

**Proceedings
Ordinary Board Meeting
Cantonment Board Peshawar
28th February, 2019**

PROCEEDINGS
ORDINARY MEETING
CANTONMENT BOARD PESHAWAR
28th February, 2019

PRESENT:

- (1) **Brigadier Moazzam Ali Chatha**
Station Commander, Peshawar Cantonment President
- (2) **Mr. Muhammad Waris** Vice President
- (3) **Col Sana Ullah**
Asstt Comd CMH Member
- (4) **Lt Col Rab Nawaz Khan,**
AA&QMG (Gar) Member
- (5) **Maj Sohail Gulzar,**
DAQMG Sta HQ Psc Member
- (6) **Ms Qurat Ul Ain Wazir,**
Cantt Magistrate Member
- (7) **Mr. Sher Afzal Khan**.....Member
- (8) **Mr. Yadullah Khan Bangash**Member
- (9) **Mr. Ghulam Hussain**Member
- (10) **Mr. Atif Ali Khan, ASC**.....Member
- (11) **Mr. Amjad Rehmat,** Member
- (12) **Ms Farah Waseem** Lady Member

Rana Khawar Iftikhar,
Cantonment Executive Officer,
Peshawar Cantonment Secretary

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

Owing to the sensitivities peculiar to Peshawar Cantt, the Board meetings of Cantonment Board Peshawar be not made open to public as per Section 42 of the Cantonments Act, 1924.

Before conducting with the business of Board meeting agenda, oath of office to the following member was 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) **Brig: Moazzam Ali Chatha**

Station Commander Psc..... 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 January, 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”

JANUARY 2019

MONTHLY STATEMENT OF RECEIPTS & EXPENDITURE		
Description	Cantt Fund	Premium Fund
Opening Balance	225,165,431.28	190,490,688.13
Receipt during the month	87,842,818.79	12,91,769.21
Total	313,008,250.07	19,17,82,457.34
Expenditure during the month	118,509,877.00	79,07,607.52
Closing Balance	194,498,373.07	18,38,74,849.82

STATEMENT OF ARREARS OF REVENUE					
S. No.	Head	Arrears as on 1st July, 2018	Recovery in Jan 2019	Recovery from 1st July 2018 to 31st Jan 2019	Balance
(1)	(2)	(3)	(4)	(5)	(3 minus 5)

1	House Tax	511,733,067	83,82,076	7,94,10,787	432,322,280
2	P. Water Charges	19,757,554	4,97,259	47,02,937	15,054,617
3	Commercial Rent	67,253,282	11,44,961	1,01,92,838	57,060,444
4	Residential Rent	1,298,401	40,504	2,60,399	10,38,002
5	Rent from Leases	2,447,580	57,460	2,77,120	21,70,460
Total:		602,489,884	10,122,260	94,844,081 @15.7%	507,645,803

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

RESOLUTION

Noted.

ITEM 2

CONFIRMATION OF NOTE UNDER SECTION 25 OF CANTTS ACT 1924 - GRANT OF TOKEN OF APPRECIATION

Requirement

To note / confirm action taken by the Cantonment Executive Officer Peshawar Cantonment with the prior approval of the President Cantt Board Peshawar as required under section 25 of the Cantonments Act, 1924, regarding approval for grant of Rs. 200,000/- as token of appreciation for Staff and students of CB Public Girls High School & College, Psc as announced by the DG ML&C, Rawalpindi.

Detail of the case

The DG ML&C has visited Cantonment Board Peshawar on 21st Dec: 2018 and during his visit he attended the Sports function at CB Public Girls High School & College, Psc. During his visit to the school he has announced Rs. 200,000/- as a token of appreciation for reward of student and teachers for their hard work in making the event a big success. In this regard Principal, CBPGHS&C, Psc letter No. CBHS-II/Est/621, dated 01-01-2019 has also requested for grant of Rs. 200,000/- as token of appreciation for Staff and students of CB Public Girls High School & College, Psc as announced by the DG ML&C, Rawalpindi.

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

Note under section 25 of the Cantonments Act, 1924 is placed on the table for Board's confirmation.

RESOLUTION

The Board noted/confirmed action taken by the CEO Psc with the prior approval of the PCB as required under section 25 of the Cantonments Act, 1924.

ITEM 3

LOAN OF RS. 60,000/- REGARDING ENTER APPEARANCE IN CIVIL APPEAL NO. 1210, 1211 AND 1212 OF 2018 FILED BY MST. ZAHID ALTAF VS GOVT AND OTHERS AGAINST THE JUDGMENT DATED 10/9/2018 PASSED BY PESHAWAR HIGH COURT

PESHAWAR IN CR NOS. 398, 440 & 441 OF 1999 BEFORE THE SUPREME COURT OF PAKISTAN

Reference: MEO, Peshawar letter No. CP-253/b/B/CA/SCP, dated 15-02-2019

Requirement

To consider the MEO Peshawar letter under reference requesting therein for grant of loan amounting to Rs. 60,000/- (in cash) for filling subject appeal before the Supreme Court of Pakistan, Islamabad. The said amount / loan will be refunded reimbursed after approval from the Competent Financial Authority.

In this regard it is stated that the Ministry of Defence, Govt: of Pakistan vide letter No. 3/36/LE&H/ML&C/09/Loan/ 2/11/D-12/16, dated 11-02-2016 and ML&C Deptt: letters No. 3/30/LE&H/ML&C/2000/Atd, dated 08-12-2016 & No. 14/44/LE&H/ML&C/2003/Gen, dated 07-03-2003 the competent authority (i.e. DG ML&C) directed that the Cantt Boards / CEOs will honor the MEOs' request for loan in such cases as a first priority without delay to avoid financial loss to the State.

The subject case in an emergent nature / court case.

Points to be considered

Whether to consider MEO, Peshawar request for grant of loan or otherwise?

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

RESOLUTION

The Board considered and approved to grant loan amounting to Rs. 60,000/- to Military Estates Officer Peshawar Circle Peshawar for filling subject appeal before the Supreme Court of Pakistan, Islamabad.

GENERAL BRANCH

ITEM 4

SANITARY REPORT

Requirement

To read and note the monthly sanitary report for the month of January 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 ¹ [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..

ITEM 5

CONTRIBUTION TO STATION HEALTH ORGANIZATION

Reference: Station Health Organization C/o CMH Psc letter No. SHO/PSC/20-FEHA8F dated 09-01-2019.

Requirement:

To consider Station Health Organization C/o CMH Psc letter under reference stating therein for payment of Rs.500,000/- on account of contribution for performance of Anti Malaria campaign as well as Dengue fever in civil areas of Peshawar Cantonment.

Brief of the Case:

Rs. 500,000/- paid to SHO in contribution of performance of Anti Malaria campaign. In the wake of ongoing Dengue fever in Peshawar, this office carried out the following measures:-

- a. Fumigation spray is being done in all Cantonment commercial and residential areas without break on regular basis twice a week according to schedule.
- b. Oiling is being carried out on regular basis by SHO.
- c. Granule is being in drains/ nullahs on regular basis.

During the current year Station Health Organization played an important role against mosquitoes/Dengue fever etc. in coordination with CBP. This office spent a huge amount on above said measures taken against mosquito/Dengue fever etc and till date none of the sample reported positive for Dengue fever mosquito larvae within the limit of Cantonment areas.

In the light of above working and as per request of SHO vide letter under reference, it is therefore requested that contribution amount of Rs. 5,00,000/- may be given to the SHO in contribution of subject purpose only for the current year 2018-19.

Legal Provision:

Budget provision exists under Head F-7(b) of budget estimates for the year 2018-19.

Point(s) to be considered:

Whether to approve payment of Rs. 5,00,000/- to SHO on account of contribution for performance of Anti Flies/Anti Malaria/Dengue fever campaign in civil areas of the Peshawar Cantonment for the year 2018-19 only, or otherwise?

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

RESOLUTION:

The Board considered and approved payment of Rs. 5,00,000/- to SHO on account of contribution for performance of Anti Flies/Anti Malaria/Dengue fever campaign in civil areas of the Peshawar Cantonment for the year 2018-19 only.

ITEM 6

EXTENSION IN AREA - CB SHOP NO. 07, SITUATED AT STADIUM CHOWK

Reference:- Application dated 23-01-2019 & CBR No. 12 dated 10-03-2017.

Requirements

To consider the application of tenant of CB Shop No. 07, situated at Stadium Chowk, Peshawar Cantonment requesting therein for extension of area of the CB Shop from 73 Sft to 120 Sft.

