M/S Five Star Enterprises Peshawar		M/S Al-Mansoor Traders contractor, Peshawar	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1	Cabinet Handle with lock 34' x 2'	68 sft	1,670 per sft	113,560	1,680	114,240	1,700	115,600
2	Shelf with marble top & handle with drawer 22'x3'	66 sft	1,220 per sft	80,520	1,230	81,180	1,250	82,500
3	Shelf with marble top & handle with drawer 16'x3'	48 sft	1,870 per sft	89,760	1,880	90,240	1,900	91,200
4	Shelf with marble top & handle with drawer 14'x 3'	42 sft	1,870 per sft	78,540	1,880	78,960	1,900	79,800
5	Tile Shelf marble top 16'x 4'	64 sft	1,870 per sft	119,680	1,880	120,320	1,900	121,600
			<b>Total:</b>	<b>482,060</b>		<b>484,940</b>		<b>490,700</b>

**Recommendations of Procurement Committee:**

Rates as mentioned in column 4 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25-4-2019.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION:**

The Board considered and approved the lowest rates as mentioned in column 4 of the comparative statement of agenda side.

**ITEM 11****PROVISION & INSTALLATION OF SUPERSTRUCTURES ON CB NEWLY PROCURED CONSERVANCY VEHICLES.**

Reference: CBR No. 09, dated 14 & 17-4-2017 and CBR No.12 dated 31-1-2019.

**Requirement**

To consider the financial quotation tenders received in response to tender notices published in Dailies Mashriq, Express, Peshawar and The News & Jung, Rawalpindi / Islamabad dated 05 & 06 Jan: 2019 and uploaded on CBP & PPRA website vide Notice No. TS376982E for provision & installation of superstructures on CB Newly procured Conservancy Vehicles.

The Board vide CBR No. 13 dated 29-03-2019 considered and approved the recommendations of the technical committee and rejected the technical quotation of M/s City Services Islamabad & M/s Work Truck (Pvt) Limited Karachi, therefor financial quotation of M/s Kissan Engineering & M/s Celebrative Heavy Industries (pvt) Ltd were opened.

**Legal Provision**

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says** "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

Budget Provision exists under head F-4(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/S Kissan Engineering, lahore		M/S Colibrative Heavy Industries (Pvt) Limited	
			Unit Rate	Total	Unit Rate	Total
1	2	3	4		5	
01.	(Hino) 7-8 cubic meter of super structure to be made on for compactor.	03 Nos	2,400,000	7,20,0000	2,450,000	7,350,000
02.	(Hino) 5-6 cubic meter of super structure to be made on for Hydraulic Dumper	02 Nos	1,030,000	2,060,000	1,250,000	2,500,000
03.	(Hino) Super structure of Truck Mountained Mechanical sweeper (to be made on)	01 No	8,400,000	8,400,000	17,000,00	17,000,000
04.	(Hino) Super structure of Road washing Truck (to be made on).	01 No	3,440,000	3,440,000	6,500,000	6,500,000
05.	(Tractor 385-Messy) super structure of Commercial Loader Front End Shawal (to be made on)	01 No	691,000	691,000	Nil	Nil
			Total	21,791,000		33,350,000

**Conservancy Contract**

It is pertinent to mentioned here that this office is going to start the work of removal and disposal of rubbish etc of Peshawar Cantonment upto trenching ground with new procured machinery / vehicles with effect from 1<sup>st</sup> July, 2019 and the existing conservancy contract with Babar & Umar (Pvt) Ltd is required to be terminated under clause 16 of the contract.

**Clause 16 of Conservancy Contract**

The Board may terminate this contract on a 30 days notice to the contractor in case the performance of the contractor is continuously found un-satisfactory. The Contractor may also withdraw from the contract by giving 90 days written notice to the Board.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION:**

The Board considered and resolved as under: -

- a) approved the lowest rates as mentioned in column 4 of the comparative statement of agenda side.
- b) Since the conservancy contract is going to be expired on 30-6-2019, termination notice be served upon the contractor as required under clause 16 of contract agreement.
- c) Examining the experience with the conservancy contractors where none of them has delivered satisfactory results, for peculiar security cultural inhibitions, the Board decided to provide the conservancy services through departmental means. The Board decided to operate optimum service as per following parameters as decided by the Board vide CBR No.7 dated 31-10-2016:-
  - (i) The service outlay shall match the spirit of the structure prescribed in the Conservancy Tender Document.
  - (ii) The contingency expense shall confine to the respective budget allocation approved for 2019-20.
  - (iii) Procurement / leasing of required machinery.
  - (iv) The requirement of additional HR shall be met through engagement of daily wages workers.

**ITEM 12**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 06 & 07/03/2012.

**Requirement**

To consider of carrying out repair/overhauling Fog Generator for Sanitation Branch Peshawar Cantt.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says** "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

Budget Provision exists under head E-7(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/S Amir sons G.O.S, Peshawar		M/S Wajidullah & Sons G.O.S Nowshera		M/S Al-Mansoor Traders contractor, Peshawar	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	Repair/overhauling of Fog Generator (large size)	02 Nos	42,000	84,000	45,000	9,000	46,500	93,000
2.	Repair/overhauling of Fog Generator (small size)	02 Nos	38,000	76,000	42,000	84,000	44,000	88,000
			<b>Total</b>	<b>160,000</b>		<b>174,000</b>		<b>181,000</b>

**Recommendations of Procurement Committee:**

Rates as mentioned in column 4 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25-4-2019.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION:**

The Board considered and approved the lowest rates as mentioned in column 4 of the comparative statement of agenda side.

**ITEM 13**

**APPROVAL OF QUOTATION - SPRING / MOONSOON TREE PLANTATION  
CAMPING**

Reference: CBR No. 34 dated 06 & 07/03/2012 and ML&C Deptt letter No.39/1/Budget/ML&C/73-III dated 11-3-2019 received under RHQ Peshawar letter No.33/G/88/Plantation/DPR dated 22-3-2019.

**Requirement**

To consider procurement of the following plants for launching spring plantation campaign as directed by the HQ ML&C Rawalpindi vide letter under reference.

The ML&C Deptt: vide letter under reference directed to share proper plan for sustained and campaigned plantation keeping in view the local environment to stall the climate change, pollution and flooding. The DG ML&C has desired that the field offices need to established first class nurseries and undertake plantation drives to their fullest potential.

The following plants are required to be procured.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says** "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

Budget Provision exists under head E-6(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/S Basit Abdullah Govt :Contractor, Peshawar.		M/S AL Mansoor Traders, Peshawar		M/S Wajidullah contractor, Peshawar.	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1	Amaltas	50 Nos	160	8,000	163	8,150	164	8,200
2	Alstonia	230 Nos	210	48,300	212	48,760	213	48,990
3	Suck Chain	75 Nos	230	17,1250	232	17,400	234	17,550
4	Sheesham	840 Nos	120	100,800	122	102,480	123	103,320
5	Peepal	200 Nos	130	26,000	132	26,400	134	26,800
6	Gul Mohar	100 Nos	140	14,000	142	14,200	144	14,400
7	Toot	580 Nos	105	60,900	106	61,480	107	62,060
8	Pine	100 Nos	120	12,000	124	12,400	125	12,500

9	Star Ficus	300 Nos	280	84,000	282	84,600	283	84,900
10	Bakin	50 Nos	130	6,500	134	6,700	135	6,750
11	Tecoma	50 Nos	140	7,000	142	7,100	145	7,250
12	Melaleuca	50 Nos	300	15,000	302	15,100	304	15,200
13	Guava	50 Nos	120	6,000	122	6,100	124	6,200
14	Citrus	50 Nos	120	6,000	124	6,200	125	6,250
15	Beri	440 Nos	140	61,400	142	62,480	145	63,800
16	Keekar	100 Nos	150	15,000	152	15,200	155	15,500
			<b>Total:-</b>	<b>488,150</b>		<b>494,750</b>		<b>499,670</b>

**Recommendations of Procurement Committee:**

Rates as mentioned in column 4 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25-4-2019.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION**

The Board considered and approved in principal the lowest rates of 488,150/- for procurement of plants for launching spring plantation campaign as directed by the HQ ML&C Rawalpindi vide letter under reference.

The PCB further desired for a proper study/plan for sustained and campaigned plantation keeping in view the local environment to stall the climate change, pollution and flooding preferably fruit trees. Some of the plants mentioned in the comparative statement were observed as of very low growth rate, thus, the Board decided for replacement of plants.

