

PROCEEDINGS
Ordinary Board Meeting
Cantonment Board Peshawar
24th May, 2018

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ORDINARY MEETING
CANTONMENT BOARD PESHAWAR
24th May, 2018

PRESENT:

- (1) **Brigadier Muhammad Ghulam Hassan,**
Station Commander, Peshawar Cantonment President
- (2) **Mr. Muhammad Waris** Vice President
- (3) **Lt. Col Mirza Kashif Baig,**
AA&QMGMember
- (4) **Lt Col Fazle Qadir Mirza**
AQ (Gar)Member
- (5) **Lt Col Sami Zaman Khan,**
Co 42 Punjab.....Member
- (6) **Maj Sibghat Ullah Dar,**
GE(A) Gar Engr ex MES Psc Member
- (7) **Ms Qurat Ul Ain Wazir,**
Cantt Magistrate Member
- (8) **Mr. Sher Afzal Khan**.....Member
- (9) **Mr. Yadullah Khan Bangash**Member
- (10) **Mr. Ghulam Hussain**.....Member
- (11) **Mr. Atif Ali Khan, ASC**.....Member
- (12) **Mr. Amjad Rehmat**Member
- (13) **Mrs. Farah Waseem**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, Brigadier Muhammad Ghulam Hassan, Station Commander, Peshawar Cantonment, administered oath of office to the following nominated member(s) 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) **Lt Col Sami Zaman Khan,**
Co 42 Punjab..... Nominated Member
- (2) **Maj Sibghat Ullah Dar,**
GE(A) Gar Engr ex MES Psc Nominated Member

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 April, 2018.

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”*

APRIL 2018

MONTHLY STATEMENT OF RECEIPTS & EXPENDITURE		
Description	Cantt Fund	Premium Fund
Opening Balance	32,960,144.77	286,021,321.29
Receipt during the month	437,118,928.62	Null
Total	470,079,073.39	286,021,231.29
Expenditure during the month	80,400,848.00	3,015,000
Closing Balance	389,678,225.39	283,006,231.29

STATEMENT OF ARREARS OF REVENUE					
S. No.	Head	Arrears as on 1st July, 2017	Recovery in April 2018	Recovery from July 2017 to April 2018	Balance
(1)	(2)	(3)	(4)	(5)	(3 minus 5)
1	House Tax	321,179,564	9,114,309	58,877,398	262,302,166
2	P. Water Charges	17,110,982	501,202	6,101,619	11,009,363
3	Commercial Rent	25,764,485	432845	14,627,696	11,136,789
4	Residential Rent	1,602,797	9000	489,525	1,113,272
5	Rent from Leases	3,335,151	86650	284,844	3,050,307
Total:		368,992,979	10,144,006	80,381,082 @21%	288,611,897

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

RESOLUTION:

Noted.

GENERAL BRANCH

ITEM 2

SANITARY REPORT

Requirement

To read and note the monthly sanitary report for the month of April, 2018.

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

ITEM 3**IMPOSITION OF FINE FOR ENCROACHMENT MADE IN FRONT OF ALL KIND OF SHOPS IN PESHAWAR CANTONMENT****Requirement:**

To consider proposal regarding imposition / fixation of fine for encroachment made in front of all kind of shops in Peshawar Cantonment.

Details of the Case:

Generally, it has been observed that the shopkeepers in Peshawar Cantonment place their items/goods outside the premises by crossing the limits/jurisdiction for the purpose of occupying excess area, CB land or footpath, creating encroachments and inconvenience to the pedestrians/passers-by.

To avoid the above said encroachments made by the shopkeepers and to specify difference in the materials owned by shop keepers & Hawkers, the following instructions to be given and implementation of the following practice by all the shopkeepers of Peshawar Cantonment, are proposed: -

- (a) All shopkeepers shall use the inside premises of the shop.
- (b) Display of any selling material outside of the shop is not allowed.
- (c) In case of illegal encroachment in front of shop, fine of Rs. 25000/- shall be imposed as first penalty, fine of Rs. 50,000/- as second penalty & Rs. 100,000/- as final penalty alongwith sealing of the shop and confiscation of material placed outside the premises.
- (d) In case of failure in payment of the fine within 2 days the shop shall be sealed till the fine imposed is deposited.
- (e) In case of illegal parking of motorcycle & vehicle, Rs. 1000/- & Rs. 3000/- shall be fined by the Cantonment car lifter operator.

Points to be considered:

Whether to approve the proposal or otherwise?

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

RESOLUTION:

The Board considered the proposal. The Board appreciated the efforts made by the Cantonment Magistrate Peshawar Cantonment in adopting effective mechanism towards control and permanent solution for removal of encroachments. The Board in order to avoid the encroachments made by the shopkeepers, to specify difference in the materials owned by shop keepers & Hawkers, and in the best public interest, approved the following mechanism: -

- (a) All shopkeepers shall use the inside premises of the shop.
- (b) Display of any selling material outside of the shop is not allowed.
- (c) In case of illegal encroachment in front of shop, fine of Rs. 25000/- shall be imposed as first penalty, fine of Rs. 50,000/- as second penalty & Rs. 100,000/- as final penalty alongwith sealing of the shop and confiscation of material placed outside the premises.

- (d) In case of failure in payment of the fine within 2 days the shop shall be sealed till the fine imposed is deposited.
- (e) In case of illegal parking of motorcycle & vehicle, Rs. 1000/- & Rs. 3000/- shall be fined by the Cantonment car lifter operator.

The above said instructions be conveyed for compliance and implementation by all the shopkeepers of Peshawar Cantonment.

ITEM 4

AUCTION OF 44 NOS STANDING TREES & 102 NOS TREES LOGS LYING IN CB NURSERY OF CANTONMENT BOARD PESHAWAR

Reference: Auction proceeding held on 08-5-2018

Requirement

To consider auction proceeding of 44 Nos. of standing trees and 102 Nos. of trees logs lying in CB Nursery of Cantonment Board Peshawar held on 08-05-2018.

Legal Provision

All measures of publicity i.e. advertisement published in Daily "Mashriq", "The News", Daily Express", dated 19-04-2018 and displayed on CBP's website was adopted.

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

- a. Every person/individual will deposit earnest money i.e. **Rs. 600,000/-** in shape of CDR in favour of CEO.
- b. 50% of the highest bid should be deposited by the successful bidder at the fall of hammer and remaining 50% amount will be deposited after approval from the Board.
- c. Successful bidder will also deposit the Income Tax & other taxes as per scheduled rates (If applicable).
- d. If successful bidder failed to remove the trees after 15 days of approval, then deposited sums shall be forfeited towards Cantt: Fund.
- e. After auctioning, look after of the trees will be the responsibility of the successful bidder.
- f. The CEO/Cantt: Board is authorized to reject or accept any bid on technical/ Administrative ground.

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 all elected members, Horticulturist & Auction Incharge.

Bids received

The following bids were received during auction proceeding: -

102 NOS OF TREE LOGS LYING IN CANTT: BOARD NURSERY				
Reserved value: Rs. 113,995/-				
Sr. No	Name of Bidders	CNIC	Bids Received	Remarks
1.	Mr. Imtiaz Khan	17301-6109332-3	Rs. 120,000/-	1 st Highest
44 NOS OF STANDING TREES ON DIFFERENT LOCATION				
Reserved value: Rs. 1,569,384/-				
1.	Mr. Liaqat Khan	17301-0507607-5	Rs. 2,681,000/-	1 st Highest
2.	Mr. Ihsan Wali	17301-5000165-1	Rs. 2,680,000/-	2 nd Highest
3.	Mr. Pervaiz Khan	17301-1026038-3	Rs. 2,678,000/-	3 rd Highest

Point(s) to be considered

Whether to approve the highest bids mentioned above, or otherwise.

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

RESOLUTION:

The Board considered and approved the highest bid of Rs. 120,000/- offered by Mr. Imtiaz Khan for 102 Nos. of tree Log lying in Cantt Board Nursery, and Rs. 2,681,000/- offered by Mr. Liaqat Khan for 44 Nos. of standing trees on different locations of Cantonment area, subject to fulfillments of terms & condition of the auction.

<u>REVENUE BRANCH</u>

ITEM 5**CANCELLATION & RE-AUCTION OF CANTT FUND SHOPS**

Reference: CBR No.14 dated 01-06-2016.

Requirements

To consider report of Incharge Rent Section regarding cancellation and re-auction of the tenancy rights of the following Cantt Fund Shops previously awarded to different tenants in the open public auctions on payment of Premium (non-refundable) as per detail mentioned against each.

DETAIL OF BALANCE PREMIUM					
SERAI NATAK					
S.No	Bidder Name	Shop/Flat	Balance Premium	Income Tax	Due Date
1	Yawar Ali	GF-03	1275000	255000	7/19/2015
2	Yawar Ali	GF-09	1240000	248000	7/19/2015
3	Muhammad Younas	GF-10	1245000	249000	7/19/2015
AL-NAFA MARKAZ (BLOCK-A)					
4	Imran Javed	UG-06	3650000	570000	15/9/2015

5	Imran Khan & Alam	LG-08	132500	0	29/8/2016
CB PLAZA WARSAK ROAD					
6	Mehar Zia	LG-16	340000	0	01/12/2017
7	Amjid Ali	FF-01	840000	0	30/11/2017
CANTT MALL					
8	M. Shah Faisal	TF-10	855000	0	29/05/2016
9	Muhammad Younas	FF-24	1757500	0	24/04/2016
10	Muhammad Younas	FF-25	2098500	0	24/04/2016
11	Muhammad Younas	FF-26	2640000	0	24/04/2016
12	Muhammad Younas	FF-30	1807500	0	24/04/2016
13	Mansoor Ahmad	4thF-02	1222500	0	29/01/2017
14	Ghulam Muhammad	5thF-01	1220000	162000	29/01/2017
15	Zeeshan Ahmad	5thF-12	1105000	0	29/01/2017
16	Waqas Afridi	TF-08	2982500	0	14/08/2017
17	Mohtad Ullah	4thF-08	2000000	0	07/02/2017
CB PLAZA ARBAB ROAD					
18	Asma Masoom	FF-04	1062000	0	24/06/2017
19	Tariq Mehmood	SF-04	679000	0	24/06/2017
20	Tariq Mehmood	SF-05	692500	0	24/06/2017
CB PLAZA F.A ROAD					
21	Arshad Hussain	Flat-01 S.F	1600000	220000	25/11/2017
22	Kamran Khan	Flat-02 S.F	1650000	195000	25/11/2017
23	Abdul Qadir	Flat-03 S.F	1210000	211000	25/11/2017

Details of the Case:

The tenants were required to deposit the premium amounts in full including Income Tax, but they have failed to deposit the same within stipulated period in spite of repeated notices to them from time to time. Thus, a huge amount on account of premium & Income Tax is outstanding against the tenants.