Brief of the case

Tenant of CB Shop No. 07, situated at Stadium Chowk, Psc vide his application is requesting to merge piece of land measuring of 47 Sft, adjacent to his shop in existing area i.e. 73 Sft (73 Sft + 47 Sft = 120 Sft).

- Earlier an application dated 27-02-2017 for the extension of the area of the said shop was placed before the Board and the Board vide CBR No. 12 dated 10-3-2017 considered and rejected the request of applicant for allotment/extension of area in shop No.7 upto 120 Sft as mentioned on agenda side owing to following reasons: -
 - a) *The request was not covered under the rules.*
 - b) *The Board had already rejected the same request earlier vide CBR No.17 dated 19-12-2006.*
 - c) *Having a separate and independent access the proposed small piece of land could be exploited by the CBP for any future purpose.*
- Earlier the Board vide CBR No. 17 dated 19-12-2006 regretted the request.
- Now the applicant vide his application under reference is once again requesting to allot the extra piece of land i.e. 47 Sft and willing to deposit additional premium as well as rent in this regard.

Detail of additional premium

Detail of additional premium i.e. 47 Sft recoverable in the instant is as under, please:-

	Existing Area	Extra Area	Cost of Land (2018-19)	Total	Payable
Premium	73 Sft	47 Sft	Rs. 50,25,981/- Per Marla OR	Per Rs. 18478 x 47 = 868466	Rs. 8,68,466/-

			18478/- Per Sft		
Rent			3% of Payable Premium	Rs. 26,054/- P.A	Rs. 2171/- Per Month

Points to be considered

Whether the case be placed before the Board to review its decision regarding allotment/extension of an area measuring 47 Sft in shop No. 07 (i.e. from 73 Sft to 120 Sft) by charging extra/additional premium or otherwise.

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

RESOLUTION

The Board considered and resolved to defer the case for the site visit of the President Cantt Board Peshawar. After site visit the case shall be re-considered by the Board.

ITEM 7

ADJUSTMENT OF BUILDING RENT (CB FLATS: JOHAR STREET, PSC)

Reference: Application dated 20-02-2018, 20-12-2017 submitted by Mr. Bakhtiar Ahmad S/o Faqir Muhammad.

Requirements

To consider request of Mr. Bakhtiar Ahmad requesting therein to start the building rent from the date of installation of electric transformer instead of date of handing / taking over i.e. 01-10-2014.

Legal Provision

The tenant requested to grant exemption in payment of building rent owing to following reasons: -

- i. The facility of Sui gas & electric transformer was not available in the premises since the time of handing/taking over, even till date.
- ii. This office maintained the building rent against plaza inquestion since the date of handing/taking over i.e. 01-10-2014, whereas the electric transformer is still required to be installed at the premises.

Brief of the case

The tenancy rights of 04 x Flats, situated at Johar Street, Peshawar Cantonment was awarded to Mr. Bakhtiar Ahmad S/o Faqir Muhammad in an open public auction held on 25th, 26th & 27th August 2014 after getting highest bid of Rs. 21,658,000/-. The same was approved by the Board vide CBR No. 11 dated 12-09-2014. The decision of the Board was conveyed vide CBP letter dated 16-09-2014. Thereafter, the bidder was asked repeatedly to take over the possession of the premises vide CB letters dated 15-10-2014 & 17-11-2014.

However this office served last & final notice upon the bidder vide CB letter dated 20-02-2015 and informed him that building rent of the flats in-question has been started w.e.f 01-10-2014.

Later on the tenant vide his application dated 09-06-2016 & 02-11-2016 requested for conversion of residential Cantt: Board Flats at Ground Floor situated at Johar Street, Peshawar Cantonment into commercial. The case was placed before the Board and the Board vide CBR No. 14 dated 31-01-2017 approved the same on payment of additional premium.

Now the applicant vide his application dated 20-12-2017, 20-02-2018 requesting therein to start the building rent in respect of flats in-question from the date of installation of electric transformer, whereas the same has been maintained by this office from 01-10-2014, and there is no electricity / sui gas available in the premises hence lying un-productive owing to non-availability of major necessitates in the premises.

The applicant further requested to waive off the building rent of Rs. 1,811,671/- (upto 30-06-2018) lying outstanding against the flats in question recorded from the date of handing/taking over i.e. 01-10-2014.

It is pertinent to mention here that the matter was referred to Engineering Branch to report and inform regarding the status of installation of electric transformer in the premises. The same was received with the remarks "*The said Transformer installed on 3rd April, 2018 & energized in October, 2018*" as per info provided by PESCO.

Points to be considered

Whether the exemption in payment of building rent in respect of 04 x flats, situated at Johar Street, Peshawar Cantonment be allowed to the tenant i.e. Mr. Bakhtiar Ahmad S/o Faqir Muhammad or otherwise?

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

RESOLUTION

The Board considered and approved to grant exemption in payment of building rent in respect of 4 x CB flats, situated at Johar Street, Peshawar Cantonment amounting to Rs. 1,811,671/- (upto 30-06-2018).

LANDS BRANCH

ITEM 8

**GRANT OF COMMERCIAL LEASE IN SCH-IX-C OF THE CLA RULES 1937 -
BUNGALOW NO. 3, SURVEY NO. 487/C, SADDAR ROAD, PESHAWAR CANTT**

Reference: MEO Peshawar letter No. CP-487/C, dated 24-12-2018.

Requirement:

To consider the grant of NOC from municipal & congestion point of view for the proposed commercial lease of Bungalow No.3 Survey No. 487/C, Saddar Road, Peshawar Cantonment in Schedule-IX-C of the CLA Rules, 1937 vide MEO, Peshawar letter under reference as per detail below: -

1	Name of lessee (s)	M/S Abdul Rauf & others through Attorney Mr. Nadeem Ahsan Sathi.
2	Description as per GLR	Bungalow No. 3, Saddar Road
3	Schedule of lease	Lease in Sch-VI of the CLA Rules 1925
4	Expiry of lease	31-05-2025
5	Classification land	B-3
6	Total area of plot	0.86 Acers

Legal Provision

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

Point to be considered

Whether to grant of NOC from municipal & congestion point of view or otherwise?

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

RESOLUTION

The Board considered and approved to grant NOC from municipal & congestion point of view for the proposed commercial lease of Bungalow No.3 Survey No. 487/C, Saddar Road, Peshawar Cantonment in Schedule-IX-C of the CLA Rules, 1937 as requested by the Military Estates Officer, Peshawar.

<u>STORE BRANCH</u>

ITEM 9

**PAYMENT AGAINST BILL FOR PRINTING OF BANNERS / PANAFLEX FOR
DEFENCE & MARTYR DAY 6-SEP, 2018**

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

Requirement

To consider report of Incharge Hoarding Branch regarding refund of Rs. 405,475/- to contractor M/s Basit Abdullah Contractor Peshawar regarding printing & displaying of banners & streamers for Station Headquarter Peshawar for celebration of Defence & Martyr Day - 6 September 2018.

The subject job was done through contractor of CBP while the Station Headquarter vide letter No.261/Gen/Q-XGHJA3 dated 18-12-2018 made payment to Cantonment Board Peshawar through crossed cheque No.66839638 dated 18-12-2018, which required to refund to the contractor.

Point(s) to be considered:

Whether to refund the amount to contractor or otherwise?

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

RESOLUTION

The Board considered and approved to refund the amount of Rs. 405,475/- to contractor M/s Basit Abdullah Contractor Peshawar regarding printing & displaying of banners & streamers for Station Headquarter Peshawar for celebration of Defence & Martyr Day-6 September 2018, as the amount has been reimbursed by the Station HQ vide cheque No.66839638 dated 18-12-2018.

ITEM 10

APPROVAL OF QUOTATION

Requirement

To consider procurement of 300 Pads OPD Chit for Cantt Residence Rs.50/- for Cantt General Hospital, 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 F-1(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 3 Star Enterprises Peshawar.		M/S Khyber Printing Press, Peshawar		M/S New Times Printing Press Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
OPD Chit for Cantt Residence Rs.50/-	300 Pads	320/-	Rs.96000/-	350/-	105000/-	360/-	108000/-

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 18-02-2019.

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 approved the lowest rates offered by M/s 3 Star Enterprises as mentioned in column 3 of the agenda side.

ITEM 11**APPROVAL OF QUOTATION****Requirement**

To consider procurement of UPS for computer systems of different branches of Cantonment Board Office, 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 14 Star Enterprises contractor, Psc		M/S Al-Mansoor trader's contractor.	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Computer UPS Whatts upto 1000 Model PSA 1000-BX	14	35000	490,000	35300	494,200	35600	498,400

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 18-02-2019.

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 approved the lowest rates offered by M/s N.R Traders as mentioned in column 3 of the agenda side.