The Board also came up with the suggestion that a parallel tree plantation campaign be launched encouraging school students to plant a tree with their dedicated names and proper look-after.

**ITEM 14**

**SUMMER SEASONAL SAPLINGS**

**Requirement**

To consider approval for procurement of summer seasonal saplings for summer 2019 for plantation in Cantt area as required to Horticulture Branch, CBP. Detail of saplings is as under: -

S.No	Description	Qty
1.	Zinnia Magellan F1	4000
2.	Zinnia Dreamland F1 Hybrid	1000
3.	Celosia F1	500
4.	Cosmos F1	300

5.	Amarantus F1	350
6.	Rudbelia F1	200
7.	Coleus F1	300
8.	Vinca Titan F1	800
9.	Ornamental Paper	200
11.	Portulaca F1 (full double)	800
12.	Sunflower F1	200
13.	Balsum F1	500
14.	Kochia F1	300
15.	Cockscomb	300

**Point(s) to be considered:**

Whether to approve procurement of saplings or otherwise?

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

**RESOLUTION:**

The Board considered and approved. Rates be re-invited.

**ITEM 15**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 6 & 7/03/2012 and CBR No. 17 dated 28-2-2019.

**Requirement:**

To re-consider procurement & installation of 51 meters rubber speed breaker in the following areas of Peshawar Cantonment as requested by the Sta HQ & DCO Peshawar: -

- |                                  |           |
|----------------------------------|-----------|
| a) Main Gate of Askari Colony IV | 15 meters |
| b) Fort Road near GRC            | 14 meters |
| c) Main Gate of 44 EME           | 10 meters |
| d) Mall Road near Bari Lal Kurti | 12 meters |

The Board vide CBR under reference considered the case. The Board resolved that update regarding requirement of rubber speed breaker be obtained from concerned department and fresh case be put up to the Board.

Meanwhile the Sta HQ Psc vide letter No.CB/Rd/89/5-9RHL84 dated 11-4-2019 asked for completion report of the above said works.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says** "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

**Legal Provision**

Budget Provision exists under head D2(f) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Description	Qty	M/s Khwaja Traders Peshawar		M/s 14 Star Traders Peshawar		M/s Nawaz & Co. contractor, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Rubber Speed Breaker	51 Meters	9,500	484,500	9650	492,150	9800	499,800
		<b>Total:-</b>	<b>484,500</b>		<b>492,150</b>		<b>499,800</b>

**Recommendations of Procurement Committee:**

Rates as mentioned in column 3 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25-04-2019.

**Point to be considered:**

Whether to approve the lowest rates mentioned in column 3 above or otherwise?

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

**RESOLUTION:**

The Board considered and deferred the case till next meeting. Sample and rates be put up to the Board in next meeting.

**ITEM 16****APPROVAL OF QUOTATION****Requirement**

To consider procurement of 2 x Laptops for Principals of CB Schools as per instructions of ML&C Deptt: and education policy framed and circulated by the ML&C Deptt:, Peshawar Cantt.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".**

Budget Provision exists under relevant head of the Budget Estimates 2018-19.



**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Description	Qty	M/S N. R Traders Peshawar		M/s Basit Abdullah Contractors Peshawar		M/S Al-Mansoor traders G.O.S, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Laptop HP 15a1013TU Core i5-8265U- 4GB RAM, 1 TB, 15.6"LED HD, DOS, Natural Silver color	2	196,000	392,000	205,000	410,000	215,000	430,000

**Recommendations of Procurement Committee:**

Rates as mentioned in column 3 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 3 above or otherwise

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

**RESOLUTION:**

The Board considered and deferred. The Board resolved to review the specification of laptop keeping in view the requirement of end users that is Principal of School.

**ITEM 17****APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 6 & 7/03/2012.

**Requirement:**

To consider provision & installation of a display panel (digital) compatible with the existing Q-Matic system (token issuance machine) installed in CB CARE Peshawar Cantt as a new counter has been established in place of National Bank Booth.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

**Legal Provision**

Budget Provision exists under relevant head of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Description	Qty	M/S Basit Abdullah Contractors, Peshawar		M/S Five Star Enterprises Peshawar		M/S Al-Mansoor Traders contractor, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Provision & installation of Digital Display panel (Q-MATIC) Display 924 RED-LED Art No.10340301 Made in Sweden	1 No.	130,000	130,000	135,000	135,000	145,000	145,000

**Recommendations of Procurement Committee:**

Rates as mentioned in column 3 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25-04-2019.

**Point to be considered:**

Whether to approve the lowest rates mentioned in column 3 above or otherwise?

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

**RESOLUTION:**

The Board considered and approved the lowest rates as mentioned in column 3 of the comparative statement of agenda side.

**ITEM 18**

**PROCUREMENT OF ACs FOR CB OFFICE**

**Requirement**

To consider approval for procurement of 4 x Air conditioners for the following branches of Cantonment Board Peshawar:-

S.No	Description	Qty
1.	CB CARE	2
2.	Admin Section for Photocopier Machines	1
3.	Legal Cell	1

**Point(s) to be considered:**

Whether to approve procurement of 4 x ACs above otherwise?

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

**RESOLUTION:**

The Board considered and approved. Rates be invited.

**ITEM 19****VEHICLE TOKEN FEE**

Reference: CBR No. 34 dated 06 & 07/03/2012.

**Requirement**

To consider payment of Rs.143,100/- to Excise & Taxation Department KPK for the following C.B Vehicle token Tax as per details mention against each..

Budget Provision exists under head relevant of the Budget Estimates 2018-19.

Sr	Mark Name	Year of Manufacture	Body Type	Reg: No	From	Up to	Amount to be paid
1	ISUZU Track	2009	ISUZU Track	AA 2749	01/07/10	03/06/19	7,400
2	Milat Tractor	2009	Milat Tractor	A-9792	01/10/13	30/6/19	39,200
3	Hyundai Shehzore	2009	Hyundai Shehzore	A-9276	01/07/19	30/6/19	48,000
4	Toyota Hilux	2011	Toyota Hilux	AA 2147	01/07/12	30/6/19	20,500
5	Suzuki Pick-up	2011	Suzuki Pick-up	AA 1574	01/07/12	30/6/19	3,500
6	Suzuki Pick-up	2011	Suzuki Pick-up	AA 1573	01/07/12	30/6/19	3,500
7	Mitsubishi Lancer	2005	Mitsubishi Lancer	A-5165	01/07/17	30/6/19	3,000
8	Suzuki Cultas	2010	Suzuki Cultas	AA 1463	01/07/17	30/6/19	1,000
9	Suzuki Cultas	2006	Suzuki Cultas	A-8084	30/06/17	30/6/19	1,000
10	Suzuki Swift	2013	Suzuki Swift	AA 2958	30/06/17	30/6/19	4,500
11	Suzuki Swift	2013	Suzuki Swift	AA 2686	01/07/17	30/6/19	4,500
12	Suzuki Pick-up	2011	Suzuki Pick-up	AA 2558	01/07/17	30/06/19	7,000
						<b>Total:-</b>	<b>143,100</b>

**Point(s) to be considered:**

Whether to approve payment of Rs.143,100 to Excise & Taxation Deptt for vehicle token tax or otherwise?

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

**RESOLUTION:**

The Board considered the case. The Board resolved to take up the case with Excise & Taxation Department for clarification of fee at serial no.5,6, & 12.

**ITEM 20**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 6 & 7/03/2012.

**Requirement**

To consider procurement of provision of 02 x Bush cutter are required for sanitation Branch.

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".**

Budget Provision exists under head F4(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Description	Qty	M/S Ajmiri traders contractor, Peshawar		M/S Aftab & Co contractor, Peshawar		M/S Al-Mansoor traders contractor, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Bush cutter (Hyundai) four stocks	02 Nos	58,600	117,200	60,000	120,000	71,200	142,400

**Recommendations of Procurement Committee:**

Rates as mentioned in column 3 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25-04-2019.

**Point to be considered:**

Whether to approve the lowest rates mentioned in column 3 above or otherwise?

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

**RESOLUTION:**

The Board considered and approved the lowest rates as mentioned in column 3 of the comparative statement of agenda side.