Accordingly a notice was also published in Daily Newspapers **The Nation Rawalpindi**, Daily **"Aaj"** & Daily **"Khyber"** dated 20-4-2018 for clearance of all dues within 15 day of the publication of notice; therefore, tenancy rights of these shops are required to be cancelled at their own risk & cost and re-auctioned the same through open public auction:-

Earlier the case regarding cancellation & re-auction of the said units along with other units was placed before the Board and the Board vide CBR No.14 dated 01-06-2016 resolved to grant time extension for two months i.e. upto 31-7-2016 to all the tenants in payment of all kind of dues payable to Cantonment Board Peshawar.

In the light of above referred CBR, this office served repeated notices upon the tenants to deposit outstanding amount of Premium & Income Tax but in vain. The matter was also published in Daily newspaper regarding payment of outstanding amount in respect of shops/flats mentioned above, however no such payment received in this regard.

Legal Provision

Violation of the terms & condition of Auction Notice by the defaulters.

Point to be considered

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

The case is placed before the Board for consideration.

RESOLUTION:

The Board considered and resolved to categorize the above units into following: -

- a) Unit that are completed in all respects, and;
- b) Units having deficiencies in structure etc to be addressed by Cantt Board

The Board further resolved as under: -

- c) Tenants of those units, where there is no deficiency on the part of Cantonment Board, be given a final dedicated notice as well as notice in daily newspapers to deposit the balance amounts on account of premium, income tax, rents etc by 30th June 2018, failing which the tenancy rights shall be stands cancelled without any further notice, besides forfeiture of the already deposited amounts. Such units be put to re-auction after cancellation.
- d) Units as specified in para (b) should be completed by the concerned branches as soon as possible and all kinds of requisites be done. The progress report/state of affairs in respect of such units be shared with the Board in **the next board meeting**. Upon completion all kind of required works & furnishing, such units be also given a final dedicated notice as well as notice in daily newspapers to deposit the balance amounts on account of premium, income tax, rents etc within in 04 months of the date of handover the project, failing which the tenancy rights shall be stands cancelled without any further notice, besides forfeiture of the already deposited amounts. Such units be put to re-auction after cancellation.

Decision of the Board be implemented in letter & spirit.

ITEM 6**CANCELLATION & RE-AUCTION OF CANTT FUND FLATS****Requirements**

To consider cancellation and re-auction of the tenancy rights of the following Cantt Fund flats previously awarded to various tenants on rental basis: -

- 1) Flat No.3 & 4, Saddar Raod

Brief of the case

In the year 1960-62 these flats were rented out to the tenants for a period of 03 years without charging any premium. The tenancy rights of these flats were renewed by the Board from time to time on nominal increase in rent upto 30-06-2010. However, last time while considering the renewal of tenancy rights the Board vide its Resolution No. 31 dated 01-06-2016 after thorough deliberation resolved that: -

“Study of cost/benefit analysis provided by the Engineering Branch, realized that since 2 x tenants have already deposited the premium therefore decision taken vide CBR No. 10 dated 07-05-2013 regarding demolition of old building and construction of new building in its place, need to be reviewed, keeping in view the cost/benefit analysis mentioned on agenda side.

The Board therefore resolved that the tenants should pay the premium amount as per the revised rates as approved in the light of CBR No. 67 dated 11-4-2014 within the timeline to be given by the CEO. The Board further decided that in case of failure in payment of premium amount within the timeline as specified by the CEO, the possession of the CB units be taken over for optimal disposal.”

In the light of above referred resolution of the Board, this office asked the tenants to deposit premium and building rent as per rate approved vide CBR No. 67, dated 11-04-2014 within 60 days from the receipt of this office letter i.e. No. 6/87(3)/Saddar Road/Rent/65149, dated 18-07-2016. However, no such payment received in this office as yet. Even after strenuous efforts regarding effecting Premium & building rents recovery, and despite the same were sealed many times but the tenants de-sealed the flat(s) illegally at their own hence recovery could not be made; therefore, tenancy rights of these flats are required to be cancelled and re-auctioned the same through open public auction: -

Detail of Property

Sr. No	Flat No.	Name of tenant(s)	Premium	Building Rent	Total Amount
1.	3	Sardar Khan	Rs. 4533768/-	Rs. 476058/-	Rs. 5009826/-
2.	4	Muhammad Ibrar	Rs. 3125633/-	Rs. 320350/-	Rs. 3445983/-

Legal Provision

Violation of the terms & condition of the tenancy rights by the defaulters owing to non-payment of premium & building rent.

Point to be considered

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

The case file alongwith connected documents is put up on the table for Boards' consideration.

RESOLUTION:

The Board considered and observed that even after strenuous efforts, the recovery of outstanding premium & rent could not be effected. The Board decided as under: -

- a) All deposited sums of the said shops be forfeited towards Cantt Fund.
- b) Tenancy rights of the units as mentioned on agenda side be treated as cancelled.
- c) Such CB commercial units be put to open public auction and disposed off accordingly.
- d) Outstanding demand/arrears pertaining to the said units be recovered from defaulters by instituting recovery suit in accordance with section 94 of the Cantonments Act, 1924.

ITEM 7**CANCELLATION OF TENANCY RIGHTS OF CB FLATS SITUATED AT CB COMMERCIAL PLAZA (OLD FISH MARKET), FAKHR-E-ALAM ROAD PESHAWAR CANTT.**

Reference: CBR No.9 dated 30-11-2017.

Requirement:

To consider cancellation of tenancy rights of Cantt Board Flat No. 13 & 14 situated at Second Floor, CB Commercial Plaza (Old Fish Market) Fakhr-e-Alam Road Peshawar Cantt.

Detail of the case:

The Board vide CBR under reference approved the highest bids in respect of the following CB Flats, in open public auction held on 10-11-2017, and awarded the flats on monthly rent, as per following details: -

Sr.	Flat No.	Tenant	Monthly Rent
1	Flat 13, SF	Kiran Fatima W/o Abdul Rouf	Rs. 24,500/-
2	Flat 14, SF	Maj (R) Arshad Mehmood S/o Dr. Muhammad Younis	Rs. 18,500/-

Reason for cancellation:

CB flats at Cantt General Hospital Colony has been proposed for extension of Cantt General Hospital and 24 x staff accommodations will be utilized for up-gradation of Cantt General Hospital. To accommodate the said CB staff who are residing in CGH Staff will be allotted flats in CB Commercial Plaza (Old Fish Market) situated at Fakhr-e-Alam Road Peshawar Cantt. Moreover, above mentioned flats were auctioned for commercial use and now flats on same floor and plaza have been allotted to CB employees due to which commercial use of said flats is not possible.

Legal provision:

Clause 14 of the terms & condition of contract agreement / CBR, as under: -

“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”.

Points to be considered:

Whether to cancel the tenancy rights of the said flats or otherwise?

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

RESOLUTION:

The Board considered and approved the cancellation of tenancy rights of Flat No.13 & 14 situated at Second Floor of CB Commercial Plaza (old Fish Market) Fakhr-e-Alam Road Peshawar Cantt, under clause 14 of the terms & conditions of auction / CBR, as the said flats are required for official accommodation of CB staff who have been dislocated from CGH colony flats owing to proposed for extension of Cantt General Hospital.

STORE BRANCH

ITEM 8

APPROVAL OF QUOTATION

Reference: CBR No. 34 dated 06 & 07/03/2012 and CBR No.09 dated 31-10-2017

Requirement

To consider revision in rates/quotation received for procurement of 2 x Suzuki pickups as per following details:-

Description	Quantity	Unit price
Suzuki Ravi Pickup Engine Capacity: 796cc EFI (Petrol) Transmission manual	2	620,513/-
(+) plus 17% sales Tax		150,487/-
Total		1,452,000/-

Detail of the case

Procurement of 2 x Suzuki Ravi Pickup IM Engine Capacity: 800 CC (color white) Transmission Manual from M/s Suzuki Swat Motors was approved by the Board for an amount of Rs.1,392,000/- of conservancy services (Rubbish removal) as the Board vide its CBR under reference "directed to speed up the process of hiring / procurement of machinery on permanent basis and study the every possible solution of finding out the substitute to avoid hiring of services of contract basis furthermore. The task be completed well before 31-12-2017".

The quotation were called and in response to which M/s Suzuki Swat Motors quoted the following rates vide quotation dated 5-10-2017: -

S.No	Products	Qty	Quoted price	unit	Total Cost
1.	Suzuki Ravi Pickup IM Engine Capacity: 800 CC (Color: White) Transmission: Manual	2 Nos	Rs. 696,000/-		Rs. 1,392,000/-

However, it is mentioned that the quotation/rate was valid for 30 days, however payment could not be made, therefore, the rates have been revised.

Legal Provision

Rates were called from the firms vide Quotation Notice dated 24-7-2017 as required under Rule 42(c) (vii) of the Public Procurement Regulatory Authority (PPRA) Rules, 2004.

Budget Provision

Budget Provision exists under head F-4(b) of the Budget Estimates 2017-18.

Point(s) to be considered:

Whether the revised rates of **Rs. 1,452,000/-** offered by **M/S Suzuki Swat Motors** for procurement of 2 x Suzuki Ravi be approved 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 rates of **Rs. 1,452,000/-** offered by **M/S Suzuki Swat Motors** for procurement of 2 x Suzuki Ravi as per details mentioned on agenda side.

ITEM 9

APPROVAL OF QUOTATION

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

Requirement

To consider procurement of 40 x Moveable Fiber Plastic Rubbish Drum for all wards of Sanitation 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".

Budget Provision exists under head F-4(b) of the Budget Estimates 2017-18.

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 Five star Enterprises,, contractor, Peshawar.		M/S Khwaja Traders, contractor Peshawar.		M/S Ajmiri traders, contractor, Peshawar.	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Moveable Fiber Plastic Rubbish Drum.	40 No.	12,000	Rs.480,000	12,200	Rs.488,000	12,300	Rs.492,000

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 16/5/2018.

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 rates mentioned in column (3) of the comparative statement mentioned on agenda side, being lowest.

ITEM 10**APPROVAL OF QUOTATION**

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

Requirement

To consider procurement & installation of water chiller for Chotti Lalkurti, purification Plant, 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 F-5(b) of the Budget Estimates 2017-18.

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 Five Star Enterprises G.O.S Peshawar		M/S Ajmiri Traders G.O.S Peshawar	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	Water chiller 65 glns	01 No	74,000	Rs.74,000	75,200	Rs.75,200	76,000	Rs.76,000
2.	Pipe ¾	10 Rft	250	Rs.2500	255	Rs.2,550	260	Rs.2,600
3.	Elbow ¾	03 Nos	200	Rs.600	210	Rs.630	220	Rs.660
4.	Union ¾	02 Nos	700	Rs.1,400	715	Rs.1,430	730	Rs.1,460
5.	Nipple ¾	04 Nos	110	Rs.440	120	Rs.480	130	Rs.520
6.	Wire 7/36 D/core	50 yrds	120	Rs.6,000	125	Rs.6,250	130	Rs.6,500
			Total:	Rs.84,940		Rs.86,540		Rs.87,740

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 16/05/2018.

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 rates mentioned in column (4) of the comparative statement mentioned on agenda side, being lowest.