ITEM 12

APPROVAL OF QUOTATION

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

Requirement

To consider provision / printing of the following registers for Revenue Branch, Cantt Board, 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".

Legal Provision

Budget Provision exists under head B-2(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 Five Star Enterprises Peshawar.		M/S Golden Printing Press, Peshawar		M/S Khyber Printing Press Peshawar.	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	House tax 200 pages	14 Nos	3500/-	Rs.49000/-	3600/-	Rs.50400/-	3700/-	Rs.51800/-
2.	Conservancy Tax 200 pages	14 Nos	3500/-	Rs.49000/-	3600/-	Rs.50400/-	3700/-	Rs.51800/-
3.	Assessment list 200 pages	09 Nos	3800/-	Rs.34200/-	3900/-	Rs.35100/-	3950/-	Rs.35550/-

4.	Assessment Objection 200 pages	02 Nos	2000/-	Rs.4000/-	2100/-	Rs.4200/-	2150/-	Rs.4300/-
5.	Commercial Rent 200 pages	02 Nos	3900/-	Rs.7800/-	4000/-	Rs.8000/-	4050/-	Rs.8100/-
6.	Residential Rent 200 pages	01 No	4000/-	Rs.4000/-	4050/-	Rs.4050/-	4150/-	Rs.4150/-
7.	Premium 200 pages	02 Nos	3900/-	Rs.7800/-	4050/-	Rs.8100/-	4100/-	Rs.8200/-
8.	Miscellanies 200 pages	01 No	4000/-	Rs.4000/-	4100/-	Rs.4100/-	4150/-	Rs.4150/-
9.	Cinema 100 pages	01 No	4000/-	Rs.4000/-	4100/-	Rs.4100/-	4150/-	Rs.4150/-
10	T & P D & C Register 200 pages	11 Nos	2900/-	Rs.31900/-	3000/-	Rs.33000/-	3150/-	Rs.34650/-
11	Hoarding Register 200 pages	01 No	4000/-	Rs.4000/-	4100/-	Rs.4100/-	4200/-	Rs.4200/-
12	Shop Board Register 200 pages	03 Nos	3500/-	Rs.10500/-	3550/-	Rs.10650/-	3700/-	Rs.11100/-
			Total:-	Rs.210200/-		Rs.216200/-		Rs.222150/-

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 18-02-2019.

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 offered by M/s Five Star Enterprises as mentioned in column 4 of the agenda side.

ITEM 13

APPROVAL OF QUOTATION

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

Requirement:

To consider procurement / carrying out complete work of overhead water tanks + fitting in 4 x CB Flats Shami 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".

Legal Provision

Budget Provision exists under head F-5 (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 14 Star Enterprises contractor, Psc		M/S Al-Mansoor trader's contractor.		M/S Five Star Enterprises, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Provision of overhead water tanks + fitting 04 No's CB Flats Shami Road Psc	Complete work	410180	410180	425350	425350	434600	434600
		Total:-	410,180		425,350		434,600

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 18-02-2019.

Point 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 offered by M/s 14 Star Enterprises as mentioned in column 3 of the agenda side.

ITEM 14**APPROVAL OF QUOTATION**

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

Requirement:

To consider ML&C Deptt: letter No.40/1/P&MA/ML&C/Sports/2018 dated 12-2-2019 regarding organizing Sports / Games and Qirat, Naat & Debates competitions for ML&C Deptt: employees and CPEIs wherein the following games to be conducted at regional level:-

- Cricket
- Football
- Badminton
- Table Tennis

The matches are to be organized in the Peshawar Cantonment for which arrangement are required such as provision of complete kits to players of all teams, sound system and refreshment etc.

Budget Provision exists under head F-5 (b) of the Budget Estimates 2018-19.

Since these matches are to be conducted 11-3-2019 till 20 March 2019, permission of expenditure for necessary arrangement is required as a matter of urgency.

Point to be considered:

Whether to grant permission for expenditure for necessary arrangement is required as a matter of urgency or otherwise?

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

RESOLUTION

The Board considered and approved an estimate of Rs. 500,000/- for expenditure for necessary arrangement such as procurement of sports items, kits and other necessary items required as a matter of urgency.

ITEM 15

APPROVAL OF QUOTATION

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

Requirement:

To consider procurement of 18 x revolving chairs for Board Room of Cantt Board Office Peshawar Cantonment.

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 Nazir & Co., Peshawar		M/s Nawaz & Co., Peshawar		M/s Ajmiri Traders, Peshawar	
		Unit	Total	Unit	Total	Unit	Total

		Rate		Rate		Rate	
1	2	3		4		5	
Office Revolving Chairs	18 Nos.	26730	481,140	27000	486,000	27500	495,000
		Total:-	481,140		486,000		495,000

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 18-02-2019.

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 offered by M/s Nazir & Co., as mentioned in column 3 of the agenda side.

ITEM 16

FIRE BRIGADE STANDARD EQUIPMENT'S / UNIFORM

Requirement

To consider report of Fire Supdt., CB, Psc requesting for procurement of following equipment for CB Fire Brigade Staff: -

- | | |
|---------------------------------|----------|
| 1) Fire Protective Suit | 04 Nos. |
| 2) Breathing apparatus Cylinder | 02 Nos. |
| 3) 9 Mtr extinction ladder | 02 Nos. |
| 4) Stature | 02 Nos. |
| 5) AFFF Foam | 500 Ltrs |

Detail

The detail of CB Fire Brigade is as under: -

- | | |
|----------------------|----------------------------|
| 1) Fire Fighter | 38 Nos. (for three shifts) |
| 2) Drivers | 09 Nos. (for three shifts) |
| 3) Fire Tenders | 02 Nos. |
| 4) Mini Water Bouzer | 01 No. |

All the Fire Brigade staff has been provided official uniform and necessary equipment for emergency situation, however above said equipment are required for leading staff during emergency.

The DG ML&C, Rawalpindi has directed to introduce the international standard fire proof uniform for Cantt Board firemen vide ML&C Deptt: letter No. 73/449/ADG(Est)/ML&C,

dated 04-12-2018 circulated through RHQ, Peshawar letter No. 33/G/72/DPR, dated 17-12-2018.

Point to be considered:

Whether to quotation notice for procurement of above said fire-fighting be published or otherwise?

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

RESOLUTION

The Board considered and approved in principle for procurement of following equipment for CB Fire Brigade Staff. The Board resolved that quotation notice be published in well-known newspapers: -

1) Fire Protective Suit	04 Nos.
2) Breathing apparatus Cylinder	02 Nos.
3) 9 Mtr extinction ladder	02 Nos.
4) Stature	02 Nos.
5) AFFF Foam	500 Ltrs

ITEM 17

APPROVAL OF QUOTATION

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

Requirement:

To consider procurement & installation of 29 meters rubber speed breaker for Main Gate of Askari Colony IV, Fort Road near GRC, Peshawar Cantonment.

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 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	29 Meters	9,500	275,500	10,000	290,000	10,500	304,500
		Total:-	275,500		290,000		304,500

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 18-02-2019.

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 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.

ITEM 18

APPROVAL OF QUOTATION

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

Requirement:

To consider procurement of 25 x bundles of barbed wire for protection of parking addas after removal of encroachment as requested by Incharge Enforcement Branch, 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".

Legal Provision

Budget Provision exists under head A-5 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 Amir Sons G.O.S Peshawar	M/s Ajmiri Traders Contractor Peshawar	M/s Aftab & Co. contractor, Peshawar

		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Barbed wire	25 bundles	5500	137,500	6200	155,000	6850	171,250
		Total:-	137,500		155,000		171,250

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 18-02-2019.

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 offered by M/s Amir Sons as mentioned in column 3 of the agenda side.

ITEM 19

CORRIGENDUM

Reference: CBR No. 26 dated 31-1-2019

Requirement:

To consider correction of rates in CBR under reference. As per CBR under reference the rates of M/s Glow Pak International was erroneously mentioned as Rs. 26,60,000/- while the correct figure as mentioned in tender document is Rs. 29,60,500/-, thus need correction.

Point to be considered:

Whether to approve the correction or otherwise?

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

RESOLUTION

The Board considered and approved the correction as mentioned on agenda side.

ITEM 20

APPROVAL OF QUOTATION

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

Requirement:

To consider procurement & installation of 480 sft tensile shed with vertical pillars dia 8" SWG 14, dia 6" SWG 16, dia 2" SWG 16 top frame dia 3" SWG 16, dia 2" SWG 16 for CB Office 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".