**ITEM 21**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 06 & 07/03/2012.

**Requirement**

- a) To consider procurement of Banners, Poster, Broachers, & Pana flex for hoarding board are required for launching awareness campaign for the residents and in commercial areas of Peshawar Cantt to educate the residents and shopkeepers not use polythene bags and use biodegradable shopping bags to keeping the environment clean and healthy, as per detail mentioned in comparative statement.
- b) To consider proposal for imposition of fine as per following details in case of noncompliance of order of the board as the shopkeepers and commercial area resident are reluctant:

<i>First time fine</i>	<i>Rs.10,000/-</i>
<i>Second time fine</i>	<i>Rs.25,000/-</i>
<i>Third time fine</i>	<i>Rs.50,000/-</i>
<i>Forth time fine</i>	<i>Rs.1,00,000/- with seal of shop etc.</i>

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40 says** "Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder".

Budget Provision exists under head F4(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/S Amir Sons G.O.S, Peshawar.	M/S Basit Abdullah contractor, Peshawar	M/S Al-Mansoor traders contractor, Peshawar .

			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1	Banner size (4x10)	30 Nos	2,500	75,000	2,600	78,000	2,650	79,500
2	Poster	500 Nos	20	10,000	21	10,500	22	11,000
3	Broachers	8,000 Nos	21	168,000	22	176,000	23	184,000
4	Bill Board size (10x20)	10 Nos	20,000	200,000	21,000	210,000	22,500	22,5000
			<b>Total:-</b>	<b>453,000</b>		<b>474,500</b>		<b>499,500</b>

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION:**

The Board considered and resolved as under: -

- a) approved the lowest rates as mentioned in column 3 of the comparative statement of agenda side.
- b) Approved the proposal for imposition of fine as per following details in case of noncompliance of order of the board. Fines be imposed w.e.f. 10 June 2019: -
  1. First time Warning & confiscate of shopping bags
  2. Second time fine Rs.2,000/-
  3. Third time fine Rs.5,000/-
  4. Forth time fine Rs.10,000/- with seal of shop etc.

**ITEM 22**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 06 & 07/03/2012.

**Requirement**

To consider provision of benches & dustbins for the following parks of Cantonment Board Peshawar: -

- a) 68 The Mall Parks
- b) 69 The Mall Parks
- c) Askari V Parks

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40** says “Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder”.

Budget Provision exists under head E-7(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/s Ajmiri Traders Contractor		M/s Aftab & Co. Contractor Peshawar		M/s Al-Mansoor Traders Contractor	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	3-Seat Benches	21	19,200	403,200	19,500	409,500	19700	413,700
2.	Dust Bin	09	9000	81,000	9200	82,800	9500	85,500
				<b>484,200</b>		<b>492,300</b>		<b>499,200</b>

**Recommendations of Procurement Committee:**

Rates as mentioned in column 4 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25/4/2019.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION:**

The Board considered and approved the lowest rates as mentioned in column 4 of the comparative statement of agenda side.

**ITEM 23**

**APPROVAL OF QUOTATION**

Reference: CBR No. 34 dated 06 & 07/03/2012.

**Requirement**

To consider provision of 16500 sft grass carpet and 31 trolleys of sweet soil for 68 The Mall, 69 The Mall & Askari V Parks of Cantonment Board Peshawar: -

**Legal Provision**

Rates were called from the firms vide Quotation Notice as required under Rule 42(b) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

**As per ML&C Deptt: instructions and PPRA Rules 2004, Rule 40** says “Save as otherwise provided there shall be no negotiations with the bidder having submitted the lowest evaluated bid or with any other bidder”.

Budget Provision exists under head E-7(b) of the Budget Estimates 2018-19.

**Comparative Statement:**

The following rates have been received from the firms mentioned against each for the provision of items in question, as mentioned in the comparative statement below:-

Sr	Description	Qty	M/s Al-Mansoor Traders Contractor		M/s Basit Abdullah Contractor		M/s Amir Sons G.O.S Peshawar	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	Grass Carpet	16200 sft	22	356,400	22.5	364,500	23	372,600
2.	Sweet Soil	30 trolley	4100	123,000	4150	124,500	4200	126,000
				<b>479,000</b>		<b>481,500</b>		<b>498,600</b>

**Recommendations of Procurement Committee:**

Rates as mentioned in column 4 above have been found lowest and reasonable (as compared to the local market rates) as verified by the Procurement Committee in its meeting held on 25/4/2019.

**Point(s) to be considered:**

Whether to approve the lowest rates mentioned in column 4 above or otherwise

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

**RESOLUTION:**

The Board considered and approved the lowest rates as mentioned in column 4 of the comparative statement of agenda side.

**ITEM 24**

**PERMISSION FOR PROCUREMENT OF PLAYING GADGETS**

**Requirement**

To consider approval for procurement of the following playing gadgets for 68 The Mall Park, 69 The Mall Park, & Askari V Park of Cantonment Board Peshawar: -

Sr.	Description	Qty
1.	Double Slide Unit	03 Nos
2.	Catter Pillar Spring Unit	10 Nos
3.	Toddler Swing Unit	03 No
4.	See saw Tire Unit	03 Nos
5.	Merry Go Round	03 Nos
6.	Traditional Swing Unit	03 Nos.



**Legal Provision**

Rates will be called from the firms vide Quotation Notice as required under Public Procurement Regulatory Authority (PPRA) Rules, 2004.

Budget Provision exists under relevant head of the Budget Estimates 2018-19.

**Point(s) to be considered:**

Whether to approve procurement of the above said items or otherwise?

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

**RESOLUTION:**

The Board considered and approved in principal. Rate be invited through publication of notice in print media.

The Board further resolved that a proper survey be conducted of all parks of Peshawar Cantt for improvement. A proper presentation be shared with the PCB.

## **ENGINEERING BRANCH**

**ITEM 25**

**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 48, SURVEY NO. 93-A/48, KHYBER ROAD, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 48, Survey No. 93-A/48, DOC, Khyber Road, Peshawar Cantt as detailed below;

<b>(RESIDENTIAL)</b>	
File No.	32/115(48)
Name of Lessee	Mst. Kanwal Zari W/o Mati-Ur-Rehman
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	29-4-2077
Classification of Land	B-3
Total area of Plot	400.00 Sq. Yds. (3600.00 Sft.)
Covered area	4096.05 Sft.
Description of floors	Basement + Ground Floor + First Floor
Area	Outside Bazar Area
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of construction per sft	= Rs. 2,000/-
<b>Minor Deviation</b>	
a. Total minor deviated covered area	= 909.48 Sft.

b. Total cost of construction	=	Rs.18,18,960/-
c. Composition fee @ 5%	=	<b>Rs.90,948/-</b>
<b>Major Deviation</b>		
a. Total major deviated covered area	=	1145.60 Sft.
b. Total cost of construction	=	Rs.22,91,200/-
c. Composition fee @ 10%	=	<b>Rs.2,29,120/-</b>
<b>Total Composition Fee</b>	=	<b>Rs.3,20,068/-</b>
Rebate @ 80% as per CBR No. 17, dated 24-5-2018	=	<b>Rs.2,56,055/-</b>
<b>Net payable composition fee</b>	=	<b>Rs.64,013/-</b>

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 35 years back which come under 80% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 48, Survey No. 93-A/48, DOC, Khyber Road, Peshawar Cantt submitted by the lessee or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 48, Survey No. 93-A/48, DOC, Khyber Road, Peshawar Cantt submitted by the lessee subject to payment of Rs. 64,013/- allowing 80% rebate.

**ITEM 26**

**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 1, SURVEY NO. 197/1, KHALID LANE, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 1, Survey No. 197/1, Khalid Lane, Peshawar Cantt as detailed below;

<b>(RESIDENTIAL)</b>	
File No.	5/76 (Plot No:1)
Name of Lessee	Mr. Muhammad Anwar S/o Dost Muhammad

Nature of Lease	Residential
Schedule of Lease	IX-C
Expiry of Lease	29-3-2099
Classification of Land	B-3
Total area of Plot	622.53 Sq. Yds. (5602.77 Sft.)
Covered area	5823.67 Sft.
Description of floors	Basement + Ground Floor + First Floor + Mumty
Area	Outside Bazar Area
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of construction per sft	= Rs. 2,000/-
<b>Minor Deviation</b>	
a. Total minor deviated covered area	= 968.18 Sft.
b. Total cost of construction	= Rs.19,36,360/-
c. Composition fee @ 5%	= <b>Rs.96,818/-</b>
<b>Major Deviation</b>	
a. Total major deviated covered area	= 1209.86 Sft.
b. Total cost of construction	= Rs.24,19,720/-
c. Composition fee @ 10%	= <b>Rs.2,41,972/-</b>
<b>Total Composition Fee</b>	= <b>Rs.3,38,790/-</b>
Rebate @ 40% as per CBR No. 17, dated 24-5-2018	= <b>Rs.1,35,516/-</b>
<b>Net payable composition fee</b>	= <b>Rs.2,03,274/-</b>

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 05 years back which come under 40% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 1, Survey No. 197/1, Khalid Lane Peshawar Cantt submitted by the lessee or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 1, Survey No. 197/1, Khalid Lane Peshawar Cantt submitted by the lessee subject to payment of Rs. 203,274/- allowing 40% rebate.