ITEM 11

APPROVAL OF QUOTATION

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

Requirement

To consider procurement of 22 Nos. U.V Lamps 36", 13 Nos U.V Lamps blast, 40 Nos. Wafer small size, & 40 Nos. Brush, for purification Plants, 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-5(b) of the Budget Estimates 2017-18.

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 Govt: Contractor Peshawar		M/S Rahim traders contractor Peshawar		M/S Khwaja Traders, contractor Peshawar	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	U.V Lamps 36"	22 Nos	8,200	Rs.180,400	8,800	Rs.193,600	10,500	Rs.231,000
2.	U.V Lamps blast	13 Nos	2,200	Rs.28,600	2,450	Rs.31,850	2,650	Rs.34,450
3.	Wiper small size	40 Nos	900	Rs.36,000	1,250	Rs.50,000	1,370	Rs.54,800
4.	Brush	40 Nos	600	Rs.24,000	980	Rs.39,200	1,100	Rs.44,000
			Total	Rs.269,000		Rs.314,650		Rs.364,250

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 16/05/2018.

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 rates mentioned in column (4) of the comparative statement mentioned on agenda side, being lowest.

ITEM 12

APPROVAL OF QUOTATION

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

Requirement

To consider procurement & installation first aid firefighting appliances for CB office, CB Schools, Cantt General Hospital, MEO Office, Record Branch and Fire Brigade 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 heads of the Budget Estimates 2017-18.

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 contractor, Peshawar.		M/S Ajmiri traders contractor, Peshawar.		M/S Sherry trading company, contractor.	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
01.	02 kg DCP Fire extinguishers	48 No	28,70	Rs.137,760	2,900	Rs.139,200	2,920	Rs.140,160
02.	06 kg DCP Fire extinguishers	18 Nos	5,500	Rs.99,000	5,600	Rs.100,800	5,700	Rs.102,600
03.	05 kg Co2 Fire extinguishers	04 Nos	12,600	Rs.50,400	13,000	Rs.52,000	13,050	Rs.52,200
04.	Canvas Hose 100 feet	04 Nos	25,000	Rs.100,000	25,600	Rs.102,400	26,000	Rs.104,000
			Total	Rs.387,160		Rs.394,400		Rs.398,960

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 16/05/2018.

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 rates mentioned in column (4) of the comparative statement mentioned on agenda side, being lowest.

ITEM 13**APPROVAL OF QUOTATION**

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

Requirement

To consider procurement of 40 x complete sets of uniform for Fire Brigade staff of Cantonment Board Peshawar, 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-1(b) of the Budget Estimates 2017-18.

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 Abdul Waheed Ihsan & Brothers G.O.S, Peshawar.		M/S Sherry Trading Company DHA Lahore		M/S Amir Sons G.O.S Peshawar.	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Paint shirt with stitching, Boat (safety), Socks, T-Shirt, Jacket (Reflecting) & P-cap	40 set (complete uniform)	10,500	Rs.420,000-	10,800	Rs.432,000-	10,950	Rs.438,000-

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 16/05/2018.

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 rates mentioned in column (3) of the comparative statement mentioned on agenda side, being lowest.

ITEM 14

APPROVAL OF QUOTATION

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

Requirement

To consider provision & installation of complete hydraulic system, hydraulic pump & main revolving garari on frame in Cantt Board Vehicle No.A-2749 (Electric Bucket) attached with Electric 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-2(b) of the Budget Estimates 2017-18.

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 contractor, Peshawar		M/S Ajmiri Traders contractor, Peshawar		M/S Five Star enterprises contractor Peshawar	
			Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3	4		5		6	
1.	Hydraulic System complete	01 No.	170,000	Rs. 170,000	171,000	Rs. 171,000	172,000	Rs. 172,000
2.	Hydraulic Pump	01 No.	130,000	Rs. 130,000	131,000	Rs. 131,000	132,300	Rs. 132,300
3.	Main revolving garari & frame	01 No.	194,500	Rs. 194,500	195,000	Rs. 195,000	195,500	Rs. 195,500
			Total	Rs. 494,500-		Rs.497,000-		Rs.499,800-

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 20/5/2018.

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 rates mentioned in column (4) of the comparative statement mentioned on agenda side, being lowest.

ITEM 15

APPROVAL OF QUOTATION

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

Requirement

To consider procurement of one HD Handy cam Camera (Model No.PV 100 Panasonic (Japan) with one year warranty) for 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 head A-5 of the Budget Estimates 2017-18.

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 Umair Ahmad contractor, Peshawar		M/s Basit Abdullah contractor Peshawar		M/S Ajmiri Traders contractor, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
HD Handy cam Camera (Model No.PV 100 Panasonic (Japan) with one year warranty)	01 No.	282,850	Rs. 282,750-	288,500	Rs. 288,500-	292,000	Rs. 292,000-

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 20/5/2018.

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 rates mentioned in column (3) of the comparative statement mentioned on agenda side, being lowest.

ITEM 16

APPROVAL OF QUOTATION

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

Requirement

To consider procurement & installation of 30 x wooden lamination racks (size 4' x 3' x 18') for classrooms of old block of Cantt Board Boys High School, Tariq Road, Peshawar Cantonment, 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-7(b) of the Budget Estimates 2017-18.

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 Hazrat Bilal contractor, Peshawar		M/s Umair Ahmad contractor, Peshawar	
		Unit Rate	Total	Unit Rate	Total	Unit Rate	Total
1	2	3		4		5	
Procurement & installation of wooden lamination racks (size 4' x 3' x 18')	30 No.	5500/-	Rs. 165,000-	5800/-	Rs. 174,000-	6200/-	Rs. 186,000-

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 20/5/2018.

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 rates mentioned in column (3) of the comparative statement mentioned on agenda side, being lowest.

ENGINEERING BRANCH

ITEM 17**FORMULA / METHODOLOGY / PROCEDURE FOR FIXATION COMPOSITION FEES**

Reference: CBR No.24(11) dated 01-06-2016, CBR No.20 dated 30-3-2018 & CBR No.16 dated 27-4-2018.

Requirement:

To re-consider the following proposal / formula / methodology / procedure for fixation of composition fee. The case was earlier placed before the Board, however, the Board vide CBR No.20 dated 30-3-2018 & No.16 dated 27-4-2018 deferred the same till next meeting for further deliberation: -

Proposed Procedure**1) Categories of violations/deviations.*****i) Minor Building Offence:***

The minor building offences are: -

- a) essentially such building deviations from the approved Building Plan that are committed remaining within the parameters of approved covered area, floors, FAR etc,
- b) not considered as a major building offence otherwise, and;
- c) against the approved plan & within approved area not affecting the purpose of structure / building or floor.

ii) Major Building Offence:

It is rather a very complicated job to define serious UBAs distinctly and even more difficult to propose rational composition rates against each category as so many factors have to be reckoned with for the purpose.

While compounding major building offences, the approach of the Board should be to fix such composition fees that could act as a deterrent to offenders as otherwise composition fees on lower slabs might rather appear as an incentive to builders encouraging them to indulge into building offences of serious nature and pay relatively nominal amounts as composition fee in the end.

Although the priority of the office would remain the prevention of major building offences, however for all those cases where the Board considers regularization of UBAs by way of accepting composition fee, following definitions and rates are proposed for the consideration of the Board:

- a. **Construction in Compulsory Open Space (COS):**
COS means that part of a plot which is to be left completely open to sky, as per specifications given in the building bye laws, over which no structure or any integral part of the building shall be permitted.
- b. **Un-auth Addition of Storeys:** means additional storeys constructed carried out without approval of the Board.
- c. **Un-auth Structured changes:** means change in structure without approval of the Board.
- d. **Un-auth increase in Saleable Area:** means saleable area more than the area approved as such in the building plan.
- e. **Un-auth increase in Covered Area:** means more covered area than the area approved in the building plan.
- f. Compromising / covering of approved passage inside the building irrespective of salable or unsalable.
- g. Compromising / covering of approved amenities.
- h. Construction of any additional facility whether livable or unlivable against the approved building plan and within approved area.
- i. Construction of projection on Ground Floor.
- j. Reducing or enhancing the approved size of shops in commercial plazas.
- k. Construction of door ramp outside the area of plot (if size of ramp obstructs the flow of traffic in street / lane or road then ramp will be removed / demolished).

iii) **Illegal Construction:** it will include following:-

- (a) All major violations against Building By-Laws.
- (b) Construction of room, complete Floor or part of floor/building or complete building without approval of building plan and against Building By-Laws.
- (c) Construction of pent house without approval of building plan and against Building By-Laws
- (d) All illegal construction / structure will be removed / demolished in accordance with Cantt Act 1924. However, where demolishing of construction / structure is considered inappropriate; the structure / building will be compounded as per rates mentioned against "illegal Construction", subject to case to case decision by the Board.

iv) **Un-authorized Construction:** It will include following: -

- (a) Construction of entire or part of floor/building/structure without approval of building plan but according to Building By-Laws.
- (b) Construction of additional portion of building / structure / floor outside the approved building plan but according to Building By-Laws.
- (c) Changing the purpose of entire or a portion of building / structure / floor against the approved building plan like conversion of floor/basement deputed for parking in to Godowns, shops, halls, offices or stores etc.
- (d) Exceeding the authorized height of the plaza / building against approved building plan (excess of height in respect of commercial plazas will be compounded or demolished subject to the approval of the Board).

2) **Formula for calculating composition:** Composition for above mentioned violations/deviations will be worked out as per following: -

Sr.	Categories of Deviations / Violations	Compositions (percentage of total cost of construction)	
		Residential	Commercial
a)	Illegal construction	15%	20%
b)	Un-authorized constructions	10%	12%
c)	Routine Major Deviations	10%	15%
d)	Minor Deviations	5%	7%

3) **Formula for calculating cost of land:**

The cost of land for above mentioned illegal/un-authorized constructions and major violation / deviations will be calculated based on the size (in square feet) of the area on which major deviations/violations are made and not on total size of the plot/property as under:-

Commercial	
(only the area of major deviations on each floor will be counted for calculation of cost of land)	
Floor	Percentage
Ground Floor & below structure	100%
Mezzanine Floor	100%
First Floor	80%
Second Floor	60%
Third Floor	40%
Fourth & above	20%

4) **Methodolgy for imposing fine for starting construction work without approval of building plan or approval of extension in time limit:**

Following fines will be imposed if a person starts construction work without approval of Building Plan:-

- (i) Residential : Rs. 200,000/-

- (ii) Commercial : Rs. 500,000/-
- (iii) If construction work without approval or building plan goes beyond roof level of Ground floor without any notice of Cantt Board Peshawar, then appropriate disciplinary / legal action will be taken against the concerned Building Inspector of CBP by the CEO and Board will be apprised with regards to legal actions taken against concerned staff.

5) **Methodology for processing Building Plans and Time limit extension cases:**

Incomplete Building plan will be returned to lessee / owner within 30 days alongwith the observation of the CBP. All building plans and time limit extension cases will be processed expeditiously by the staff of CBP in order to place the case before the Board / Building Committee for perusal / approval within 30 days from the day of receipt of the case at CBP in accordance with the Section 181 of the Cantonments Act, 1924. Failing / omission in this regard will be dealt as under:-

- (a) Building Plan/time limit case will stand approved as applied by the applicant in accordance with the Section 181 of the Cantonments Act, 1924.