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 Razmak Industries Peshawar		M/s Hazrat Bilal Contractor Peshawar		M/s 14 Star Traders contractor, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Provision of tensile shed with vertical pillars dia 8" SWG 14, dia 6" SWG 16, dia 2" SWG 16 top frame dia 3" SWG 16, dia 2" SWG 16	480 sft	810	388,800/-	835	400,800/-	862	413,760/-
		Total:-	388,800		400,800		413,760

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 18-02-2019.

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 offered by M/s Razmak Industries as mentioned in column 3 of the agenda side.

ITEM 21

APPROVAL OF QUOTATION

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

Requirement

To consider procurement of the following items for water Purification Plants Cantt area, 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:-

S.No	Description	Qty	M/S Hazrat Bilal contractor, Peshawar.		M/S Amir Sons G.O.S Peshawar.		M/S Wajidullah & Sons G.O.S, Peshawar.	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	Cartridge Jamboo size	85 Nos	3200	Rs.272,000-	3500	Rs.297,500-	3520	Rs. 299,200-
2.	U.V Lamp	15 Nos	7500	Rs.112,500-	7650	Rs.114,750-	7654	Rs. 114,810-
3.	Acid	150 btl	400	Rs.60,000-	420	Rs.63,000-	422	Rs. 63,300-
4.	Wiper	40 Nos	500	Rs.20,000-	550	Rs.22,000-	555	Rs. 22,200-
			Total	Rs.464,500-		Rs.497,250-		Rs. 499,510-

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 18-02-2019.

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 offered by M/s Hazrat Bilal Contractor as mentioned in column 4 of the agenda side.

PROCEEDING OF COMMITTEE
ITEM 22**PROCEEDINGS OF BAZAR COMMITTEE****Requirement:**

To consider and approve proceedings of Bazar Committee meeting of Cantonment Board, Peshawar held on 20th Feb 2019 in respect of the following cases: -

Legal Provision:

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

43-A.-(1) Every Board constituted under section 13A in a Class I Cantonment or Class II Cantonment shall appoint a committee consisting of the elected members of the Board, the Health Officer and the Executive Engineer for the administration of such areas in the cantonment as the Central Government may, by notification in the official Gazette, declare to bazar areas, and may delegate its powers and duties to such committee in the manner provided in clause (e) of sub-section (1) of section 44.

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

Proceedings of Bazar Committee:

Sr. No	Case	Property Location	Status	Proposed Charges	Recommendation
1.	Mutation / Transfer & Lease Renewal	<u>SHOP NO. GF-17(34) (GROUND FLOOR) OUT OF SURVEY NO. 542/80-F, SITUATED AT PIR ALAM MARKET, TIPU SULTAN ROAD, PESHAWAR CANTONMENT.</u>	Sch: VIII of the CLA Rules, 1937 for commercial purpose	Paid Rs. 4,58,474/- vide Receipt No. 15/104, dated 27-12-2006, No. 99/874, dated 13-04-2006, No. 79/45, dated 15-05-2008 & CBP-2018/19-I-	The Committee considered and recommended the Mutation / Transfer & Lease Renewal of Shop No. G.F-17(34) (Ground Floor) Out of Survey No. 542/80-F, situated at Pir Alam Market, Tipu Sultan Road, Peshawar Cantonment in favour of M/S Abdul Sattar Khan S/o Saeed Gul & Derwish Khan S/o

				9796, dated 24-01-2019.	Sahib Gul for Board's approval.
2.	Mutation / Transfer	<u>PLOT NO. C, COMPRISING SURVEY NO. 576-E/1-PART/C, JINNAH LANE, SADDAR ROAD, PESHAWAR CANTONMENT.</u>	Lease in Sch: VIII of the CLA Rules, 1937	TIP tax amounting to Rs. 1,39,011/- has been paid vide Bank Challan No. CBP-2018/19-I-1869, dated 16-10-2018.	The Committee considered and recommended the Mutation / Transfer of Plot No. C, Survey No. 576-E/1-Part/C, situated at Jinnah Lane, Saddar Road, Peshawar Cantonment in favour of Mr. Adnan Sattar S/o Abdul Sattar for Board's approval.
3.	Mutation / Transfer	<u>AN AREA MEASURING 1135.6 OUT OF PROPERTY NO. 3/2, COMPRISING SURVEY NO. 576/3/B-2, SITUATED AT JINNAH LANE SADDAR ROAD, PESHAWAR CANTONMENT.</u>	Lease in Sch: IX-C of the CLA Rules, 1937.	Paid TIP Tax amounting to Rs. 1,73,542/- vide Bank Challan No. GC-56324 & GC-60196, dated 09-02-2015 & 03-03-2015.	The Committee considered and recommended the Mutation / Transfer of an area measuring 1135.6 i.e 4.175 Marlas out of Property No. 3/2, comprising Svy No. 576/3/B-2, situated at Jinnah Lane Saddar Road, Peshawar Cantonment in favour of M/S Murad Ali & Usman Ali S/o Haji Gul for Board's approval.
4.	Conversion	<u>HOUSE NO. 1221 COMPRISING SURVEY NO. 542/1446, SITUATED AT GHALIB STREET, PESHAWAR CANTONMENT.</u>	Old Grant	Not applicable	The Committee considered and recommended for Board's approval the Conversion of old grant rights into regular lease for Residential purpose in respect of House No. 1221, Comprising Survey No. 542/1446, Ghalib Street, Peshawar Cantonment as per Old Grant Policy 2007 for approval/sanction.
5.	Mutation / Transfer	<u>ROOM NO. 230(2nd FLOOR) OUT OF PROPERTY COMPRISING SURVEY NO. 410/B-I, 410/B-I(B)</u>	Schedule - VIII (Commercial-II-Building)	Paid TIP Tax Rs. 1,00,621/- vide Bank Challan No. GC-321902,	The Committee considered and recommended the Mutation/Transfer of Room No. 230(2 nd Floor) out of property comprising Survey No. 410/B-I, 410/B-I(B) &

		<u>& 410/B-I(C), KHYBER BAZAR KNOWN AS PAK MEDICAL CENTRE, PESHAWAR CANTONMENT.</u>		dated 20-04-2018.	410/B-I(C), Khyber Bazar, Peshawar Cantonment in favour of Mr. Islam Gul S/o Niaz Gul for Board's approval.
6.		<u>SHOP NO. F.F-18 (FIRST FLOOR), OUT OF COMPRISING SURVEY NO. 542/3/A, FALAK SAIR PLAZA SADDAR ROAD, PESHAWAR CANTONMENT.</u>	Sch: X (Modified) of the CLA Rules, 1937 for commercial purpose	Paid Rs. 83,826/- vide Bank Challan No. 6470, dated 06-03-2013 & Rs. 1881 , on account of Balance amount of TIP Tax vide Bank Callan No. CBP-2018/19-I-8099, dated 26-12-2018.	The Committee considered and recommended the Mutation / Transfer of Shop No. F.F-18 (1 st Floor) Out of Survey No. 542/3/A, situated at Falak Sair Plaza, Saddar Road, Peshawar Cantonment in favour of Mr. Zia Ullah Khan S/o Ahamd Ullah Khan for Board's approval.
7.	Conversion	<u>HOUSE NO. 34/A-7 (NEW NO. 66) (OLD NO. 34/A-12), OUT OF SURVEY NO. 581, SITUATED AT ARBAB ROAD, PESHAWAR CANTONMENT.</u>	Old Grant	Not applicable	The Committee considered and recommended for Board's approval the Conversion of old grant rights into regular lease for Residential purpose in respect of House No. 34/A-7 (New No. 66) (Old No. 34/A-12) out of Survey No. 581, Arbab Road, Peshawar Cantonment as per Old Grant Policy 2007 for approval/sanction.
8	Conversion	<u>PROPERTY NO. 171, SURVEY NO. 542/204, SITUATED AT SUNEHRI MASJID ROAD, PESHAWAR CANTONMENT.</u>	Old Grant	Not applicable	The Committee considered and recommended for Board's approval the Conversion of old grant rights into regular lease for Commercial purpose in respect of Property No. 171, Survey No. 542/204, situated at Sunehri Masjid Road, Peshawar Cantonment as per Old Grant Policy 2007 for approval/sanction.