**ITEM 27**

**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 20, SURVEY NO. 28/20, DOC, SHAMI ROAD, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 20, Survey No. 28/20, DOC, Shami Road, Peshawar Cantt as detailed below;

<b>(RESIDENTIAL)</b>	
File No.	32/122(20)
Name of Lessees	Mr. Safdar Hussain S/o Faqir Muhammad & Mst. Shehla Nasreen W/o Safdar Hussain
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	5-3-2077
Classification of Land	B-3
Total area of Plot	800.00 Sq. Yds. (7200.00 Sft.)
Covered area	13192.00 Sft.
Description of floors	Basement + Ground Floor + First Floor + Mumty
Area	Outside Bazar Area
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of construction per sft	= Rs. 2,000/-
<b>Minor Deviation</b>	
a. Total minor deviated covered area	= 341.00 Sft.
b. Total cost of construction	= Rs.6,82,000/-
c. Composition fee @ 5%	= <b>Rs.34,100/-</b>
<b>Major Deviation</b>	
a. Total major deviated covered area	= 732.00 Sft.
b. Total cost of construction	= Rs.14,64,000/-
c. Composition fee @ 10%	= <b>Rs.1,46,400/-</b>
<b>Total Composition Fee</b>	= <b>Rs.1,80,500/-</b>
Rebate @ 20% as per CBR No. 17, dated 24-5-2018	= <b>Rs.36,100/-</b>
<b>Net payable composition fee</b>	= <b>Rs.1,44,400/-</b>

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:-

<b>Period</b>	<b>Rebate</b>
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 03 years back which come under 20% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 20, Survey No. 28/20, DOC, Shami Road, Peshawar Cantt submitted by the lessees or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 20, Survey No. 28/20, DOC, Shami Road, Peshawar Cantt submitted by the lessee subject to payment of Rs. 144,400/- allowing 20% rebate.

**ITEM 28**

**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 21, SURVEY NO. 28/21, DOC, SHAMI ROAD, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 21, Survey No. 28/21, DOC, Shami Road, Peshawar Cantt as detailed below;

<b>(RESIDENTIAL)</b>	
File No.	32/122(21)
Name of Lessee	Dr. Shahida Ibrahim W/o Muhammad Ibrahim
Nature of Lease	Residential
Schedule of Lease	IX-C
Expiry of Lease	5-3-2077
Classification of Land	B-3
Total area of Plot	800.00 Sq. Yds. (7200.00 Sft.)
Covered area	8095.00 Sft.
Description of floors	Ground Floor + First Floor
Area	Outside Bazar Area
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of construction per sft	= Rs. 2,000/-
<b>Minor Deviation</b>	
a. Total minor deviated covered area	= 434.00 Sft.
b. Total cost of construction	= Rs.8,68,000/-
c. Composition fee @ 5%	= <b>Rs.43,400/-</b>
<b>Major Deviation</b>	
a. Total major deviated covered area	= 4355.00 Sft.
b. Total cost of construction	= Rs.87,10,000/-
c. Composition fee @ 10%	= <b>Rs.8,71,000/-</b>
<b>Total Composition Fee</b>	= <b>Rs.9,14,400/-</b>
Rebate @ 80% as per CBR No. 17, dated 24-5-2018	= <b>Rs.7,31,520/-</b>
<b>Net payable composition fee</b>	= <b>Rs.1,82,880/-</b>

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 03 years back which come under 80% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 21, Survey No. 28/21, DOC, Shami Road, Peshawar Cantt submitted by the lessee or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 21, Survey No. 28/21, DOC, Shami Road, Peshawar Cantt submitted by the lessee subject to payment of Rs. 182,880/- allowing 80% rebate.

**ITEM 29**

**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 211-A, SURVEY NO. 27/211-A, DOC, SHAMI ROAD, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 211-A, Survey No. 27/211-A, DOC, Shami Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/126(211-A)
Name of Lessee	Mr. Mansoor Ahmad S/o Bashir Ahmad Javed
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	28-8-2093
Classification of Land	B-3
Total area of Plot	500.00 Sq. Yds. (4500.00 Sft.)
Covered area	8899.86 Sft.
Description of floors	Basement + Ground Floor + First Floor + Mumty
Area	Outside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2,000/-

<b>Minor Deviation</b>		
a. Total minor deviated covered area	=	1489.05 Sft.
b. Total cost of construction	=	Rs.29,78,100/-
c. Composition fee @ 5%	=	Rs.1,48,905/-
<b>Major Deviation</b>		
a. Total major deviated covered area	=	965.43 Sft.
b. Total cost of construction	=	Rs.19,30,860/-
c. Composition fee @ 10%	=	Rs.1,93,086/-
<b>Total Composition Fee</b>	=	Rs.3,41,991/-
Rebate @ 40% as per CBR No. 17, dated 24-5-2018	=	Rs.1,36,797/-
<b>Net payable composition fee</b>	=	Rs.2,05,194/-

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 11 years & 8 months back which come under 40% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 211-A, Survey No. 27/211-A, DOC, Shami Road, Peshawar Cantt submitted by the lessee or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 211-A, Survey No. 27/211-A, DOC, Shami Road, Peshawar Cantt submitted by the lessee subject to payment of Rs. 205,194/- allowing 40% rebate.

**ITEM 30**

**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 34, SURVEY NO. 28/34, DOC, SHAMI ROAD, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 34, Survey No. 28/34, DOC, Shami Road, Peshawar Cantt as detailed below;

**(RESIDENTIAL)**

File No.	32/122(34)
Name of Lessees	M/s Aamir Nadeem Durrani, Khurram Shahzad Durrani, Mst. Shabana Kifayat & Aneela Mehfooz Durrani Ss & Ds/o Mehfooz Jan Durrani
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	5-3-2077
Classification of Land	B-3
Total area of Plot	617.00 Sq. Yds. (5553.00 Sft.)
Covered area	4491.59 Sft.
Description of floors	Ground Floor + First Floor
Area	Outside Bazar Area
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of construction per sft	= Rs. 2,000/-
<b>Major Deviation</b>	
a. Total major deviated covered area	= 2251.59 Sft.
b. Total cost of construction	= Rs.45,03,180/-
c. Composition fee @ 15%	= <b>Rs.6,75,477/-</b>
Rebate @ 80% as per CBR No. 17, dated 24-5-2018	= <b>Rs.5,40,382/-</b>
<b>Net payable composition fee</b>	= <b>Rs.1,35,095/-</b>

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 33 years & 6 months back which come under 80% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 34, Survey No. 28/34, DOC, Shami Road, Peshawar Cantt submitted by the lessees or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 34, Survey No. 28/34, DOC, Shami Road, Peshawar Cantt submitted by the lessee subject to payment of Rs. 135,095/- allowing 80% rebate.

**ITEM 31**



**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 07, SURVEY NO. 101/7, QAFLA ROAD, PESHAWAR CANTONMENT**

**Requirement**

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 07, Survey No. 101/7, Qafla Road, Peshawar Cantt as detailed below;

<b>(RESIDENTIAL)</b>	
File No.	32/123(7)
Name of Lessee	Mr. Muhammad Atif Hanif
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	5-3-2077
Classification of Land	B-3
Total area of Plot	800.00 Sq. Yds. (7200.00 Sft.)
Covered area	6850.00 Sft.
Description of floors	Ground Floor + First Floor
Area	Outside Bazar Area
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of construction per sft	= Rs. 2,000/-
<b>Minor Deviation</b>	
a. Total minor deviated covered area	= 469.00 Sft.
b. Total cost of construction	= Rs.9,38,000/-
c. Composition fee @ 5%	= <b>Rs.46,900/-</b>
<b>Major Deviation</b>	
a. Total major deviated covered area	= 3025.00 Sft.
b. Total cost of construction	= Rs.60,50,000/-
c. Composition fee @ 10%	= <b>Rs.6,05,000/-</b>
<b>Total Composition Fee</b>	= <b>Rs.6,51,900/-</b>
Rebate @ 80% as per CBR No. 17, dated 24-5-2018	= <b>Rs.5,21,520/-</b>
<b>Net payable composition fee</b>	= <b>Rs.1,30,380/-</b>

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:-

<b>Period</b>	<b>Rebate</b>
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 25 years & 11 months back which come under 80% rebate category.