6) **Cantt Fund Properties: -**

- (a) **Addition of a Partition Wall** - Partition wall shall be allowed after structure stability certificate and payment of Rs. 300,000/-
- (b) **Removal of a Partition Wall** - Partition wall shall be allowed to be removed after obtaining structure stability certificate and payment of Rs.300,000/-.
- (c) **Additional Access / Opening** - In case of additional opening a certificate from congestion point of view shall be obtained and payment of Rs. 500,000/-.
- (d) **Un-authorized construction** - In case of detection of any un-authorized construction, the same shall be regularized by imposing fine of Rs. 500,000/- and structure stability certificate, otherwise, the same shall be restored to its original position.

7) **Special Rebate for un-authorized construction without approval of building plans:**

- a) To give special rebate to regularize all such constructions as one time measure.
- b) The Special offer will only for a limited period. All lessees / owners who submit their complete building plans in said period will be entitled to avail the offer. All buildings / properties whose owners / lessees fail to submit their building plans of already constructed buildings will be sealed off by the CBP. Rebate is as under: -
 - ✓ Residential : 50% rebate on total composition fee
 - ✓ Commercial : 40% rebate on total composition fee

Point(s) to be considered:

Whether to approve the proposal or otherwise?

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

RESOLUTION:

The Board considered and after due deliberations on the matter, approved the following proposal: -

Sr	Heads	Description	Details
	<p style="text-align: center;">CATEGORIES OF VIOLATIONS / DEVIATIONS</p>	<p>(a) Minor Building Offence</p>	<p>The minor building offences are: -</p> <p>a) essentially such building deviations from the approved Building Plan that are committed remaining within the parameters of approved covered area, floors, FAR etc,</p> <p>b) not considered as a major building offence otherwise, and;</p> <p>c) against the approved plan & within approved area not affecting the purpose of structure / building or floor.</p>
		<p>(b) Major Building Offence</p>	<p>It is rather a very complicated job to define serious UBAs distinctly and even more difficult to propose rational composition rates against each category as so many factors have to be reckoned with for the purpose.</p> <p>While compounding major building offences, the approach of the Board should be to fix such composition fees that could act as a deterrent to offenders as otherwise composition fees on lower slabs might rather appear as an incentive to builders encouraging them to indulge into building offences of serious nature and pay relatively nominal amounts as composition fee in the end.</p> <p>Although the priority of the office would remain the prevention of major building offences, however for all those cases where the Board considers regularization of UBAs by way of accepting composition fee, following definitions and rates are proposed for the consideration of the Board:</p> <p>a. <u>Construction in Compulsory Open Space (COS):</u> COS means that part of a plot which is to be left completely open to sky, as per specifications given in the building bye laws, over which no structure or any integral part of the building shall be permitted.</p> <p>b. <u>Un-auth Addition of Storeys:</u> means additional storeys constructed carried out without approval of the Board.</p> <p>c. <u>Un-auth Structured changes:</u> means change in structure without approval of the Board.</p> <p>d. <u>Un-auth increase in Saleable Area:</u> means saleable area more than the area approved as such in the building plan.</p>

			<p><i>e. Un-auth increase in Covered Area: means more covered area than the area approved in the building plan.</i></p> <p><i>f. Compromising / covering of approved passage inside the building irrespective of salable or unsalable.</i></p> <p><i>g. Compromising / covering of approved amenities.</i></p> <p><i>h. Construction of any additional facility whether livable or unlivable against the approved building plan and within approved area.</i></p> <p><i>i. Construction of projection on Ground Floor.</i></p> <p><i>j. Reducing or enhancing the approved size of shops in commercial plazas.</i></p> <p><i>k. Construction of door ramp outside the area of plot (if size of ramp obstructs the flow of traffic in street / lane or road then ramp will be removed / demolished).</i></p>
		<p>(c) Illegal Constructions</p>	<p>It will include following:-</p> <p>(a) All major violations against Building By-Laws.</p> <p>(b) Construction of room, complete Floor or part of floor/building or complete building without approval of building plan and against Building By-Laws.</p> <p>(c) Construction of pent house without approval of building plan and against Building By-Laws</p> <p>(d) All illegal construction/structure will be removed/demolished in accordance with Cantt Act 1924. However, where demolishing of construction/structure is considered inappropriate; the structure / building will be compounded as per rates mentioned against "illegal Construction", subject to case to case decision by the Board. Changing the purpose of entire or a portion of building / structure / floor against the approved building plan like conversion of floor/basement deputed for parking in to Godowns, shops, halls, offices or stores etc.</p> <p>(e) Exceeding the authorized height of the plaza / building against approved building plan (excess of height in respect of commercial plazas will be compounded or demolished subject to the approval of the Board).</p>
		<p>(d) Un-authorized Constructions</p>	<p>It will include following: -</p> <p>(a) Construction of entire or part of floor/building/structure without approval of building plan but according to Building By-Laws.</p> <p>(b) Construction of additional portion of building / structure / floor outside the approved building plan but according to Building By-Laws.</p>
2	FORMULA FOR	Composition for above mentioned violations/deviations will be worked out as	

	CALCULATING COMPOSITION	<p>per following: -</p> <table border="1" data-bbox="564 248 1458 517"> <thead> <tr> <th rowspan="2">Sr.</th> <th rowspan="2">Categories of Deviations / Violations</th> <th colspan="2">Compositions (percentage of total cost of deviated construction)</th> </tr> <tr> <th>Residential</th> <th>Commercial</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Illegal construction</td> <td>15%</td> <td>20%</td> </tr> <tr> <td>b)</td> <td>Un-authorized constructions</td> <td>8%</td> <td>12%</td> </tr> <tr> <td>c)</td> <td>Routine Major Deviations</td> <td>10%</td> <td>15%</td> </tr> <tr> <td>d)</td> <td>Minor Deviations</td> <td>5%</td> <td>7%</td> </tr> </tbody> </table>	Sr.	Categories of Deviations / Violations	Compositions (percentage of total cost of deviated construction)		Residential	Commercial	a)	Illegal construction	15%	20%	b)	Un-authorized constructions	8%	12%	c)	Routine Major Deviations	10%	15%	d)	Minor Deviations	5%	7%
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3	FORMULA FOR CALCULATING COST OF LAND	<p>The cost of land for above mentioned illegal/un-authorized constructions and major violation/deviations will be calculated based on the size (in square feet) of the area on which major deviations/violations are made and not on total size of the plot/property as under:-</p> <table border="1" data-bbox="544 763 1479 1104"> <thead> <tr> <th colspan="2">Commercial (only the area of major deviations on each floor will be counted for calculation of cost of land)</th> </tr> <tr> <th>Floor</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Ground Floor & below structure</td> <td>100%</td> </tr> <tr> <td>Mezzanine Floor</td> <td>100%</td> </tr> <tr> <td>First Floor</td> <td>80%</td> </tr> <tr> <td>Second Floor</td> <td>60%</td> </tr> <tr> <td>Third Floor</td> <td>40%</td> </tr> <tr> <td>Fourth & above</td> <td>20%</td> </tr> </tbody> </table>	Commercial (only the area of major deviations on each floor will be counted for calculation of cost of land)		Floor	Percentage	Ground Floor & below structure	100%	Mezzanine Floor	100%	First Floor	80%	Second Floor	60%	Third Floor	40%	Fourth & above	20%						
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4	Methodology for imposing fine for starting construction work without approval of building plan or approval of extension in time limit	<p>Following fines will be imposed if a person starts construction work without approval of Building Plan:-</p> <ul style="list-style-type: none"> (i) Residential : Rs. 200,000/- (ii) Commercial : Rs. 500,000/- (iii) If construction work without approval or building plan goes beyond roof level of Ground floor without any notice of Cantt Board Peshawar, then appropriate disciplinary / legal action will be taken against the concerned Building Inspector of CBP by the CEO and Board will be apprised with regards to legal actions taken against concerned staff. 																						
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	Properties	<p>after structure stability certificate and payment of Rs. 300,000/-</p> <p>(b) Removal of a Partition Wall - Partition wall shall be allowed to be removed after obtaining structure stability certificate and payment of Rs.300,000/-.</p> <p>(c) Additional Access / Opening - In case of additional opening a certificate from congestion point of view shall be obtained and payment of Rs. 500,000/-.</p> <p>(d) Un-authorized construction - In case of detection of any un-authorized construction, the same shall be regularized by imposing fine of Rs. 500,000/- and structure stability certificate, otherwise, the same shall be restored to its original position.</p>												
7	Special Rebate for un-authorized construction without approval of building plans	<p>c) To give special rebate to regularize all such constructions as one time measure.</p> <p>d) The Special offer will only for a period till 31st December, 2018. All lessees / owners who submit their complete building plans in said period will be entitled to avail the offer. All buildings / properties whose owners / lessees fail to submit their building plans of already constructed buildings will be sealed off by the CBP. Rebate is as under: -</p> <table border="1" data-bbox="603 1111 1422 1335"> <thead> <tr> <th>Period</th> <th>Rebate</th> </tr> </thead> <tbody> <tr> <td>upto 05 years</td> <td>20%</td> </tr> <tr> <td>over 05 years and upto 15 years</td> <td>40%</td> </tr> <tr> <td>over 15 years and upto 25 years</td> <td>60%</td> </tr> <tr> <td>over 25 years and upto 35 years</td> <td>80%</td> </tr> <tr> <td>over 35 years</td> <td>100%</td> </tr> </tbody> </table>	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%
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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%													

ITEM 18**CONSTRUCTION OF CAR PARKING PLAZA AT SADDAR****Requirement**

To consider the demolition of existing 2 x overhead water tanks and 2 x CB Junior Staff Quarters from the proposed site of Car Parking Plaza at Saddar. It is to mention here that the feeder area of subject water works shall be shifted to nearby tube wells at the movement and by installation of new tube well in the nearby vicinity in the later stage. The provision for installation of 2 x 50000 Glns Overhead Water Tanks have already been included in the BOQs of the subject project.

History of the case

Cantonment Board Peshawar intends to construct a multi-storied commercial-cum-parking plaza in Saddar opposite Shafi Market at the site of existing car parking to cope up the parking requirements of Saddar. As the existing temporary private car parking lots have been / are being converted into commercial plazas.

Pros & Cons relevant to the case

- After the completion of the project a large number of vehicles shall be accommodated and it will resolve the parking issue of the Saddar for a long time.
- It will be a permanent source of income for the Cantt Board Peshawar.
- It shall increase the beautification of Saddar due to its aesthetic view.
- During the demolition of existing water works, the inhabitants of the area will face inconvenience for the time being.

Points to be considered

Whether to approve the demolition of existing 2 x overhead water tanks and 2 x CB Junior Staff Quarters from the proposed site of Car Parking Plaza at Saddar or otherwise?

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

RESOLUTION:

The Board considered and approved the demolition of existing 2 x overhead water tanks and 2 x CB Junior Staff Quarters from the proposed site of Car Parking Plaza at Saddar, subject to approval of the proposed construction of Car Parking Plaza at the site.