9	Lease Renewal	<u>SHOP NOS. 01 TO 21 (BASEMENT TO TOP FLOOR) COMPRISING SURVEY NO. 407/1 SITUATED AT OUTSIDE BAJORI GATE, PESHAWAR CANTONMENT.</u>	Schedule VIII (Commercial-II Building)	Not applicable	The Committee considered and recommended the Lease Renewal of Shop Nos. 1 to 21, (Basement to Top Floor), comprising Survey No. 407/1 situated at Outside Bajori Gate, Peshawar Cantonment in favour of M/S Mst. Hamtunzari, Zubair Khan, (Rizwan Ullah himself and being guardian of Uzair Khan, Faizan Ullah, Mst. Sobia, Mst. Summya), Mst. Zainab, Mst. Fatima, Mst. Fahmida, Mst. Khudeeja and Mst. Hamtunzari for Board's approval.
10	Mutation / Transfer & Conversion	<u>SHOP NO. 07 (1/2 SHARE) COMPRISING SURVEY NO. 542/50, SITUATED AT LIQUAT BAZAAR, PESHAWAR CANTONMENT.</u>	Old Grant	Not applicable	The Committee considered and recommended the following for Board's approval: - i. Mutation/transfer of Shop No. 07 (1/2 Share) comprising Survey No. 542/50 situated at Liaquat Bazaar, Peshawar Cantt in favour of M/S Fakhar Zaman & Muhammad Arshad Ss/o Dara Shah. ii. Conversion of old grant rights into regular lease for Commercial purpose in respect of Shop No. 07 (1/2 Share) comprising Survey No. 542/50 situated at Liaquat Bazaar, Peshawar Cantt as per Old Grant Policy 2007 for approval/sanction.

11	Conversion	<u>HOUSE NO. 33/4,</u> <u>SURVEY NO.</u> <u>542/80, SITUATED</u> <u>AT BABU</u> <u>MOHALLAH,TIP</u> <u>U SULTAN</u> <u>ROAD,</u> <u>PESHAWAR</u> <u>CANTONMENT.</u>	Old Grant	Not applicable	The Committee considered and recommended for Board' approval the Conversion of old grant rights into regular lease for Residential purpose in respect of House No. 33/4 Survey No. 542/80, situated at Babu Mohallah Tipu Sultan Road, Peshawar Cantonment as per Old Grant Policy 2007 for approval/sanction.
12	Mutation / Transfer & Renewal of Lease	<u>HOUSE NO. 212/3</u> <u>(1/3 SHARE)</u> <u>COMPRISING</u> <u>SURVEY NO.</u> <u>542/1673(3),</u> <u>SITUATED AT</u> <u>SUNEHRI</u> <u>MASJID ROAD,</u> <u>PESHAWAR</u> <u>CANTONMENT.</u>		T.I.P Tax Rs. 1,02,302/- paid vide Bank Challan No. 470 dated 20-09-2011.	The Committee considered and recommended the Mutation/Transfer & Lease Renewal of House No. 212/3 (1/3 share) comprising Survey No. 542/1673(3) situated at Sunehri Masjid Road, Peshawar Cantt in favour of Mr. Abdul Shakeel S/o Abdul Jalil for Board's approval.
13	Mutation / Transfer & Conversion	<u>PROPERTY NO.</u> <u>1/1, COMPRISING</u> <u>SURVEY NO.</u> <u>542/7, SITUATED</u> <u>AT LIAQUAT</u> <u>BAZAR,</u> <u>PESHAWAR</u> <u>CANTONMENT.</u>	Old Grant	TIP Tax Rs. 69,148/- paid vide Bank Challan No. CBP-2018-19/I-10416 dated 04-02-2019.	The Committee considered and recommended the following for Board's approval: - i. Mutation / transfer of Property No. 1/1, Comprising Survey No. 542/7, situated at Liaquat Bazaar, Peshawar Cantonment in favour of M/S Fazal-ur-Rehman, Muhammad Hafeez-ur-Rehman, Lateef-ur-Rehman. ii. Conversion of old grant rights into regular lease for Commercial purpose in respect of Property No. 1/1, Comprising Survey No. 542/7, situated at Liaquat Bazaar, Peshawar Cantonment as per Old Grant Policy 2007 for

					approval/sanction.
14	Conversion	<u>HOUSE NO.</u> <u>CB-6/G-5/F-1-A-</u> <u>5/34/L</u> <u>COMPRISING</u> <u>SURVEY NO. 581-</u> <u>PART, SITUATED</u> <u>AT SADDAR</u> <u>LANE,</u> <u>PESHAWAR</u> <u>CANTONMENT.</u>	Old Grant	Not applicable	The Committee considered and recommended for Board' approval the Conversion of old grant rights into regular lease for Residential purpose in respect of House No. CB-6/G 5/F-1-A-5/34/L comprising Survey No. 581-Part situated at Saddar Lane, Peshawa Cantonment as per Old Grant Policy 2007 for approval/sanction.
15	Lease Renewal	<u>PROPERTY</u> <u>COMPRISING</u> <u>SURVEY NO.</u> <u>542/1558(1)</u> <u>SITUATED AT</u> <u>SUNEHRI</u> <u>MASJID ROAD,</u> <u>PESHAWAR</u> <u>CANTONMENT.</u>		Not applicable	The Committee considered and recommended the Lease Renewal for 3rd & last terms of Property Comprising Survey No. 542/1558(1), situated at Sunehri Masjid Road, Peshawar Cantonment for Board's approval.

RESOLUTION

The Board considered and approved the recommendations of the Bazar Committee meeting held on 20th Feb, 2019 in respect of 15 x cases above.

<u>ENGINEERING BRANCH</u>

ITEM 23**REGISTRATION/ENLISTMENT OF FIRM - M/S MIC BUILDERS (PRIVATE) LIMITED**

Reference: Application dated 08-01-2019.

Requirement

To consider application under reference submitted by M/s MIC Builders (Private) Limited for registration/enlistment as approved contractor in PEC's Category C2/E for participating in tendering process of development works.

History of the case

M/s MIC Builders (Private) Limited is registered firm with the Pakistan Engineering Council in Category C2/E of financial limit of Rs. 1000 million under License No. 2210 and worked in different Govt & Semi Govt Deptts and completed several projects.

Points to be considered

Whether to approve the registration / enlistment of M/s MIC Builders (Private) Limited as CBP approved Contractor for participating in tendering process of development works on payment of usual registration fee or otherwise?

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

RESOLUTION

The Board considered and approved the registration/enlistment of M/s MIC Builders (Private) Limited as CBP approved Contractor for participating in tendering process of development works on payment of usual registration fee.

ITEM 24**INSTALLATION OF 2 x ELEVATORS & 1 x ESCALATOR AT CB COMMERCIAL BUILDING NAMED "CANTT MALL" SITUATED AT SADDAR ROAD/FAKHR-E-ALAM ROAD, PESHAWAR CANTONMENT****Requirement**

To consider the revised cost amounting to Rs. 18.00 (M) for installation of 2 x elevators & 1 x escalator at CB Commercial Building named "Cantt Mall" situated at Saddar Road / Fakhr-e-Alam Road, Peshawar Cantonment.

History of the case

A revised estimate amounting to Rs.307.910 (M) for construction of Commercial Building named "Cantt Mall" situated at Saddar Road / Fakhr-e-Alam Road was approved by the Competent Financial Authority vide ML&C Deptt: letter No. 26/3/F&B/ML&C/2011, dated 22-3-2018.

The construction work has already been completed at site before June, 2018 and only installation of 2 x elevators & 1 x escalator is remaining for which a lump sum amount of Rs. 12.00 (M) was initially proposed in the year 2014 and carried over the same in the revised estimates being the contractor has agreed to install the lifts and escalator and the same was approved by the CFA in the Budget Estimates for the year 2018-19 vide letter No. 20/177/BE/18-19/Psc/DPR, dated 7-6-2018.

Since the civil work of the building was completed before June, 2018 but due to non-availability of electricity / transformers the lifts & escalator were not installed on that time. Now the electricity / transformers have been supplied by the WAPDA authorities vide gate pass No. 755 dated 15-02-2019 and installation of poles and wires in progress at site.

The specifications and estimated cost of lifts and escalator were obtained from different companies which are exceeding 6.00 (M) from the allocated amount i-e Rs. 12.00 (M) for the appliances.

The lifts and escalator are the essential items of the project and the same are based on the dollars rates being imported items.

Legal Provision

The items are essential to install as at the time of auction the same were published in the newspaper.

The additional amount of Rs. 6.00 (M) will be met out from land premium fund account for the year 2018-19.

Points to be considered

Whether to approve the revised cost from Rs. 12.00 (M) to Rs. 18.00 (M) of appliances i.e. for installation of 2 x elevators & 1 x escalator at CB Commercial Building named "Cantt Mall" situated at Saddar Road / Fakhr-e-Alam Road, Peshawar Cantonment or otherwise?

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

RESOLUTION

The Board considered and approved the revised cost from Rs. 12.00 (M) to Rs. 18.00 (M) of appliances i.e. for installation of 2 x elevators & 1 x escalator at CB Commercial Building named "Cantt Mall" situated at Saddar Road / Fakhr-e-Alam Road, Peshawar Cantonment.