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

**Point(s) to be considered:**

Whether to approve the regularization building plans in respect of Plot No. 07, Survey No. 101/7, Qafla Road, Peshawar Cantt submitted by the lessee or otherwise?

**RESOLUTION**

The Board considered and approved the regularization building plans in respect of Plot No. 34, Survey No. 28/34, DOC, Shami Road, Peshawar Cantt submitted by the lessee subject to payment of Rs. 130,380/- allowing 80% rebate.

**ITEM 32****CORRECTION / AMENDMENT IN CBR NO. 38(2), DATED 31-07-2018.**

Reference: CBR No. 38(2), dated 31-07-2018.

**Requirement:**

To consider the following correction / amendment in CBR under reference:-

**FOR**

Mr. Muhammad Asif Khawaja S/o Khawaja Abdul Aziz

**READ**

M/s Junaid Kalim & Zeeshan Kalim Ss/o Muhammad Kalim through Khawaja Yawar Naseer S/o Khawaja Abdul Aziz (Attorney Holder)

**History of the case:**

Plot No. 19, Survey No. 93-A/19, DOC Khyber Road, Peshawar Cantt is situated outside Bazar area and under the management of MEO, Peshawar Circle, Peshawar Cantt.

Regularization building plans in respect of Plot No. 19, Survey No. 93-A/19, DOC Khyber Road, Peshawar Cantt were submitted by Mr. Muhammad Asif Khawaja S/o Khawaja Abdul Aziz. The case was placed before the BC/Board for consideration. The Board vide CBR No. 38(2), dated 31-07-2018 approve the regularization building plans on payment of composition fee amounting to Rs. 58,905/-.

The case was forwarded to the DML&C Peshawar through MEO Peshawar vide CBP letter dated 30-08-2018 for concurrence of the competent authority for regularization of unauthorized construction on payment of composition fee.

The MEO, Peshawar vide letter dated 28-01-2019 returned the building plans with the observation that the said plans are signed by Muhammad Asif Khawaja as lessee however as per record the property in question stands in the name of Junaid Kalim and Zeeshan Kalim.

Hence, the regularization building plans were returned to the applicant vide CBP letter dated 14-02-2019 for rectification of the above observation.

The applicant vide application dated 26-02-2019 re-submitted the regularization building plans after rectification alongwith copies of Power of Attorney in favour of Khawaja Yawar Naseer S/o Khawaja Abdul Aziz.

Points to be considered

Whether to approve correction / amendment in CBR under reference or otherwise?

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

RESOLUTION

The Board considered and approved correction / amendment in CBR as mentioned on agenda side.

ITEM 33APPROVAL OF M&R ESTIMATESRequirement

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	Replacement of 4", 3" & 2" dia GI existing water supply lines in Shaheed Bazar, Bari Lalkurti, Peshawar Cantt.	During the course of construction in respect of original work of drain & tuff pavers at internal lanes & compounds in Shaheed Bazar (Bari Lalkurti), the existing water supply lines exposed as very	Official requirements	1.661 (M)	D-2(d)

		rusty, hence need to be replaced			
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**Point(s) to be considered**

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

**RESOLUTION**

The Board considered and approved the M/R estimate as mentioned on agenda side.

<b><u>PROCEEDING OF COMMITTEE</u></b>
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**ITEM 34**

**PROCEEDING OF BAZAR COMMITTEE - REMISSION OF PROPERTY TAX CASES  
UNDER SECTION 76,77 OF CANTONMENTS ACT, 1924.**

**Requirement**

To consider the proceeding of Bazar Committee meeting dated 29-4-2019 regarding remission of house tax in respect of various properties. The concerned cases have been disused at length and after detail deliberation the following cases are forwarded for Board consideration duly approved by the Bazar committee:-

**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 bazaar 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).*

Ward No. 01							
Sr.	Pty No.& Location	Residential/ Commercial	Name of Owner/ lessee/ grantee	Date of applications	Period of Remission	Remission Amount	Remarks

1.	42 Saddar Road	Comm	Dr. Ghayoor Ahmad C/o Muhammad Waseem	04-07-2018 28-09-2018 13-12-2018 29-03-2019	01-04-2018 To 31-03-2019	10,45,800/-	OK. Since the building has been lying vacant since its construction, therefore the committee recommended Remission upto 31-03-2019 with the advice to check the subject property on periodical basis.
2.	1019 Saddar Road	Comm	M. Bashir & others	11-07-2016 21-11-2016 25-01-2017 05-05-2017 23-10-2017 29-10-2017 22-01-2019	01-07-2016 To 31-03-2019	10,12,505/-	OK. Remission is Recommended Upto 31-03-2019 for being personally verified by the ward member
3.	64-67/1 5, 5 <sup>th</sup> floor Falak Sair Plaza	Comm	Abdul Samad Advocate	23-10-2017	01-07-2016 To 31-03-2019	31,812/-	OK Remission is Recommended upto 31-03-2019
4	64-67/2 5 <sup>th</sup> floor Falak Sair Plaza	Comm	Abdul Samad	01-07-2016 To 31-03-2019	01-07-2019 To 31-03-2019	7,708/-	OK Remission is Recommended upto 31-03-2019
<b>WARD NO. 02</b>							
1	215/20 Saddar Road	Resid	Haji Gul Muhammad	12-07-2018	01-07-2018 To 30-04-2019	9450/-	OK Remission is Recommended 29-04-2019
2	68/21 68 The Mall	Resid	Asghar Ali	06-04-2016 28-09-2018	06-04-2016 To 30-04-2019	48845/-	OK. Remission is Recommended 29-04-2019
3	73 /1 Arbab Road	Comm	M/s Nazir Ahmad	30-06-2018 02-10-2018 12-12-2018 04-02-2018	30-06-2018 To 30-04-2019	562500/-	OK Remission is Recommended 29-04-2019
4	F-11 Mall Tower	Comm	Azmat Hassan Khan	27-10-2017 29-03-2018 22-10-2018 30-11-2018 03-04-2019	27-10-2017 To 31-03-2019	14535/-	OK Remission is Recommended 29-04-2019
5	36/78 Cantt Colony	Resid	Syed Maqbool Shah	22-03-2018 24-12-2018	22-03-2018 To 30-04-2019	1421/-	OK. Remission is Recommended 29-04-2019
6	92 Cantt Colony	Resid	Syed Maqbool Shah	22-03-2018 24-12-2018	22-03-2018 To 30-04-2019	8029/-	OK Remission is Recommended 29-04-2019
<b>WARD NO. 03</b>							
1	2118, 2119, 2120/1, 2120/A, 2120/B, 2120/4, 2120/2, 2120/7, 2120/8, 2120/9, 2120/9-A	Shops	Zulfiqar Rabbani	07-03-2016 28-06-2016 05-09-2016 27-12-2016 13-03-2017 11-07-2017 27-09-2017 16-02-2018 21-03-2018 26-07-2018	01-01-2016 To 30-04-2019	Rs. 1,16,909/-	Remission has already been granted for the period upto 31-12-2015 by the Board vide CBR No. 02 dated. 21-01-2016. OK Remission is Recommended

				03-10-2018 31-12-2018			
2	1993	House	Wd/o Muhamm ad Zaheer Alam	20-12-2018	-	A= 15,068/- C= 5,880/- Rs. 20,948/-	Under section 100% OK. Remission is Recommended 29-04-2019
3	164/Frt-3	Flat	Khalifa Khan	01-07-2015 15-09-2015 01-12-2015 01-02-2016 01-04-2016 17-08-2016 04-10-2016 02-12-2016 31-03-2017 02-05-2017 03-07-2017 01-08-2017 18-09-2017	01-07-2015 To 31-09-2017	Rs. 36,090/-	Vacant OK Remission is Recommended 29-04- 2019 upto 31-09-2017
4	1357/1, 1361/2	Shop	Muhamm ad Hasham	21-06-2016 06-09-2018	21-06-2016 To 30-04-2019	Rs. 23,265/-	Vacant. OK. Remission is Recommended 29-04- 2019 upto 31-04-2019
5	2642 to 2646	Shops/Ho use	Qazi Abdul Majeed	27-03-2018 06-04-2018 10-05-2018 14-11-2018	12-03-2018 To 30-04-2018	Rs. 24,888/-	Vacant. OK. Remission is Recommended 29-04- 2019 upto 2018