ITEM 19**HIRING OF CONSULTANTS - APPROVAL OF RATES***Requirement:*

To consider hiring of consultant firms and approval of lowest rates for jobs of varied nature and scope.

Legal Provision

- Rule 62 of the Cantt Accounts Code, 1955.
- **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".**

History:

- Rates were called from the qualified and reputed consultant firms through advertisement published in daily "The News", daily "Nawa-e-Waqt", Rawalpindi & daily "Aaj", Peshawar dated 09-02-2017 and displayed on PPRA website vide Tender Notice No. TS344210E, dated 09-02-2018.
- The same were opened on 28-02-2018 at 1130 hours in the presence of Vice President, Elected Members of CBP and consultants / authorized representatives.
- 21 x Consultant Firms have participated. Only 12 x Consultant Firms quoted their rates/services charges in terms of percentage of cost of each project.

Comparative Statement:

The following rates have been received from the consultant firms mentioned against each for the jobs of varied nature and scope as mentioned in the comparative statement below:-

S. No	Name of Consultants	Town Planning/ Master Planning Consultancy		Architectural Consultancy		Structural Engineering Consultancy		Public Infrastructure (Roads, Water Supply, Drainage and Sewerage) Consultancy		Garden/ Land Landscape Consultancy		Traffic Management Consultancy		Interior Designing Consultancy		Environmental Consultancy	
		Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision
1	M/s Meinhardt Pakistan, Pvt Ltd.	1.00 %	-	1.50 %	-	1.50 %	-	1.50 %	-	1.00 %	-	1.00 %	-	1.50 %	-	0.50 %	-
2	M/s Sunbelt Architecture	1.49 %	-	1.98 %	-	2.00 %	-	2.50 %	-	-	-	-	-	8.00 %	-	-	-
3	M/s MAK Engineering Services	3.00 %	-	2.25 %	-	2.50 %	-	2.00 %	-	1.75 %	-	1.50 %	-	2.25 %	-	2.50 %	-
4	M/s Engineers Grid Consultants	0.78 %	1.50 %	0.78 %	2.50 %	0.78 %	2.50 %	1.78 %	3.00 %	0.78 %	2.00 %	1.30 %	2.20 %	1.78 %	2.20 %	1.50 %	2.30 %
5	M/s Shaz Consultants	1.50 %	-	1.54 %	-	-	-	-	-	-	-	-	-	7.30 %	-	-	-
6	M/s National Engineering Services Pakistan (Pvt) Limited (NESPAK)	1.50 %	2.50 %	1.50 %	2.50 %	1.50 %	2.50 %	1.50 %	2.50 %	1.50 %	2.50 %	1.50 %	2.50 %	1.50 %	2.50 %	1.50 %	2.50 %
7	M/s Architects' Bureau	2.00 %	-	2.00 %	-	2.00 %	-	2.00 %	-	2.00 %	-	2.00 %	-	2.00 %	-	2.00 %	-
8	M/s G3 Engineering Consultants (Pvt) Ltd.	0.56 %	-	1.21 %	-	0.81 %	-	1.56 %	-	0.36 %	-	1.10 %	-	0.49 %	-	0.49 %	-
9	M/s Progressive Consultants (Pvt) Ltd.	2.00 %	1.00 %	4.00 %	2.00 %	2.50 %	1.50 %	3.00 %	1.50 %	-	-	-	-	-	-	-	-
10	M/s Arch-Tech Engineering Consultant	<ul style="list-style-type: none"> • Design Consultancy Services = 3.00% • Supervision Consultancy Services = 3.00% • Design Cum Supervision Consultancy Services = 6% 															

	(Pvt) Ltd.								
11	M/s Mascot Consultants	<ul style="list-style-type: none"> Project upto Rs. 5 million = 3.45% Project from Rs. 5 - 10 million = 2.80% Project from 20 million and above = 1.75% 							
12	M/s Sheher Saaz (Pvt) Ltd.	Rs.1,000- Rs.2,000 per kanal	Rs.20-50 per sft.	Rs.5 per sft.	Rs.2,000- Rs.3,000 per kanal	Rs.100,00 minimum	Rs.1,000,000 - Rs.5,000,000	5%	Rs.200,000 - 1.5 million minimum

Point(s) to be considered:

Whether to approve the lowest rates of M/s Meinhardt Pakistan, Pvt Ltd. & M/s G3 Engineering Consultants (Pvt) Ltd as mentioned on S.No. 1 & 8 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 under: -

Name of Consultants	Public Infrastructure (Roads, Water Supply, Drainage and Sewerage) Consultancy		Traffic Management Consultancy	
	Consultancy	Supervision	Consultancy	Supervision
M/s Meinhardt Pakistan, Pvt Ltd.	1.50%	-	1.00%	-

Name of Consultants	Town Planning / Master Planning Consultancy		Architectural Consultancy		Structural Engineering Consultancy		Garden / Land Scape Consultancy		Interior Designing Consultancy		Environmental Consultancy	
	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision	Consultancy	Supervision
M/s G3 Engineering Consultants (Pvt) Ltd.	0.56%	-	1.21%	-	0.81%	-	0.36%	-	0.49%	-	0.49%	-

ITEM 20

HIRING OF CONSULTANT - APPROVAL OF RATES

Requirement:

To consider hiring of consultant firm and approval of lowest rates (technical/financial) bids for planning / designing / supervision of establishment / construction of Cantonment Board Medical College Regilalma, Peshawar.

Legal Provision

- Rule 62 of the Cantt Accounts Code, 1955.
- **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".**
- A Committee comprising on the following was constituted vide Office Order No. 473 dated 11-5-2018 for detailed scrutiny and evaluation of financial and technical bids:-

1) Mr. Muhammad Moosa

GE(A) Svcs, Psc

(Chairman)

2) Mr. Irshad Muhammad	CCE, CBP	(Member)
3) Mr. Mazhar Abbas Bangash,	ACE(E), CBP	(Member)
4) Mr. Moughees Khan,	CO(I), CBP	(Member)
5) Mr. Rooh-ul-Amin,	CO(II), CBP	(Member)
6) Mr. Muhammad Kafeel,	CO(III), CBP	(Member)

History:

- Rates were called from the qualified and reputed consultant firms through advertisement published in daily "Dawn", daily "Jang", daily "Nawa-e-Waqt", & daily "Aaj" Peshawar dated 19-04-2018 and displayed on PPRA website vide Tender Notice No. TS352420E, dated 27-03-2018.
- The same were opened on 7-5-2018 at 1130 hours in the presence of Vice President, Elected Members of CBP and consultants / authorized representatives.

Comparative Statement:

The following rates have been received from the consultant firms mentioned against each for in the comparative statement below:-

S.No.	Name of Consultant Firms/Consultants	Design Consultancy	Top Supervision	Detailed Supervision	Total	Remarks/ Technical Bid
1	M/s CITE, Architecture Planning & Design Group	0.96% & 1.19%	0.25%	1.80%	4.20	58.00
2	M/s G3 Engineering Consultant (Pvt) Ltd.	1.79%	-	2.10	3.89	86.50
3	M/s Mascot Consultants	1.20%			1.20	93.00 (Successful)
4	M/s Raees Faheem Associates Consulting Architects	3%	-	-	3.00	79.00
5	M/s Wings Consultants	1.5%	-	1.5%	3.00	69.00
6	M/s National Engineering Services Pakistan (Pvt) Limited	1.50%	0.25%	2.50%	4.25	88.00
7	M/s Shagufta & Munir Associates	2.70% & 1.50%	-	2.70%	6.90	87.00
8	M/s Pakistan Environmental Planning & Architectural Consultants Ltd	1.59%	0.5%	1.39%	3.48	88.50
9	M/s ESS.I.AAR Planning, Engineering & Services Consultants	1.5%	-	1.5%	3.00	79.00
10	M/s Aces Architectural & Civil	3% + GST	-	-	3.45	78.50
11	M/s Enviro Consult (SMC-PVT) Ltd & Ultimate Engineering Pvt Ltd. (JV)	1.75%	-	2.50%	4.25	73.00
12	M/s MAK Engineering	0.60%	0.90%	-	1.50	86.50

	Services					
13	M/s Shaz Consultants	1%	-	0.54%	1.54	84.00
14	M/s Meinhardt (Pakistan) Pvt Ltd.	2%	-	2%	4.00	53.00
15	M/s Abbasy & Associates	-	-	-	No Rates	68.00
16	M/s Al-Imam Enterprises (Pvt) Ltd & Arif Associates (JV)	-	-	-	No Rates	78.00
17	M/s Atif Nazar (Pvt) Ltd.	-	-	-	No Rates	81.00

Point(s) to be considered:

Whether to approve the lowest rates i.e. 1.20% quoted by M/s Mascot Consultants for planning/designing/supervision of Cantonment Board Medical College Regilalma, Peshawar 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 i.e. 1.20% quoted by M/s Mascot Consultants for planning/designing/supervision of Cantonment Board Medical College Regilalma, Peshawar.

ITEM 21

APPROVAL OF TENDER - ORIGINAL WORK

Reference: RHQ, Peshawar letter No.20/177/B.E/2016-17/Pesh/DPR, dated 20-03-2018.

Requirement:

To consider the rates received from CB's approved/pre-qualified contractors/firms on MES Schedule of Rates, 2014 for execution of original work i.e. construction of CB commercial project (Al-Nafa Markaz, Block-F) at Shoba Bazar in response to this office letter No. 14/2/Pre-qualification/E.B/84685, dated 30-04-2018.

History of the case:

An estimate amounting to Rs. 16.50 (M) for construction of CB commercial building (Al-Nafa Markaz, Block-F) at Shoba Bazar was placed before the Board for consideration. The Board vide CBR No. 20, dated 28-09-2017 was approved the estimate out of premium fund for the year 2017-18.

The case was forwarded to Competent Financial Authority vide CBP letter No. 14/2/508/Engg Br/83199, dated 20-02-2017 for sanction.

The Competent Financial Authority vide RHQ, Peshawar letter No.20/177/B.E/2016-17/Pesh/DPR, dated 20-03-2018 has accorded sanction for the same.

Previously tenders were called from the prequalified contractors and the lowest rates i.e. 11.22% below on MES Schedule of Rates, 2014 quoted by M/s Shahryar Builders Peshawar were placed before the Board for consideration.

The Board vide CBR No. 23 dated 27th April, 2018 has rejected the rates being unworkable.

Legal Provision:

Rule 62 of the Cantt Accounts Code, 1955.

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

Tenders:

Re-tenders were invited from the CB approved / pre-qualified contractors / firms vide CBP letter No. 14/2/Pre-qualification/E.B/84685, dated 30-04-2018. The same were opened on 04-05-2018 at 1130 hours in the presence of Vice President, Elected Members of CBP and contractors / authorized representatives.