ITEM 25

APPROVAL OF M&R ESTIMATES

Requirement

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

Legal Provision

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

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

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

Detail of M/R Estimates

Sr.	Detail of specification, quantity, status of work to be executed	Justification of its demand, date of last repair/execution, and state/purpose of requirement	Input/recommendations by ward member (concerned)	Amount (Rs.)	Relevant head of Budget Estimates
1	Repair of Footpath near Army	The visit of DG ML&C is scheduled	Official requirements	0.230 (M)	D-2(f)

	Selection Centre on Sahibzad Gul Road, Peshawar Cantt.	shortly, therefore, damaged portion of footpath is required urgent repair.			
2	Repair of Footpath both sides from Shaheen Chowk to Army CP at Khyber Road, Peshawar Cantt.	-do-	-do-	0.410 (M)	D-2(f)
3	Provision of GI 2" (50mm) dia water supply line from Saddar Road to CB Flats at Main Johar Street, Saddar, Peshawar Cantt	During the rehabilitation of drain in the street, the existing water supply line exposed as very rusty, hence need to be replaced	Recommended by Vice President during his site visit with the concerned Cantt Overseer	0.120 (M)	D-2(d)
4	M/R works in Masjid at CB Office	-	Official requirements	0.332 (M)	D-2(a)
5	M/R of Legal Advisor's Office in CB Office at Jalil Road	Official requirements	-	0.182 (M)	D-2(a)

Point(s) to be considered

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

RESOLUTION

The Board considered and approved 5 x M/R estimates as mentioned on agenda side.

ITEM 26

COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 85, SURVEY NO. 93-A/85, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

Requirement

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 85, Survey No. 93-A/85, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115(85)
Name of Lessees	Mst. Waheeda Jaffar & Mst. Muzzayan Ali Wd & D/o Muhammad Jaffar (Late)
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	6-6-2079
Classification of Land	B-3

Total area of Plot	604.44 Sq. Yds. (5439.96 Sft.)		
Covered area	5010.42 Sft.		
Description of floors	Ground Floor	=	3154.96 Sft.
	First Floor	=	1855.46 Sft.
	Total	=	5010.42 Sft.
Excess area	Ground Floor	=	874.96 Sft.
	First Floor	=	175.46 Sft.
	Total	=	1050.42 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			
	• Cost of construction per sft	=	Rs. 2,000/-
Major Deviation			
	a. Total minor deviated covered area	=	438.31 Sft.
	b. Total cost of construction	=	Rs.8,76,620/-
	c. Composition fee @ 5%	=	Rs.43,831/-
Major Deviation			
	a. Total major deviated covered area	=	1634.08 Sft.
	b. Total cost of construction	=	Rs.32,68,160/-
	c. Composition fee @ 10%	=	Rs.3,26,816/-
	Total Composition Fee	=	Rs.3,70,647/-
	Rebate @ 80% as per CBR No. 17, dated 24-5-2018	=	Rs.2,96,518/-
	Net payable composition fee	=	Rs.74,129/-

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 29 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 lessees.

Point(s) to be considered:

Whether to approve the regularization building plans in respect of Plot No. 85, Survey No. 93-A/85, DOC, Khyber Road, Peshawar Cantt submitted by the lessees or otherwise?

RESOLUTION

The Board considered and approved the regularization of building plans in respect of Plot No. 85, Survey No. 93-A/85, DOC, Khyber Road, Peshawar Cantt subject to payment of composition fee @ 74,129/- (80% rebate granted).

ITEM 27**COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. D, SURVEY NO. 576-E/1-PART, JINNAH LANE, PESHAWAR CANTONMENT****Requirement**

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. D, Survey No. 576-E/1-Part, Jinnah Lane, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	5/46(E-I)(Plot:D)
Name of Lessee	Mr. Abdul Sattar S/o Inayat Ullah Sheikh
Nature of Lease	Residential
Schedule of Lease	VIII
Expiry of Lease	29-10-2029
Classification of Land	B-3
Total area of Plot	137.00 Sq. Yds. (1233.00 Sft.)
Covered area	3534.00 Sft.
Description of floors	Basement = 1233.00 Sft. Ground Floor = 1082.00 Sft. First Floor = 1108.00 Sft. Mumty = 111.00 Sft. Total = 3534.00 Sft.
Excess area	Basement = 520.00 Sft. Ground Floor = 177.78 Sft. First Floor = 203.78 Sft. Mumty = 8.00 Sft. Total = 909.56 Sft.
Area	Inside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2,000/-
Major Deviation	
a. Total minor deviated covered area	= 125.00 Sft.
b. Total cost of construction	= Rs.2,50,000/-
c. Composition fee @ 5%	= Rs.12,500/-
Major Deviation	
a. Total major deviated covered area	= 878.00 Sft.
b. Total cost of construction	= Rs.17,56,000/-
c. Composition fee @ 10%	= Rs.1,75,600/-
Total Composition Fee	= Rs.1,88,100/-
Rebate @ 20% as per CBR No. 17, dated 24-5-2018	= Rs.37,620/-
Net payable composition fee	= Rs.1,50,480/-

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 02 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 lessee.

Point(s) to be considered:

Whether to approve the regularization building plans in respect of Plot No. D, Survey No. 576-E/1-Part, Jinnah Lane, Peshawar Cantt submitted by the lessee or otherwise?

RESOLUTION

The Board considered and approved the regularization of building plans in respect of Plot No. D, Survey No. 576-E/1-Part, Jinnah Lane, Peshawar Cantt subject to payment of composition fee @ 150,480/- (20% rebate granted).

ITEM 28

COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 92, SURVEY NO. 93-A/92, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

Requirement

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 92, Survey No. 93-A/92, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115(92)
Name of Lessee	Mr. Aamir Mushtaq S/o Mushtaq Ahmed
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	30-6-2079
Classification of Land	B-3
Total area of Plot	611.55 Sq. Yds. (5503.95 Sft.)
Covered area	4612.82 Sft.
Description of floors	Ground Floor = 3237.02 Sft. First Floor = 1375.80 Sft. Total = 4612.82 Sft.

Excess area	Ground Floor	=	227.02 Sft.
	First Floor	=	125.80 Sft.
	Total	=	352.82 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			
	• Cost of construction per sft	=	Rs. 2,000/-
Major Deviation			
	a. Total minor deviated covered area	=	15.31 Sft.
	b. Total cost of construction	=	Rs.30,620/-
	c. Composition fee @ 5%	=	Rs.1,531/-
Major Deviation			
	a. Total major deviated covered area	=	445.39 Sft.
	b. Total cost of construction	=	Rs.8,90,780/-
	c. Composition fee @ 10%	=	Rs.89,078/-
	Total Composition Fee	=	Rs.90,609/-
	Rebate @ 100% as per CBR No. 17, dated 24-5-2018	=	Rs.90,609/-
	Net payable composition fee	=	Rs.NIL

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 100% 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. 92, Survey No. 93-A/92, DOC, Khyber Road, Peshawar Cantt submitted by the lessee or otherwise?

RESOLUTION

The Board considered and approved the regularization of building plans in respect of Plot No. 92, Survey No. 93-A/92, DOC, Khyber Road, Peshawar Cantt (100% rebate granted).

ITEM 29

PROCEEDINGS OF BUILDING COMMITTEE

Requirement

To consider and approve proceedings of Building Committee meeting of Cantonment Board, Peshawar held on 20th February, 2019 as under:-

Legal Provision

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

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

Proceeding of the Building Committee

1. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF HOUSE NO. CB-26/14/86/I, COMPRISING SURVEY NO. 567/86/I, SADDAR LANE (AMIN JAN LANE), PESHAWAR CANTONMENT

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in House No. CB-26/14/86/I, Survey No. 567/86/I, Saddar Lane (Amin Jan Lane), Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	CP-567/CB-26/197/86/96-I
Name of Lessees	M/s Mst. Badar Bukhari, Syed Muhammad Imran Bukhari, Mst. Rabia Bukhari Wd/S/D of Syed Muhammad Aqil Bukhari through Attorney Syed Muhammad Aamir Bukhari and M/s Syeda Farzana Bukhari, Syed Muhammad Asim Bukhari, Syed Aamir Bukhari, Syed Muhammad Arshid Bukhari, Syed Muhammad Rashid Bukhari Wd/Ss of Syed Abdul Manan Bukhari
Nature of Lease	Residential
Schedule of Lease	IX-C
Expiry of Lease	4-12-2108
Classification of Land	B-3
Total area of Plot	291.34 Sq. Yds. (2622.00 Sft.)
Covered area	2985.86 Sft.
Description of floors	Ground Floor = 1781.44 Sft. Mezzanine Floor = 183.56 Sft. First Floor = 1020.86 Sft. Total = 2985.86 Sft.
Excess area	Ground Floor = 1781.44 Sft. Mezzanine Floor = 183.56 Sft. First Floor = 1020.86 Sft. Total = 2985.86 Sft.
Area	Inside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2,000/-

Major Deviation		
d. Total major deviated covered area	=	2985.86 Sft.
e. Total cost of construction = (2985.86 x 2000/-)	=	Rs.59,71,720/-
f. Composition fee @ 10%	=	Rs.5,97,172/-
Rebate @ 100% as per CBR No. 17, dated 24-5-2018	=	Rs.5,97,172/-
Net payable composition fee	=	Rs. Nil.