## WARD NO. 04

1	44-Saddar Road	Comm	Mr. Baqar Ali Khan	22-05-2018 09-07-2018 06-09-2018 11-12-2018 11-04-2019	15-05-2018 To 31-03-2019	Rs.1,31,165/-	OK Remission is Recommended 29-04- 2019 upto 2019
2	26-A-Saddar Road	Comm	Mst, Maim oona Yousaf	27-07-2017 19-05-2017 06-10-2017 07-02-2018 05/09/2018 13-11-2018 05-12-2018 14-02-2019	01-07-2017 To 19-02-2019	Rs.3,23,841/-	Recommended Remission for Rs. 150000 for the involved period
3	42/6-N-Saddar Road	Comm	Mst, Iffat Aziz	26-09-2017 29-11-2017 12-11-2018 28-03-2019	01-07-2017 To 31-12-2018	Rs.2,14,200/-	Ok Subject to the provision of fresh utility bills updating.
4	28 29 29/1 Saddar Road	Comm	Mr, Nasrull ah Durrani	18-05-2017 28-02-2017 26-10-2017 16-02-2018 12-06-2018 19-09-2018 10-12-2018 22-03-2019	01-05-2017 To 31-03-2019	Rs.42900 Rs.64816 <u>Rs.55555</u>  Rs.163271/-	Ok Remission Recommended

WARD NO. 4A							
1	ShopUpper Ground floor No.51, DTC	Comm	M/S Shahid Gul & Partners C/o Muhammad Noor.	26-09-2018 26-12-2018	11-09-2018 To 31/12/2018	Rs. 27500/-	Ok Remission Recommended
2	Shop1st Floor No,458 DTC	Comm	M/S Shahid Gul & Partners C/o Musafar khan	25-11-2016 10-03-2017 26-07-2017 28-11-2017 11-04-2018 19-11-2018	01-07-2016 To 31-12-2018	Rs. 11,470/-	Ok Remission Recommended
3	Shop3rd Floor No,284 DTC	Comm	M/S Shahid Gul & Partners C/o Muhammad Zia	2-01-2018	2-01-2018 To 30-10-2018	Rs. 12,217/-	Ok Remission Recommended
4	Shops 3rd floor DTC (List of shops placed In file Concerned)	Comm	M/S Shahid Gul & Partners	11-07-2017 11-08-2017 11-09-2017 09-11-2017 10-10-2017 11-12-2017 10-01-2018 12-02-2018 12-03-2018 10-04-2018 11-05-2018 12-06-2018	01-07-2017 To 30-06-2018 (Period mentioned against each shop list attached )	Rs.46,85,58/-	Ok Recommended for involved period but advised for checking on residential basis
5	Shop 3rd Floor No.278 DTC	Comm	M/S Shahid Gul & Partners C/o Mudassar Hayat Khan	13/11/2017 15/01/2018 19/09/2018	01/11/2017 To 31/12/2018	Rs.15,263/-	Ok Remission Recommended
6	Shop 3rd Floor No.110 DTC	Comm	-do-	13/03/2018 16/07/2018 26/09/2018	01/03/2018 To 31/12/2018	Rs.12,070/-	Ok Remission Recommended for involved period
7	Shops 2nd floor DTC (List of shops placed In file Concerned)	Comm	M/S Shahid Gul & Partners	11/08/2017 11/09/2017 10/10/2017 09/11/2017 11/12/2017 10/01/2018 10/04/2018 11/05/2018 12/06/2018	01-07-2017 To 30-06-2018 (Period mentioned against each shop list attached )	Rs.21,18,858/-	Ok Recommended subject to physical visit by members of bazar committee

**Point(s) to be considered:**

Whether to approve the above proceeding of Bazaar Committee in respect of 26 x cases above or otherwise?

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

**RESOLUTION**

The Board considered and deferred the case till next meeting.

**ITEM 35****PROCEEDINGS OF BUILDING COMMITTEE****Requirement**

To consider and approve proceedings of Building Committee meeting of Cantonment Board, Peshawar held on 30<sup>TH</sup> April, 2019 as under:-

**Legal Provision**

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

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

**Proceeding of the Building Committee**

- 1. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PROPERTY NOS. 33/19 & 33/28, COMPRISING SURVEY NO. 542/80-D, SHAFI MARKET, TIPU SULTAN ROAD, SADDAR, PESHAWAR CANTONMENT**

To re-consider application submitted by the lessees regarding regularization of unauthorized construction carried out in respect of Property Nos. 33/19 & 33/28, Comprising Survey No. 542/80-D, Shafi Market, Tipu Sultan Road, Saddar, Peshawar Cantt as detailed below;

<b>(COMMERCIAL)</b>	
File No.	6/1739
Name of Lessees	M/s Muazzam Hussain Shah & Others
Nature of Lease	Commercial-II
Schedule of Lease	VIII
Expiry of Lease	Expired on 28-8-2013 as per report of Land Branch
Classification of Land	B-3
Total area of Plot	309.65 Sq. Yds. (2786.00 Sft.)
Covered area	11144.00 Sft.
Description of floors	Basement = 2786.00 Sft. Ground Floor = 2786.00 Sft. First Floor = 2786.00 Sft. Second Floor = 2786.00 Sft. Total = 11144.00 Sft.
Excess area	Basement = 133.00 St. Ground Floor = 101.00 Sft.



	First Floor	=	66.00 Sft.
	Second Floor	=	36.00 Sft. (-)
	Total	=	300.00 Sft.
Area	Inside Bazar Area.		
<b>LAND POINT OF VIEW</b>	The Land Supdt has verified that the land is situated inside Bazar area under the management of Cantt Board Peshawar.		
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>			
	• Cost of Land per sft	=	Rs. 18440.00
	• Cost of construction per sft	=	Rs. 2500.00
<b>Detail of Cost of Construction</b>			
<u>Minor Deviation</u>			
	a. Total minor deviated covered area	=	149.52 Sft.
	b. Total cost of construction	=	Rs. 3,73,800/-
	c. Composition fee @ 7% of the assessed cost	=	<b>Rs. 26,166/-</b>
<u>Major Deviation</u>			
	a. Total major deviated covered area	=	380.02 Sft.
	b. Total cost of construction	=	Rs. 9,50,050/-
	c. Composition fee @ 15% of the assessed cost	=	<b>Rs. 1,42,508/-</b>
	<b>Composition Fee (Rs. 26,166/- + Rs. 1,42,508/-)</b>	=	<b>Rs.1,68,674/-</b>
<b>Detail of Cost of Land</b>			
<u>First Floor</u>			
	a. Land area of major deviation	=	53.51 Sft.
	b. Total cost of land @ 80%	=	Rs.7,89,380/-
	c. Composition fee @ 15% of the assessed cost	=	<b>Rs.1,18,407/-</b>
	<b>Total of composition fee (Cost of Construction + Cost of Land)</b>	=	<b>Rs.2,87,081/-</b>
<i>Authority :- CBRs No. 17, dated 24-5-2018 &amp; No. 52, dated 28-9-2018.</i>			

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

The case was placed before the BC/Board for consideration. The BC/Board deferred the case till next Building Committee Meeting in which proper images of the existing building and deviated area provided for the perusal of the Committee.

**Recommendations:** Since the pictorial view of the building could not indicate minor/major deviations so as to decide, the committee; therefore, deferred the case till next meeting, with the direction to specify the deviated area with distinct colors.