Comparative Statement:

The comparative statement of the rates are appended below:-

S.No	Name of Firms/Contractors	Rate Offered	Remarks
(1)	Construction of CB Commercial Project (Al-Nafa Markaz, Block-F) at Shoba Bazar, Est Cost Rs. 16.50 (M)		<i>BP Exists under relevant head</i>
1	M/s Saeed Ud Din Shah	50% Above	
2	M/s Sameen & Sons	30% Above	
3	M/s Mumtaz Ali & Company	15% Above	
4	M/s Sitara Engineering Construction Co.	13% Above	
5	M/s Shahryar Builders Peshawar	9.86% Above	(Lowest)

Points to be considered:

Whether to approve the lowest rates 9.86% Above on MES Schedule of Rates, 2014 quoted by M/s Shahryar Builders Peshawar 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 of 9.86% Above on MES Schedule of Rates, 2014 quoted by M/s Shahryar Builders Peshawar for construction of CB Commercial Project (Al-Nafa Markaz, Block-F) at Shoba Bazar at an estimated cost of Rs. 16.50 (M).

ITEM 22

HIRING OF CONSULTANT - APPROVAL OF RATES

Requirement:

To consider hiring of consultant firm and approval of lowest rates for up-gradation / improvement of Cantonment General Hospital situated at Sunehri Masjid Road, Peshawar Cantt.

Legal Provision

- Rule 62 of the Cantt Accounts Code, 1955.
- **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".

History:

- Rates were called from the qualified and reputed consultant firms through advertisement published in daily "The News", daily "Jang" and daily "Nawa-e-Waqt", dated 28-03-2018 and displayed on PPRA website vide Tender Notice No. TS349640E, dated 27-03-2018..
- The same were opened on 16-04-2018 at 1130 hours in the presence of Vice President, Elected Members of CBP and consultants / authorized representatives.

Comparative Statement:

The following rates have been received from the consultant firms mentioned against each for in the comparative statement below:-

S.No.	Description	M/s Shaz Consultants	M/S Sheher Saaz (Pvt) Ltd.	M/s MAK Engineering Services	M/s Al-Imam Enterprises Pvt Ltd.	M/s AFKAR Associates & Mascot Consultants (JV)
1	Consultancy Charges	1.00%	3.00% (including supervision)	1.65% (Including Top Supervision) (Lowest)	3.90%	1.95% (including supervision)
2	Supervision	1.08% (Detailed Supervision)			1.90% (Resident Construction Supervision)	

Technical Committee:

A technical committee headed by GE Services constituted for scrutiny of profiles observed the following which is reproduced for perusal of the Board:-

- The profile of M/s MAK Engineering Services (lowest rates 1.65%) reveals that they have no vast experience / similar nature projects on their credit.
- On the other hand M/s AFKAR Associates & Mascot Consultants (JV) the 2nd lowest (1.95%) have vast experience in similar nature projects on their credit.

Point(s) to be considered:

- Whether to approve the lowest rates i.e. 1.65% quoted by M/s MAK Engineering Services or otherwise?
- To obtain the willingness of the 2nd lowest i.e. M/s AFKAR Associates (JV) whether they are ready to undertake the job on lowest rates i.e. 1.65% 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 after due deliberation and based on the observation of technical committee headed by GE Services constituted for scrutiny of profiles, decided as under: -

- (i) Since M/s MAK Engineering Services (lowest rates 1.65%) have no experience / similar nature projects on their credit, the rate quoted is rejected.
- (ii) M/s AFKAR Associates & Mascot Consultants (JV) the 2nd lowest (1.95%) have vast experience in similar nature projects on their credit, be offered the same lowest rate quoted by M/s MAK Engineering Services. If the rates of 1.65% is not agreed to the M/s AFKAR Associates & Mascot Consultants (JV), the same shall re-called.

ITEM 23**APPROVAL OF TENDERS - RE-VAMP/UPLIFT OF SM ROAD**

Reference: CBR No. 22, dated 27-4-2018

Requirement:

To consider the rates received from CB pre-qualified contractors/firms on MES Schedule of Rates, 2014 & for market rates items invited for execution of work i.e. "re-vamp/uplift of Sunehri Masjid Road from Dr. Younas Chowk to Mian Iqbal Chowk (BRT route), estimated Cost Rs. 26.01 (M)" in response to CBP letter No. 14/2/Pre-qualification/E.B/84953, dated 7-5-2018.

History of the case

A meeting regarding grant for the re-vamp/uplift plan of Food Street and Green Shadi Hall parking area was held with the DG PDA in which DG PDA requested CEO for the inclusion of work in question.

CBP vide letter No.14/2/Gen Imp/Engg Br/84274, dated 12-04-2018 incorporated the work in question and requested DG PDA for provision of fund. No. 04-A/DDE-II/PIU-BRT/D-Package-2/PDA/01, dated 21-04-2018 s released the partial fund in advance for the following projects i.e. Food Street and S.M. Road.

The case was placed before the Board and the Board vide CBR No. 22, dated 27-4-2018 has approved the estimates and resolved to sent the case to CFA for sanction.

Legal Provision:

Rule 62 of the Cantt Accounts Code, 1955.

Tenders:

Tenders were invited from the CBP pre-qualified contractors / firms vide letter No. 14/2/Pre-qualification/E.B/84953, dated 07-05-2018. The same were opened on 11-5-2018 at 1130 hours in the presence of Vice President, Elected Members of CBP and contractors / authorized representatives.

Comparative Statement:

The comparative statement of the rates are appended below:-

S.No.	Name of Firm/ Contractor	Cost of Civil Works at Par	Rate of MES Schedule, 2014	Cost including Contractor %age 1	Market Rate Items 2	Total of 1+2	Remarks
1	M/s Wajid Ali & Sons	4777214.55	18% Above	5637113.17	981648420.00	987,285,533.17	
2	M/s Rehman Construction Company	4777214.55	30% Above	6210378.92	45247550.00	48,457,928.92	
3	M/s Wajid Iqbal & Co.	4777214.55	19% Above	5684885.31	384896050.00	390,580,935.31	
4	M/s Wadan Construction Company	4777214.55	16% Above	5541568.88	375431400.00	380,972,968.88	
5	M/s Mumtaz Ali & Company	4777214.55	20% Above	5732657.46	127644500.00	133,377,157.46	
6	M/s Saeed Ud Din Shah	4777214.55	25% Above	5971518.19	29726500.00	35,698,018.19	
7	M/s Ikram Ullah	4777214.55	15% Above	5493796.73	22205850.00	27,699,646.73	(Lowest)

Report of Engineering Branch:

The comparative statement of rates shows a huge variation between lowest and other bidders i.e. lowest quoted bid is Rs. 27.699 (M) and the others are ranging from Rs. 35.698 (M) to Rs. 987.285 (M). The careless attitude of bidders reflect that the bid is compromised which adversely affect the quality of work. On the other hand it is a deposit work to be executed for Provincial Government for which an amount Rs. 26.01 (M) according to PC-1 submitted by CBP have been approved whereas the lowest bid amount comes to Rs. 27.699 (M which is beyond the approved estimate.

Points to be considered:

Whether to approve the lowest rates quoted by contractor M/s Ikram Ullah based on MES Schedule of Rates, 2014 & market items rates or otherwise?

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

RESOLUTION

The Board considered the case. In the light of recommendations of the engineering branch, the Board rejected the rates. The same be re-called.

ITEM 24**RELEASE OF SECURITY AMOUNT - M/S WAJID ALI & SONS**

Reference: Application dated 10-5-2018.

Requirement:

To consider the request of M/s Wajid Ali & Sons for the release of CDRs amounting to Rs.6,70,370/- deposited by them at the time of tendering in respect of the work i.e. "provision of PCC drain and tuff pavers in Sunehri Masjid Colony"

History of the case:

Estimate amounting to Rs. 3.91 million for provision of PCC drain and tuff pavers in Sunehri Masjid Colony approved by the Competent Financial Authority in the Budget Estimates for the year 2017-18.

After completion of all codal & legal formalities the lowest rates i.e. 15% Below MES Schedule of Rates, 2014 approved by the Board vide CBR No. 27(16), dated 30-11-2018. Agreement was executed with the contractor and work order was issued accordingly. But due to resistance from the residents of the locality, the work has not yet been executed at site.

It is pertinent to mention that the work has also not been included in the proposed carried over list for the year 2018-19.

Now M/s Wajid Ali & Sons vide application under reference has requested for the release of CDRs amounting to Rs.6,70,370/-

Points to be considered:

Whether to release the CDRs amounting to Rs.6,70,370/- to M/s Wajid Ali & Sons or otherwise?

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

RESOLUTION:

The Board considered and approved to release the CDRs amounting to Rs.670,370/- to M/s Wajid & Sons as the work order has not been issued.

ITEM 25**REGISTRATION AS CBP APPROVED ARCHITECT**

Reference: Application dated 09-03-2018.

Requirement

To consider application under reference submitted by Architect Jamshaid Ahmad Khan of M/s Jamshaid Khan & Associates for registration on CBP's panel of approved Architects for practicing within Cantonment area.

Points to be considered

Whether to approve the registration of Architect Jamshaid Ahmad Khan of M/s Jamshaid Khan & Associates as CBP approved Architects for practicing within Cantonment area 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 of Architect Jamshaid Ahmad Khan of M/s Jamshaid Khan & Associates as CBP approved Architects for practicing within Cantonment area on payment of usual registration fee.

ITEM 26**REGISTRATION/ENLISTMENT OF FIRM - M/S M.K.C**

Reference: Application dated nil.

Requirement

To consider application under reference submitted by M/s M.K.C (Masoom Khan & Company) for registration/enlistment as approved contractor in PEC's Category C5 for participating in tendering process of original works.

History of the case

M/s M.K.C is registered firm with the Pakistan Engineering Council in Category C5 of financial limit of Rs. 65 million under License No. 13779 and worked in different govt & semi govt depts and completed several projects.

Points to be considered

Whether to approve the registration / enlistment of M/s M.K.C 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 M.K.C as CBP approved Contractor for participating in tendering process of development works on payment of usual registration fee.

ITEM 27**NOTICE UNDER SECTION 185(1) & 256 OF THE CANTONMENTS ACT, 1924**

Reference: CBR No. 18, dated 29-03-2016.