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 before partition which come under 100% rebate category.

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

2. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 4, SURVEY NO. 729/4, JAN SHER KHAN STREET, MALL ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 4, Survey No. 729/4, Jan Sher Khan Street, Mall Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)		
File No.	5/161 (Plot No.4)	
Name of Lessee	Mr. Muhammad Shoaib S/o Zair Ullah	
Nature of Lease	Residential	
Schedule of Lease	VIII	
Expiry of Lease	10-03-2047	
Classification of Land	B-3	
Total area of Plot	500.00 Sq. Yds. (4500.00 Sft.)	
Covered area	6604.04 Sft.	
Description of floors	Basement	= 1905.99 Sft.
	Ground Floor	= 2731.29 Sft.
	First Floor	= 1848.93 Sft.
	Mumty	= 117.83 Sft.
	Total	= 6604.04 Sft.
Excess area	Basement	= 31.99 Sft.
	Ground Floor	= 546.19 Sft.
	First Floor	= 397.64 Sft.

	Mumty	=	37.26 Sft.
	Total	=	1013.08 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			
	• Cost of construction per sft	=	Rs. 2,000/-
Minor Deviation			
	a. Total minor deviated covered area	=	325.00 Sft.
	b. Total cost of construction = (325.00 x 2000/-)	=	Rs.6,50,000/-
	c. Composition fee @ 5%	=	Rs.32,500/-
Major Deviation			
	a. Total major deviated covered area	=	1510.04 Sft.
	b. Total cost of construction = (1510.04 x 2000/-)	=	Rs.30,20,080/-
	c. Composition fee @ 10%	=	Rs.3,02,008/-
	Total composition fee	=	Rs.3,34,508/-
	Rebate @ 20% as per CBR No. 17, dated 24-5-2018	=	Rs.66,902/-
	Net payable composition fee	=	Rs.2,67,606/-

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 31-12-2018 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 within 05 years 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 lessee.

3. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 34, SURVEY NO. 93-A/34, DOC KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 34, Survey No. 93-A/34, DOC Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115 (34)
Name of Lessee	Mst. Shahina Zahoor W/o Muhammad Zahoor Sethi
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	20-9-2070
Classification of Land	B-3

Total area of Plot	500.00 Sq. Yds. (4500.00 Sft.)		
Covered area	5040.00 Sft.		
Description of floors	Basement	=	3055.00 Sft.
	Ground Floor	=	1985.00 Sft.
	Total	=	5040.00 Sft.
Excess area	Basement	=	222.00 Sft.
	Ground Floor	=	547.00 Sft.
	Total	=	769.00 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			
• Cost of construction per sft	=		Rs. 2,000/-
Minor Deviation			
a. Total minor deviated covered area	=		124.00 Sft.
b. Total cost of construction = (124.00 x 2000/-)	=		Rs.2,48,000/-
c. Composition fee @ 5%	=		Rs.12,400/-
Major Deviation			
a. Total major deviated covered area	=		885.00 Sft.
b. Total cost of construction = (885.00 x 2000/-)	=		Rs.17,70,000/-
c. Composition fee @ 10%	=		Rs. 1,77,000/-
Total composition fee	=		Rs.1,89,400/-
Rebate @ 40% as per CBR No. 17, dated 24-5-2018	=		Rs. 75,760/-
Net payable composition fee	=		Rs.1,13,640/-

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 31-12-2018 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 13 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.

4. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 34-A, SURVEY NO. 93-A/34-A, DOC KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 34-A, Survey No. 93-A/34-A, DOC Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)

File No.	32/115 (34-A)		
Name of Lessee	Mst. Aniqā Yasmeen W/o Muhammad Irfan Sethi		
Nature of Lease	Residential		
Schedule of Lease	IX-A		
Expiry of Lease	20-9-2070		
Classification of Land	B-3		
Total area of Plot	500.00 Sq. Yds. (4500.00 Sft.)		
Covered area	4298.75 Sft.		
Description of floors	Basement	=	539.75 Sft.
	Ground Floor	=	2458.00 Sft.
	First Floor	=	1301.00 Sft.
	Total	=	4298.75 Sft.
Excess area	Basement	=	86.00 Sft.
	Ground Floor	=	143.25 Sft. (-)
	First Floor	=	97.00 Sft. (-)
	Total	=	86.00 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			
	• Cost of construction per sft	=	Rs. 2,000/-
Minor Deviation			
	a. Total minor deviated covered area	=	40.00 Sft.
	b. Total cost of construction = (40.00 x 2000/-)	=	Rs.80,000/-
	c. Composition fee @ 5%	=	Rs.4,000/-
Major Deviation			
	a. Total major deviated covered area	=	243.00 Sft.
	b. Total cost of construction = (243.00 x 2000/-)	=	Rs.4,86,000/-
	c. Composition fee @ 10%	=	Rs.48,600/-
	Total composition fee	=	Rs.52,600/-
	Rebate @ 60% as per CBR No. 17, dated 24-5-2018	=	Rs.31,560/-
	Net payable composition fee	=	Rs.21,040/-

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 31-12-2018 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 19 years back which come under 60% rebate category.

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

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

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Property No. 122, 123 & 124 (1/2 Share), Survey No. 542/162, 542/163 & 542/164 (1/2 Share), Liaqat Street No. 4, Saddar, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	6/1238-Pt-II
Name of Lessee	Mr. Ashiq Khan S/o Abdul Jabbar Khan (as per sale deed)
Nature of Lease	Residential
Schedule of Lease	IX-C
Expiry of Lease	30-12-2103
Classification of Land	B-3
Total area of Plot	19.444 Sq. Yds. (175.00 Sft.)
Covered area	350.00 Sft.
Description of floors	Ground Floor = 175.00 Sft. First Floor = 175.00 Sft. Total = 350.00 Sft.
Excess area	Ground Floor = 175.00 Sft. First Floor = 175.00 Sft. Total = 350.00 Sft.
Area	Inside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2,000/-
Major Deviation	
a. Total major deviated covered area	= 350.00 Sft.
b. Total cost of construction = (350.00 x 2000/-)	= Rs.7,00,000/-
c. Composition fee @ 10%	= Rs.70,000/-
Rebate @ 100% as per CBR No. 17, dated 24-5-2018	= Rs.70,000/-
Net payable composition fee	= Rs. Nil.

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 before partition which come under 100% rebate category.

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

6. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 6, SURVEY NO. 29-A/6, DOC, SHAMI ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 6, Survey No. 29-A/6, DOC, Shami Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	5/214
Name of Lessees	Dr. Shakeel Ahmed and Mst. Khair-un-Nisa
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	27-4-2057
Classification of Land	B-3
Total area of Plot	1500.00 Sq. Yds. (13500.00 Sft)
Covered area	6440.68 Sft.
Description of floors	Ground Floor = 5908.41 Sft First Floor = 532.27 Sft Total = 6440.68 Sft.
Excess area	Ground Floor = 1275.41 Sft. First Floor = 532.27 Sft. Total = 1807.68 Sft.
Area	Outside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2,000/-
Minor Deviation	
a. Total minor deviated covered area	= 97.43 Sft.
b. Total cost of construction = (97.43 x 2000/-)	= Rs.1,94,860/-
c. Composition fee @ 5%	= Rs.9,743/-
Major Deviation	
a. Total major deviated covered area	= 2302.80 Sft.
b. Total cost of construction = (2302.80 x 2000/-)	= Rs.46,05,600 /-
c. Composition fee @ 10%	= Rs. 4,60,560/-
Total composition fee	= Rs.4,70,303/-
Rebate @ 100% as per CBR No. 17, dated 24-5-2018	= Rs. 4,70,303/-
Net payable composition fee	= Rs. Nil.

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 above 39 years back which come under 100% rebate category.