## **2. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF SHOP NO. 75, SURVEY NO. 405/53, SERAI NATAK, BAJORI GATE, SHOBA BAZAR, PESHAWAR CANTONMENT**

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in respect of Shop No. 75, Survey No. 405/53, Serai Natak, Bajori Gate, Shoba Bazar, Peshawar Cantt as detailed below;

<b>(COMMERCIAL)</b>	
File No.	32/34 (75)

Name of Lessees	M/s Muhammad Razin & Noor-ul-Amin Ss/o Muhammad Jamil		
Nature of Lease	Commercial		
Schedule of Lease	VIII		
Expiry of Lease	Expired on 20-04-2016		
Classification of Land	B-3		
Total area of Plot	17.00 Sq. Yds. (153.00 Sft.)		
Covered area	660.86 Sft.		
Description of floors	Basement	=	153.00 Sft.
	Ground Floor	=	153.00 Sft.
	First Floor	=	177.43 Sft.
	Second Floor	=	177.43 Sft.
	Total	=	660.86 Sft.
Excess area	First Floor	=	24.43 Sft.
	Second Floor	=	177.43 Sft.
	Total	=	201.86 Sft.
Area	Inside Bazar Area.		
<b>LAND POINT OF VIEW</b>	The Land Supdt has verified that the land is situated inside Bazar area under the management of Cantt Board Peshawar.		
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>			
	• Cost of Land per sft	=	Rs. 15039.82
	• Cost of construction per sft	=	Rs. 2500.00
<b>Detail of Cost of Construction</b>			
<u>Major Deviation</u>			
	a. Total major deviated covered area	=	201.86 Sft.
	b. Total cost of construction	=	Rs.5,04,650/-
	c. Composition fee @ 12% of the assessed cost	=	<b>Rs. 60,558/-</b>
<b>Detail of Cost of Land</b>			
<u>First Floor</u>			
	a. Land area of major deviation	=	24.43 Sft.
	b. Total cost of land	=	Rs.3,67,423/-
	c. Cost of land @ 80%	=	<b>Rs.2,93,938/-</b>
<u>Second Floor</u>			
	a. Land area of major deviation	=	153.00 Sft.
	b. Total cost of land	=	Rs.23,01,092/-
	c. Cost of land @ 60%	=	<b>Rs.13,80,655/-</b>
	Total Cost of Land	=	<b>Rs.16,74,593/-</b>
	<b>Composition Fee @ 12% of the assessed cost</b>	=	<b>Rs.2,00,951/-</b>
	<b>Total of composition fee (Cost of Construction + Cost of Land)</b>	=	<b>Rs.2,61,509/-</b>
<i>Authority :- CBRs No. 17, dated 24-5-2018 &amp; No. 52, dated 28-9-2018.</i>			

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

**Recommendations:** Since the pictorial view of the building could not indicate minor/major deviations so as to decide, the committee; therefore, deferred the case till next meeting, with the direction to specify the deviated area with distinct colors.

**3. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. 2, SURVEY NO. 196/1, GENERAL BAKHT KHAN ROAD (HOSPITAL ROAD), PESHAWAR CANTONMENT**

To consider application submitted by the lessee for approval of residential building plan in respect of Plot No. 2, Survey No. 196/1, General Bakht Khan Road (Hospital Road), Peshawar Cantt as detailed below;

<b>(RESIDENTIAL)</b>	
File No.	5/63-B-II (2)
Name of Lessee	Dr. Mir Rehman Shaheen S/o Kahmir Khan
Nature of Lease	Residential
Schedule of Lease	IX-C
Expiry of Lease	3-12-2098
Classification of Land	B-3
Total area of Plot	654.09 Sq. Yds. (5886.81 Sft.)
Covered area	6515.06 Sft.
Description of floors	Basement = 541.43 Sft. Ground Floor = 2960.63 Sft. First Floor = 2834.87 Sft. Mumty = 178.13 Sft.
Area	Outside Bazar Area
<b>LAND POINT OF VIEW</b>	The MEO Peshawar has given NOC from land point of view vide letter No. CP-196/1/34, dated 29-04-2019.
<b>TECHNICAL POINT OF VIEW</b>	The Engineering Branch has certified that all byelaws have been followed in the building plan.

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

**Recommendations:** Recommended and forwarded to the Board for approval.

**4. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. 15 & 16(B), SURVEY NO. 417/D-I, REHMAN BABA COLONY, SHOBA BAZAR, PESHAWAR CANTONMENT**

To consider application submitted by the lessee for approval of commercial building plan in respect of Plot No. 15& 16(B), Survey No. 417/D-I, Rehman Baba Colony, Shoba Bazar, Peshawar Cantt as detailed below;

<b>(COMMERCIAL)</b>	
File No.	5/197-II
Name of Lessees	Mr. Ghulam Ali S/o Sher Ali
Nature of Lease	Commercial - Cum - Residential
Schedule of Lease	IX-C
Expiry of Lease	31-07-2041

Classification of Land	B-3
Total area of Plot	118.666 Sq. Yds. (1068.00 Sft)
Covered area	4225.00 Sft.
Description of floors	Ground Floor = 845.00 Sft. First Floor = 845.00 Sft. Second Floor = 845.00 Sft. Third Floor = 845.00 Sft. Fourth Floor = 845.00 Sft.
Floors allowed as per bye-laws	B+G+4 Floors
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.
TECHNICAL POINT OF VIEW	The Engineering Branch have certified that all byelaws have been followed in the building plan.

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

**Recommendations:** The lessee has provided shop on each floor i.e First to Third Floors instead of room. Therefore, the Building Committee recommended to return the building plans to the lessee for rectification.

**5. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO.17, SURVEY NO. 417/17, REHMAN BABA COLONY, SHOBA BAZAR, PESHAWAR CANTONMENT**

To consider application submitted by the lessee for approval of commercial building plan in respect of Plot No.17, Survey No. 417/17, Rehman Baba Colony, Shoba Bazar, Peshawar Cantt as detailed below;

<b>(COMMERCIAL)</b>	
File No.	5/197 (Plot : 17)
Name of Lessees	Mr. Ghulam Ali S/o Sher Ali
Nature of Lease	Commercial
Schedule of Lease	IX-C
Expiry of Lease	11-05-2115
Classification of Land	B-3
Total area of Plot	410.222 Sq. Yds. (3692.00 Sft)
Covered area	4225.00 Sft.
Description of floors	Basement = 2970.00 Sft. Ground Floor = 2744.00 Sft. First Floor = 2744.00 Sft. Second Floor = 2744.00 Sft. Third Floor = 2744.00 Sft. Fourth Floor = 2744.00 Sft.
Floors allowed as per bye-laws	According to FAR
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.
TECHNICAL POINT OF VIEW	The Engineering Branch have certified that all byelaws have been followed in the building plan.

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

**Recommendations:** Recommended and forwarded to the Board for approval.

**6. 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**

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out 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 as detailed below;

<b>(COMMERCIAL)</b>	
File No.	6/71-II(A)
Name of Lessees	M/S Muhammad Waseem S/O Shah Mehmood & Malik Altaf Hussain S/O Malik Gul Hussain
Nature of Lease	Commercial
Schedule of Lease	IX-C
Expiry of Lease	30-12-2112
Classification of Land	B-3
Total area of Plot	369.222 Sq. Yds. (3323.00 Sft)
Covered area	20653.93 Sft.
Description of floors	Basement = 1923.15 Sft. Lower Ground Floor = 3556.29 Sft. Upper Ground Floor = 3566.04 Sft. First Floor = 3934.91 Sft. Second Floor = 3492.95 Sft. Third Floor = 3755.40 Sft. Mumty Floor = 425.19 Sft. Total = 20653.93 Sft.
Excess area	Basement = 255.63 Sft. (-) Lower Ground Floor = 233.63 Sft. Upper Ground Floor = 243.38 Sft. First Floor = 555.79 Sft. Second Floor = 276.79 Sft. Third Floor = 512.71 Sft. Mumty Floor = 248.97 Sft. Total = 2071.27 Sft.
Area	Inside Bazar Area.
<b>LAND POINT OF VIEW</b>	The Land Supdt has verified that the land is situated inside Bazar area under the management of Cantt Board Peshawar.
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of Land per sft	= Rs. 18460.90
• Cost of construction per sft	= Rs. 2500.00
<b>Detail of Cost of Construction</b>	
<b>Detail of Cost of Construction</b>	
<u>Minor Deviation</u>	
a. Total minor deviated covered area	= 1146.00 Sft.