Requirement

To note / confirm the notices under Section 185(1) & 256 of the Cantonments Act, 1924 served upon the lessees of the following properties in connection with unauthorized construction carried out by them without prior approval / sanction of the Board, in the light of CBR under reference:-

Notices issued under Section 185

S.No.	Name of lessee	Property & Survey No.	Notice No./date
1	Mst. Nargis Nisar	Plot No. 129/9, Survey No.27, DOC, Shami Road	No. 32/124(9)/84369, dated 17-4-2018
2	Mst. Rashida W/o Maj: Nasrullah Jan	Plot No. 19, Survey No.27, DOC, Shami Road	No. 32/124(19)/84357, dated 17-4-2018
3	M/S Muhammad Nasir Khattak & Others	Plot No. 23/1, Survey No.27/23/1, DOC, Shami Road	No. 32/124(23-1)/84361, dated 17-4-2018
4	M/s Rukia Shakoor Jan & Others	Plot No.02, House No.122, Survey No.27/2, Street No.5, DOC, Shami	No. 32/124(2)/84362, dated 17-4-2018

		Road	
5	Mr. Nasir Muhammad S/o Abdul Ghafoor	Plot No. 23, Survey No.27, DOC, Shami Road	No. 32/124(23)/84365, dated 17-4-2018
6	Mr. Muhammad Abdul Aziz,S/o Muhammad Abdul Saleem Mufti	Plot No. 3-B, Survey No.27, DOC, Shami Road	No. 32/124(3-B)/84366, dated 17-4-2018
7	Dr. Intikhab Alam, Through Mrs. Yasmeen Intikhab	Plot No. 3-A, Survey No.27/3-1, DOC, Shami Road	No. 32/124(3)/84367, dated 17-4-2018
8	Mr. Khalid Manzoor	Plot No. 4-B, House No.131, Survey No.27, DOC, Shami Road	No. 32/124(4-B)/84368, dated 17-4-2018
9	Mst. Mehreen Hussain	Plot No. 8, Survey No.27/8, DOC, Shami Road	No. 32/124(8)/84358, dated 17-4-2018
10	Mst. Shujat Begum	Plot No. 5, Survey No.27/A, DOC, Shami Road	No. 32/124(5)/84359, dated 17-4-2018
11	Mr. Shakir Syed	Plot No. 21, Survey No.27, DOC, Shami Road	No. 32/124(21)/84360, dated 17-4-2018
12	Mst. Musarrat Bano, Through Mr. Tahir Sadiq Butt Advocate	Property No. 6-H, 6-I, 6-J, Survey No.489 -Part, Saddar Road	No. 6/1690/84436, dated 17-4-2018
13	M/s Ijaz Hussain & Others	House No. 33, 34, R.A Bazar	No. 6/1254/84356, dated 17-4-2018
14	Mr. Imdad Khan S/o Abdullah Shah	House No.22-23, R.A Bazar	No. 6/705/84355, dated 17-4-2018
15	Syed Yousaf Shah S/o Syed Jabbar Shah	House No.178, R.A Bazar	No. 6/575/84354, dated 17-4-2018
16	Mrs. Zareena Begum, Mrs. Nageena Bano, Mst. Robina Shaheen & Mst. Rahila Tabasum, Ds/o Ali Ahmad (Late)	House No.39, Tariq Road, R.A Bazar	No. 6/948/84353, dated 17-4-2018
17	Mr. Sharif Ullah S/o Zar Khan	Plot No.07, Survey No.315/7,Jheel Road	No.32/15-(7)/84352, dated 17-4-2018
18	Mst. Tamseela Nazli	Plot No.03, Survey No.315/3, Jheel Road	No.32/15(3)/84351, dated 17-4-2018
19	Mr. Latif-ur-Rehman & Others	Shop No. 1/1, Survey No. 542/7, Liaqat Bazar	No. 6/90(1/1)/84428, dated 17-4-2018
20	Mr. Nisar Ahmad	Shop No. 1/8, Survey No. 542/14, Liaqat Bazar	No. 6/90(1/8)/84421, dated 17-4-2018
21	Mr. Muhammad Pervaiz	Shop No. 1/13, Survey No. 542/19, Liaqat Bazar	No. 6/90(13)/84420, dated 17-4-2018
22	M/s Mehboob Ahmad Sabri &	Shop No. 1/10, Survey No. 542/10, Liaqat Bazar	No. 6/90(4)/84419, dated 17-4-2018

	Others		
23	Mst. Surraya Jabeen	Shop No. 1/14, Survey No. 542/20, Liaqat Bazar	No. 6/90-14/84418, dated 17-4-2018
24	Mr. Noor Muhammad	Shop No. 1/12, Survey No. 542/18, Liaqat Bazar	No. 6/90(12)/84417, dated 17-4-2018
25	Mr. Gul Rahim & Others	Shop No. 1/10, Survey No. 542/16, Liaqat Bazar	No. 6/912/84416, dated 17-4-2018
26	Mr. Afzaal Ahmad Khan	Shop No. 1/9, Survey No. 542/15, Liaqat Bazar	No. 6/878/84415, dated 17-4-2018
27	Mr. Joseph Pervaiz	Property Comprising Survey No.163/78, Chhoti Lalkurti	No. 6/634/H/No. 26&27/84370, dated 17-4-2018
28	Mr. Abdul Ahad	Property No. 35/L, Survey No. 167/A, 35-The Mall	No. 5/102-I/84400, dated 17-4-2018
29	Mr. Qamar Zaman	Property No. 35, Survey No. 167-A, The Mall	No. CP-167/Qamar Zaman/84408, dated 17-4-2018
30	M/s Standard Chartered Bank Pakistan Ltd	Property No. 35-A, Survey No. 167, Mall Road	No. 5/102/84407, dated 17-4-2018
31	Mr. Naeem Jan S/o Muhammad Jan	House No. 46 & 47, Survey No. 163/96 & 163/98, Choti Lal Kurti	No. 6/709-II(46,47)/84404, dated 17-4-2018
32	Mr. Ijaz Ahmad S/o Muhammad Jan	Shop No. 48, Survey No. 163/100, Choti Lal Kurti	No. 6/709/(48)/84403, dated 17-4-2018
33	Mr. Asif Khan	House No. 18, Survey No. 163/87, Choti Lal Kurti	No. CP-163/88/84402, dated 17-4-2018
34	Mr. Bunyad Ahmad	Property No. 6, Survey No. 163/190, Choti Lal Kurti	No. 6/709-6/84401, dated 17-4-2018
35	Mr. Amir Hussain Shah	Shop No. 49, Survey No. 163/102, Choti Lal Kurti	No. 6/709(49-50)/84394, dated 17-4-2018
36	Mr. Nazir Ahmad	Property No. 98, Survey No. 163/146, Choti Lal Kurti	No. CP-163/146/84373, dated 17-4-2018
37	Mr. Muhammad Saddique	Shop No. 50, Survey No. 163/104, Choti Lal Kurti	No. 6/709/(50)/84372, dated 17-4-2018
38	Mr. Azmat Hassan Khan Attorney Holder	Property Comprising Survey No.35/HJK, 35 The Mall (Mall Tower)	No.CP-167/Pt/35/HJK/84409, dated 17-4-2018
39	Mr. Ateeq-ur-Rehman Qazi	House No.130, 131, Survey No. 163/136, 163/137, Chotti Lal Kurti	No.CP-163/136/84406, dated 17-4-2018
40	Mr. Paul John S/o Chaudry Ghani	House No.24, Survey No. 163/81, Chotti Lal Kurti	No.6/634/84405, dated 17-4-2018
41	Mr. Qamar Zaman	House No.34/6, 34/7, Survey No. 163/90, Chotti Lal Kurti	No.6/709(34/6,34/7)/84400, dated 17-4-2018
42	Mr. Sohail Anjum	House No.34/5, Survey No. 163/90, Chotti Lal Kurti	No.6/709(34/4, 34/5)/84399, dated 17-4-2018
43	Mr. Muhammad	House No.28, 29, 30, 31, Survey	No.6/1505/84398, dated

	Zahid	No. 163/72, Chotti Lal Kurti	17-4-2018
44	Mr. Sabir Hussain Shah	House No.77, Survey No. 163/142, Chotti Lal Kurti	No. CP-163/142/84397, dated 17-4-2018
45	Mr. Muhammad Sharif	House No.34/8, Survey No. 163/90, Chotti Lal Kurti	No. CP-163/34/8/84396, dated 17-4-2018
46	Mr. Muhammad Sajjad Zamil	Property No.111 to 120, Survey No. 163/111, Chotti Lal Kurti	No.CP-163/48 & 49/84395, dated 17-4-2018
47	Mst. Shibana Yousaf W/o Shahzad Iqbal	House No.25, Survey No. 163/80, Chotti Lal Kurti	No.6/634/H/No.25/84386, dated 17-4-2018
48	M/s Amir Shahzad & Others	House No.52, Survey No. 163/91, Chotti Lal Kurti	No.6/709(P No.52)/84385, dated 17-4-2018
49	Haji Muhammad Yaqoob	House No.32, Survey No. 163/70, Chotti Lal Kurti	No.6/1648/84384, dated 17-4-2018
50	Syed Maqbool Shah	House No. 78, 79 & 80, Survey No. 163/45, 163/46 & 163/47, Chotti Lal Kurti	No. 6/1135/84383, dated 17-4-2018
51	Mr. Muhammad Subhan	Property No.5/3, Raza Shah Shaheed Road	No. 32/93-II/84431, dated 17-4-2018
52	Mst. Nargis Begum Attorney of M/s Mst. Nosheen Nazim & Muhammad Khalid Arbab	Bungalow No.05, Survey No.209/4, Raza Shah Shaheed Road	No. 32/93-III/84429, dated 17-4-2018
53	Mr. Yousaf Ali S/o Abdul Aziz	Shop No.1/20, Survey No.542/26, Liaquat Bazar	No. 6/1213/84428, dated 17-4-2018
54	Mr. Ayaz Khan S/o Olas Khan	Property No.1/19, Survey No.542/25, Liaquat Bazar	No. 6/1211/84427, dated 17-4-2018
55	Malik Muhammad Javed	Property No.373/374/1, Survey No.542/434, Liaquat Bazar	No. 6/367-B-I/84426, dated 17-4-2018
56	Mr. Muhammad Farooq	Shop No.1010/371, Survey No.542/432, Liaquat Bazar	No. 6/1244/84423, dated 17-4-2018
57	Mr. Hanif Ahmad (Sabri) S/o Muhammad Ibrahim	Shop No.370, Survey No.542/431, Liaquat Bazar	No. 6/1247/84422, dated 17-4-2018
58	Mr. Shakeel Gul S/o Haji Taj Muhammad	Property No.373/374/2, Survey No.542/434, Liaquat Bazar	No. 6/367-B-II/84413, dated 17-4-2018
59	Mr. Fayyaz Ahmad S/o Sahib Ullah	Property No.373/374/3, Survey No.542/434, Liaquat Bazar	No. 6/367-B-III/84412, dated 17-4-2018
60	M/s Syed Akhtar Ali Shah & Others	House No.133, Survey No. 163/141, Chotti Lal Kurti	No.6/596/84371, dated 17-4-2018
61	M/s Zahoor Khan & Others	Property No. 6/38-Q, Survey No.489 -Part, Saddar Road	No. CP-489/CB/51/12/6/38/84442, dated 17-4-2018
62	Mr. Muhammad Saddique S/o Fiaz Ahmad	Property No.2/3 of 36, Survey No. 257/156, Saddar Road	No. 6/425-B/84441, dated 17-4-2018
63	Mst. Memoona	Property No.(26)6-C, Saddar Road	No. CP-489/51/14/6/84440,