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

7. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 224, SURVEY NO. 16,16-A, DOC, SHAMI ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 224, Survey No. 16, 16-A, DOC, Shami Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/126 (224)
Name of Lessee	Mr. Muhammad Ikram Ullah through Mr. Muhammad Tariq (Attorney Holder)
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	28-08-2092
Classification of Land	B-3
Total area of Plot	800.00 Sq. Yds. (7200.00 Sft.)
Covered area	11389.23 Sft.
Description of floors	Basement = 3224.23 Sft. Ground Floor = 4505.00 Sft. First Floor = 3502.00 Sft. Mumty = 158.00 Sft. Total = 11389.23 Sft.
Excess area	Basement = 1262.23 Sft. Ground Floor = 589.00 Sft. First Floor = 208.00 Sft. (-) Mumty = 158.00 Sft. Total = 1801.23 Sft.
Area	Outside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of construction per sft	= Rs. 2,000/-
Minor Deviation	
a. Total minor deviated covered area	= 922.00 Sft.
b. Total cost of construction = (922.00 x 2000/-)	= Rs.18,44,000/-
c. Composition fee @ 5%	= Rs.92,200/-
Major Deviation	
a. Total major deviated covered area	= 1373.60 Sft.
b. Total cost of construction = (1373.60 x 2000/-)	= Rs.27,47,200/-

c. Composition fee @ 10%	=	Rs. 2,74,720/-
Total composition fee	=	Rs.3,66,920/-
Rebate @ 60% as per CBR No. 17, dated 24-5-2018	=	Rs. 2,20,152/-
Net payable composition fee	=	Rs.1,46,768/-

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 18 years back which come under 60% rebate category.

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

8. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 69, SURVEY NO. 93-A/69, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee regarding regularization of unauthorized construction carried out in Plot No. 69, Survey No. 93-A/69, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115 (69)
Name of Lessee	Mr. Khwaja Naseem Pervez S/o Khwaja Muhammad Akram
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	17-4-2083
Classification of Land	B-3
Total area of Plot	744.44 Sq. Yds. (6699.96 Sft.)
Covered area	5749.29 Sft.
Description of floors	Basement = 501.84 Sft. Ground Floor = 3513.45 Sft. First Floor = 1734.00 Sft. Total = 5749.29 Sft.
Excess area	Basement = 501.84 Sft. Ground Floor = 500.45 Sft. First Floor = 344.00 Sft. Total = 1346.29 Sft.
Area	Outside Bazar Area
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	

• Cost of construction per sft	=	Rs. 2,000/-
Minor Deviation		
a. Total minor deviated covered area	=	138.65 Sft.
b. Total cost of construction = (138.65 x 2000/-)	=	Rs.2,77,300/-
c. Composition fee @ 5%	=	Rs.13,865/-
Major Deviation		
a. Total major deviated covered area	=	1207.64 Sft.
b. Total cost of construction = (1207.64 x 2000/-)	=	Rs.24,15,280/-
c. Composition fee @ 10%	=	Rs. 2,41,528/-
Total composition fee	=	Rs.2,55,393/-
Rebate @ 80% as per CBR No. 17, dated 24-5-2018	=	Rs. 2,04,315/-
Net payable composition fee	=	Rs.51,078/-

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 30 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 lessees.

9. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 38, SURVEY NO. 93-A/38, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 38, Survey No. 93-A/38, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115 (38)
Name of Lessees	M/s Muhammad Saqib Hussain & Muhammad Akif Hussain
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	26-6-2070
Classification of Land	B-3
Total area of Plot	1000.00 Sq. Yds. (9000.00 Sft.)
Covered area	6408.78 Sft.
Description of floors	Ground Floor = 3772.55 Sft.
	First Floor = 2636.23 Sft.

	Total	=	6408.78 Sft.
Excess area	Ground Floor	=	1629.05 Sft.
	First Floor	=	1412.73 Sft.
	Total	=	3041.78 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			

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 43 years back which come under 100% rebate category.

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

10. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF PLOT NO. 138, SURVEY NO. 88/138, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 138, Survey No. 88/138, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)			
File No.	32/115 (138)		
Name of Lessees	Mr. Muhammad Aslam & Mrs. Salma Aslam		
Nature of Lease	Residential		
Schedule of Lease	IX-A		
Expiry of Lease	9-3-2086		
Classification of Land	B-3		
Total area of Plot	619.30 Sq. Yds. (5573.70 Sft.)		
Covered area	6904.91 Sft.		
Description of floors	Basement	=	1111.85 Sft.
	Ground Floor	=	3114.95 Sft.
	First Floor	=	2678.11 Sft.
	Total	=	6904.91 Sft.
Excess area	Basement	=	815.73 Sft.
	Ground Floor	=	14.95 Sft.
	First Floor	=	278.11 Sft.
	Total	=	1108.79 Sft.
Area	Outside Bazar Area		
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE			
• Cost of construction per sft		=	Rs. 2,000/-

Minor Deviation		
a. Total minor deviated covered area	=	220.23 Sft.
b. Total cost of construction = (220.23 x 2000/-)	=	Rs.4,40,460/-
c. Composition fee @ 5%	=	Rs.22,623/-
Major Deviation		
a. Total major deviated covered area	=	1371.36 Sft.
b. Total cost of construction = (1371.36 x 2000/-)	=	Rs.27,42,720/-
c. Composition fee @ 10%	=	Rs. 2,74,272/-
Total composition fee	=	Rs. 2,96,295/-
Rebate @ 80% as per CBR No. 17, dated 24-5-2018	=	Rs. 2,37,036/-
Net payable composition fee	=	Rs. 59,259/-

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 25 years & 9 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.

11. COMPOSITION FEE/APPROVAL OF REGULARIZATION BUILDING PLAN IN RESPECT OF SHOP NO. 10, SURVEY NO. 407/A(10), AWAMI JOINT PLAZA, SHAH QABOOL AULIA ROAD, SHOBA BAZAR, PESHAWAR CANTONMENT

(COMMERCIAL)	
File No.	32/60 (Shop - 10)
Name of Lessee	Mr. Niaz Muhammad Khan S/o Shah Muhammad Khan (mutation is in process)
Nature of Lease	Commercial
Schedule of Lease	VIII
Expiry of Lease	23-7-2013 (renewal of lease is in process)
Classification of Land	B-3
Total area of Plot	16.74 Sq. Yds (150.625 Sft.) (as per GLR) & 18.00 Sq. Yds. (162.00 Sft.) (as per site)
Covered area	682.00 Sft.
Description of floors	Basement = 162.00 Sft. Ground Floor = 162.00 Sft. First Floor = 179.00 Sft. Second Floor = 179.00 Sft. Total = 682.00 Sft.

Excess area	Basement = 162.00 Sft. Ground Floor = 4.00 Sft. (-) First Floor = 7.00 Sft. (-) Second Floor = 7.00 Sft. (-) Total = 162.00 Sft.
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.
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of Land per sft	= Rs. 11888.00
• Cost of construction per sft	= Rs. 2500.00
Major Deviation	
a. Total major deviated covered area	= 162.00 Sft.
b. Total cost of construction	= Rs. 4,05,000/-
c. Composition fee @ 15% of the assessed cost	= Rs. 60,750/-
Detail of Cost of Land	
<u>Basement</u>	
a. Land area of major deviation	= 162.00 Sft.
b. Total cost of land	= Rs. 19,25,856/-
c. Cost of land @ 100%	= Rs. 19,25,856/-
d. Cost of land @ 15% of assessed cost	= Rs. 288,879/-
Total of composition fee	
(Cost of Construction + Cost of Land)	= Rs.349,629/-
<i>Authority :- CBRs No. 17, dated 24-5-2018 & 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 lessee.

RECOMMENDATIONS OF THE BUILDING COMMITTEE: Various cases of composition fee / approval of regularization building plan were discussed in the meeting of Building Committee, unanimously agreed upon and decided that all such cases of regularization of deviations in building plan which fall under the amnesty scheme do not warrant any discussion by Building Committee and need not to be included in the agenda points. Hence, the cases as mentioned on agenda side from S. No. 1 to 11 be placed before the Board for decision.

It is recommended that all cases of the said nature be referred directly to Cantt Board Ordinary Meeting for decision as a package.

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

RESOLUTION

The Board considered and approved the regularization of building plans subject to payment of composition fee as calculated in each case from serial No.1 to serial No. 11 of the agenda side keeping in view the percentage slab s under: -

the regularization of recommendations of Building Committee meeting held on 20th February 2019 in respect of 11 x cases above.

(Rana Khawar Iftikhar)
Cantonment Executive Officer,
Peshawar Cantonment

Brigadier
Moazzam Ali Chatha
President, Cantt Board Peshawar

PESHAWAR CANTONMENT - THURSDAY THE 28TH FEBRUARY 2019