b. Total cost of construction	=	Rs. 28,65,000/-
c. Composition fee @ 7% of the assessed cost	=	<b>Rs. 2,00,550/-</b>
 <u>Major Deviation</u>		
a. Total major deviated covered area	=	1060.00 Sft.
b. Total cost of construction	=	Rs. 26,50,000/-
c. Composition fee @ 15% of the assessed cost	=	<b>Rs. 3,97,500/-</b>
<b>Composition Fee (Cost of Construction)</b>	=	<b>Rs.5,98,050/-</b>
 <u>Detail of Cost of Land</u>		
<u>Ground Floor</u>		
a. Land area of major deviation	=	111.00 Sft.
b. Total cost of land	=	Rs.20,49,159/-
c. Cost of land @ 100%	=	<b>Rs.20,49,159/-</b>
 <u>First Floor</u>		
a. Land area of major deviation	=	405.00 Sft.
b. Total cost of land	=	Rs.74,76,664/-
c. Cost of land @ 80%	=	<b>Rs.59,81,331/-</b>
 <u>Second Floor</u>		
a. Land area of major deviation	=	192.00 Sft.
b. Total cost of land	=	Rs.35,44,492/-
c. Cost of land @ 60%	=	<b>Rs.21,26,695/-</b>
 <u>Third Floor</u>		
a. Land area of major deviation	=	192.00 Sft.
b. Total cost of land	=	Rs.35,44,492/-
c. Cost of land @ 40%	=	<b>Rs.14,17,797/-</b>
 <u>Fourth Floor</u>		
a. Land area of major deviation	=	160.00 Sft.
b. Total cost of land	=	Rs.29,53,744/-
c. Cost of land @ 20%	=	<b>Rs.5,90,748/-</b>
Total Composition Fee (Cost of Land)	=	<b>1,21,65,730/-</b>
<b>Composition Fee @15% of the assessed cost of land =</b>	=	<b>Rs.18,24,859/-</b>
 <b>Total of composition fee (Cost of Construction + Cost of Land)</b>	=	<b>Rs.24,22,909/-</b>
 <i>Authority :- CBRs No. 17, dated 24-5-2018 &amp; No. 52, dated 28-9-2018.</i>		

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

**Recommendations:** The Committee discussed the case. The SDM brief the committee regarding minor and major deviations of the building. As far as minor deviations were concerned that was covering of central passage openings with glass but not with RCC in place of ventilators, the committee was of the view to exempt the said minor deviation of amount of Rs. 1,14,000/- from the composition fee as calculated above.

Since no easement rights of shopkeepers are compromising with covering of glass the committee therefore, recommended the regularization building plan subject to payment of composition fee amounting to Rs. 23,08,909/- (excluding minor deviation).

**7. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PROPERTY COMPRISING SURVEY NO. 417/D-1, REHMAN BABA COLONY, SHOBA BAZAR, PESHAWAR CANTONMENT**

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in respect of property comprising Survey No. 417/D-1, Rehman Baba Colony, Shoba Bazar, Peshawar Cantt as detailed below;

<b>(COMMERCIAL)</b>	
File No.	5/197-I
Name of Lessees	M/s Nakeem Shah & Others through Mr. Hazrat Umar (Attorney)
Nature of Lease	Commercial - Cum - Residential
Schedule of Lease	VIII
Expiry of Lease	31-07-2031
Classification of Land	B-3
Total area of Plot	1696.444 Sq. Yds. (15268.00 Sft)
Covered area	68524.01 Sft.
Description of floors	Basement = 5736.00 Sft. Semi Basement = 13008.00 Sft. Ground Floor = 12770.20 Sft. First Floor = 12185.50 Sft. Second Floor = 12185.50 Sft. Third Floor = 12185.50 Sft. Mumty = 453.31 Sft. Total = 68524.01 Sft.
Excess area	Basement = 529.00 Sft. (-) Semi Basement = 714.00 Sft. Ground Floor = 1321.20 Sft. First Floor = 520.50 Sft. Second Floor = 520.50 Sft. Third Floor = 520.50 Sft. Mumty = 28.69 Sft. (-) Total = 3596.70 Sft.
Area	Inside Bazar Area.
<b>LAND POINT OF VIEW</b>	The Land Supdt has verified that the land is situated inside Bazar area under the management of Cantt Board Peshawar.
<b>DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE</b>	
• Cost of Land per sft	= Rs. 6066.00
• Cost of construction per sft	= Rs. 2500.00
<b>Detail of Cost of Construction</b>	
<b>Detail of Cost of Construction</b>	
<u>Minor Deviation</u>	
a. Total minor deviated covered area	= 897.45 Sft.
b. Total cost of construction	= Rs. 22,43,625/-
c. Composition fee @ 7% of the assessed cost	= <b>Rs. 1,57,053/-</b>
<u>Major Deviation</u>	
a. Total major deviated covered area	= 295.33 Sft.

b. Total cost of construction	=	Rs. 7,38,325/-
c. Composition fee @ 15% of the assessed cost	=	<b>Rs. 1,10,748/-</b>
<b>Composition Fee (Cost of Construction)</b>	=	<b>Rs.2,67,801/-</b>
<b>Detail of Cost of Land</b>		
<u>First Floor</u>		
a. Land area of major deviation	=	30.00 Sft.
b. Total cost of land	=	Rs.1,81,980/-
c. Cost of land @ 80%	=	<b>Rs.1,45,584/-</b>
<u>Second Floor</u>		
a. Land area of major deviation	=	45.00 Sft.
b. Total cost of land	=	Rs.2,72,970/-
c. Cost of land @ 60%	=	<b>Rs.1,63,782/-</b>
<u>Third Floor</u>		
a. Land area of major deviation	=	30.00 Sft.
b. Total cost of land	=	Rs.1,81,980/-
c. Cost of land @ 40%	=	<b>Rs.72,792/-</b>
Total Composition Fee (Cost of Land)	=	<b>Rs.3,82,158/-</b>
<b>Composition Fee @15% of the assessed cost of land =</b>		<b>Rs.57,323/-</b>
<b>Total of composition fee (Cost of Construction + Cost of Land)</b>	=	<b>Rs.3,25,124/-</b>
<i>Authority :- CBRs No. 17, dated 24-5-2018 &amp; No. 52, dated 28-9-2018.</i>		

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

**Recommendations:** Since the regularization building plans submitted by the lessee could not indicate minor/major deviations, as well as on photographs of the building so as to decide, the committee; therefore, recommended to return the building plans to the lessees for rectification.

**Points to be considered**

Whether to approve the proceedings of Building Committee meeting of Cantonment Board, Peshawar held on 30-4-2019 or otherwise?

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

**RESOLUTION**

The Board considered and approved the recommendations of Building Committee meeting held on 30-4-2019.

**DISCUSSION POINTS**

**ITEM 36**



**POINTS FLOATED BY ELECTED MEMBERS**

Sr	Points	Name of Member	Remarks															
1	Rooms (Ground Floor & First Floor) constructed beside park on Shami Road at junction of Street 3 and Main Shami Road Peshawar Cantt be used as Dispensary as envisaged earlier.	Atif Ali Khan Member W-5	Deferred. The PCB give task to the Establishment Branch to carry out feasibility study for establishment of dispensary keeping in view the medical staff															
2	Street lights be operated fully across Peshawar Cantonment.	Atif Ali Khan, Member W-5	Deferred. The PCB give task to the Engineering Branch to carry out feasibility study for conversion of existing sodium lights.															
3	Revision / Rationalization Rate of CB Community Centre as on higher side Existing rate as under:	Waris Afridi (VP) & Yad ullah khan Bangash Member W-3 & 'Adeel & Muhammad Riaz' Resident Psc Cantt	Deferred. To carry out feasibility study for running the community centers on no profit no loss basis.															
	<table border="1"> <thead> <tr> <th>Category</th> <th>Wedding party</th> <th>Other Gatherings</th> <th>Death/ Incidents</th> <th>Security</th> </tr> </thead> <tbody> <tr> <td>CB employees / Members</td> <td>Rs. 10,000/-</td> <td>Rs. 5000/-</td> <td>Free</td> <td>Nil</td> </tr> <tr> <td>Cantt Residents</td> <td>Rs. 20,000/-</td> <td>Rs. 15000/-</td> <td>Rs. 2000/-</td> <td>Rs. 5000/-</td> </tr> </tbody> </table>	Category	Wedding party	Other Gatherings	Death/ Incidents	Security	CB employees / Members	Rs. 10,000/-	Rs. 5000/-	Free	Nil	Cantt Residents	Rs. 20,000/-	Rs. 15000/-	Rs. 2000/-	Rs. 5000/-		
Category	Wedding party	Other Gatherings	Death/ Incidents	Security														
CB employees / Members	Rs. 10,000/-	Rs. 5000/-	Free	Nil														
Cantt Residents	Rs. 20,000/-	Rs. 15000/-	Rs. 2000/-	Rs. 5000/-														

**(Rana Khawar Iftikhar)**  
Cantonment Executive Officer,  
Peshawar Cantonment

**Col  
Ahmad Kamal**  
President, Cantt Board Peshawar

**PESHAWAR CANTONMENT - TUESDAY THE 30<sup>TH</sup> APRIL 2019**