	Yousaf & Others		dated 17-4-2018
64	Mr. Sikandar Aziz Khan	Property No. 6/38-A, Saddar Road	No.CP-489/84439, dated 17-4-2018
65	Mst. Shamaila Zaki	Property No.6-B, Saddar Road	No. CP-489/51/15/308/33/84438, dated 17-4-2018
66	M/s Riasat Ali, and Liaquat Ali	Shop No.1/26, Survey No.542/32, Saddar Road	No. 6/801/84437, dated 17-4-2018
67	Mrs. Safia Yousaf	Property No. 02, Survey No.489 /A/I, Islamia Road	No. CP-489/III/84435, dated 17-4-2018
68	Mrs. Safia Yousaf	Property No.02, Survey No.489, Islamia Road	No. CP-489-IV/84434, dated 17-4-2018
69	Mst. Samia Wazir W/o Mudasir Ali	Plot No.06, Survey No.315/6, Raza Shah Shaheed Road	No. 32/15(6)/84432, dated 17-4-2018
70	Mr. Muhammad Siraj Attorney of M/s Zar Khan & Others	Property Survey No.489/A/2, Islamia Road	No. CP-489-V/84433, dated 17-4-2018
71	M/s Bashir Ahmad & Others	Shop No.1/22, Survey No.542/28, Liaquat Bazar	No. 6/826/84411, dated 17-4-2018
72	Mst. Surrayia Jabeen	Property No. 1/14, Survey No. 542/20, Liaquat Bazar	No. 6/90-14,15/84515, dated 20-4-2018
73	M/s Muhammad Ismail & Others	House No. 59/5, Survey No. 612/173-J, Shaheed Bazar, Bari Lalkurti	No.6/1672/84522, dated 20-4-2018
74	Mr. Sham Lal S/o Misri Lal	House No.CB-58/194, Survey No.612/175, Shaheed Bazar, Bari Lalkurti	No.6/323-B-II/84523, dated 20-4-2018
75	Mr. Faqir Chand	House No.60/1, Survey No. 612/173, Shaheed Bazar, Bari Lalkurti	No.6/1673/84524, dated 20-4-2018
76	Mr. Munnawar Iabal S/o Muhammad Amin	House No. 31 & 32, Survey No. 612/148, Shaheed Bazar, Bari Lalkurti	No. 6/289-B/84525, dated 20-4-2018
77	Mr. Ali Muhammad	House No. 60/5, Shaheed Bazar, Bari Lalkurti	No.6/1677/84526, dated 20-4-2018
78	Mr. Inayat Ullah	House No. 60/4, Shaheed Bazar, Bari Lalkurti	No. 6/1676/84527, dated 20-4-2018
79	Mr. Muhammad Yaqoob	House No. 59/4, Survey No. 612/173, Shaheed Bazar, Bari Lalkurti	No. 6/1671/84528, dated 20-4-2018
80	Mr. Pram Nauth S/o Budoo Lal	House No.60/3, Survey No. 612, Shaheed Bazar, Bari Lalkurti	No. 6/1675/84529, dated 20-4-2018
81	Mr. Muhammad Anwar	House No.60/2, Survey No. 173-A, Shaheed Bazar, Bari Lalkurti	No. 6/1674/84530, dated 20-4-2018
82	Mr. Faqir Muhammad	House No. 27 & 28, Shaheed Bazar, Bari Lalkurti	No. 6/1180/84531, dated 20-4-2018
83	Mr. Mir Hussain	House No. 59/1, Survey No. 612/173-D, Shaheed Bazar, Bari Lalkurti	No. 6/1668/84542, dated 20-4-2018
84	Mr. Faqir Muhammad	House No. 29, Survey No.	No. 6/351-B/84543, dated

	S/o Muhammad Ibrahim	612/144, Shaheed Bazar, Bari Lalkurti	20-4-2018
85	Mr. Ghulam Mustafa	House No. 59/3, Survey No. 173/E, Shaheed Bazar, Bari Lalkurti	No. 6/1670/84544, dated 20-4-2018
86	Haji M. Zaman S/o Mutwali	Shop Nos: 49/1, 49/2 and House No. 53, Survey No. 612/166, 612/167 & 612/171, Shaheed Bazar, Bari Lalkurti	No. 6/498-B/84545, dated 20-4-2018
87	Mr. Munnawar Iqbal S/o Muhammad Amin	House No. 35, Survey No. 612/152, Shaheed Bazar, Bari Lalkurti	No. 6/653/84546, dated 20-4-2018
88	Mr. Fazal Hussain	House No. 16, Survey No. 612/123, Shaheed Bazar, Bari Lalkurti	No. 6/1067/84547, dated 20-4-2018
89	Mst. Pran Davi	House No.54/4, Shaheed Bazar, Bari Lalkurti	No. 6/668/84548, dated 20-4-2018
90	Mst. Rashim Jan & Mst. Phulana Wd/o, Ghulam Jaffar	House No. 85/1 & 85/2, Shaheed Bazar, Bari Lalkurti	No. 6/1542/84549, dated 20-4-2018
91	Mr. Rehmat Masih S/o Choni	House No. 154, Survey No. 612/32, Shaheed Bazar, Bari Lalkurti	No. 6/399/84550, dated 20-4-2018
92	Syed Hussan Shah & Syed Abdul Jalal Shah, S/o Syed Binor Shah	Shop Nos: 5 & 6, Shaheed Bazar, Bari Lalkurti	No. 6/1043/84551, dated 20-4-2018
93	Raja Abdur- Rauf S/o Raja Abdul Ghafoor	House No. 18, Shaheed Bazar Bari Lalkurti	No. 6/284/84552, dated 20-4-2018
94	Mr. Abdur Razaq S/o Muhammad Ishaq (Late)	House No. 14, Survey No. 121, Shaheed Bazar, Bari Lalkurti	No. 6/591/84553, dated 20-4-2018
95	Mr. Abdul Khalil S/o Abdul Haleem	House Nos: 93 & 94, Survey No. 612/11, Shaheed Bazar, Bari Lalkurti	No. 6/288-I/84554, dated 20-4-2018
96	Mr. Aamir Shahzad S/o Shams-ud-Din(Late)	Property No. CB-276/59/2, Survey No. 612/173, Shaheed Bazar, Bari Lalkurti	No. 6/79-B/84556, dated 20-4-2018
97	Mr. Amir Zada	Property No.101, 102, Survey No. 612/18, Shaheed Bazar, Bari Lalkurti	No. 6/359-B/84557, dated 20-4-2018
98	Lt: Col: Syed Gul Badshah	House No. 9 & 10, Survey No. 163/185 & 163/187, Choti Lalkurti	No. 6/536-B/84506, dated 20-4-2018
99	Mr. Abdur Rashid	House No.34/1, Survey No. 163/90, Chotti Lalkurti	No. 6/709(34/1)/84507, dated 20-4-2018
100	Mr. Allah Bakhsh	House No. 16/29, Saddar Road	No. 6/1097/84508, dated 20-4-2018
101	Mst. Razia Begum Malik	Property No. 571-E, Saddar Road	No. CP-489/6-A/84509, dated 20-4-2018
102	Mr. Afzal Ahmad s/o Jameel Ahmad	House No. 622, Survey No. 542/709, Shibli Street	No. 6/828/84510, dated 20-4-2018
103	Mr. Nazir Ullah S/o Malik Tilla	Shop No. 1/17, Survey No. 542/23, Liaqat Bazar	No. 6/90(17)/84512, dated 20-4-2018

	Muhammad		
104	M/s Tanveer Ahmad & Others	Property No. 1/23,1/24 & 1/25, Survey No. 542/31, Liaquat Bazar	No. 6/90(25)/84513, dated 20-4-2018
105	Mr. Shamshad Khan	Property Comprising Survey No. 542/488, Liaquat Bazar	No. 6/860/84514, dated 20-04-2018
106	Mr. Abdul Ghafoor	Shop No. 100, Survey No. 612/17, Shaheed Bazar Bari Lalkurti	No.6/750/84555, dated 20-4-2018
107	Mst. Jameela Begum & Others	Property No. 1100-1101, Survey No. 542/1285, GPO, Lane	No.6/430-B/84511, dated 20-4-2018
108	M/s Adnan Javed & Haroon Javed	Shop No. 257-A, Survey No. 542/302/257-A, Liaquat Bazar	No.6/125-I/84516, dated 20-4-2018
109	Mr. Anis-ur-Rehman S/o Muhammad Rafiq	Shop No. 1/18, Survey No. 542/24, Liaquat Bazar	No. 6/90(18)/84517, dated 20-4-2018
110	M/s Liaquat Ali & Others	Property Nos: 176 & 177, Survey No. 542/209 & 542/210, Liaquat Bazar	No. 6/886/84518, dated 20-4-2018
111	Mr. Aftab Hameed	Property No. 15, Survey No. 542/59, Liaquat Bazar	No. 6/796/84519, dated 20-4-2018
112	Mr. Taj Muhammad S/o Din Muhammad	Shop No. 19-A, Survey No. 542/64, Liaquat Bazar	No. 6/681/84520, dated 20-4-2018
113	Mr. Asrar Ali	House No. 11& 11-A, Survey No. 612/118 & 612/126, Bari Lalkurti	No. 6/613/84521, dated 20-4-2018
114	M/s Muhammad Waseem & Others	Property No. 4-A/43 to 4-A/51, Survey No. 542/45, Shafi Market, Tipu Sultan Road	No. 6/71-II(E)/84663, dated 27-4-2018
115	M/s Muhammad Tariq & Muhammad Arshaf Ss/o Abdul Karim	Property No. 35/O, Survey No. 167/2/35, The Mall	No. CP-167-IV/84667, dated 27-4-2018

Notices issued under Section 256

S.No.	Name of lessee	Property & Survey No.	Notice No./date
1	Mr. Rashid Amin Khalil S/o Shamroz Khan Khalil	Property No. 1/15, Survey No. 542/21, Liaquat Bazar	No. 6/985/84425, dated 17-4-2018
2	Mr. Jehangir Ahmad & Others	Property No. 1/16, Survey No. 542/22, Liaquat Bazar	No. 6/90-16/84414, dated 17-4-2018

Legal Provision

The Board vide CBR under reference considered and appreciated that it would not be expedient and proper to wait for the Board meeting for serving of certain notices as if such un-authorized acts and urgent eventualities are not taken into cognizance timely by serving of notices, it might become too late for any prevention / remedial measure. The Board, therefore, approved the proposal regarding authorization of issuance of notice under Section 126, 142, 185 & 256 of the Cantonments Act, 1924 to the CEO keeping in view the nature & urgency of the notices to be served under above sections of Cantonments Act, 1924.

The Board further resolved that detail of notices issued shall be placed before the Board in every Board meeting for Ex-post facto approval and vetting / noting / information.

Points to be considered

To note / confirm the notices under Section 185(1) & 256 of the Cantonments Act, 1924 in the light of CBR under reference.

RESOLUTION

The Board noted / confirmed the notices under Section 185(1), & 256 of the Cantonments Act, 1924 served upon the lessees of the above properties in connection with unauthorized constructions carried out by them without prior approval / sanction of the Board.

ITEM 28**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/ renovation work in DML&C Office	Requested by the residents	Recommended by Ward Member	0.780(M)	D-2(f)
2	Repair of washroom in CB Rest House at Jalil Road	-do-	-do-	0.410(M)	D-2(f)
3	Supply & fixing of Iron Grill around community center VRI Colony	-do-	-do-	0.178 (M)	D-2(c)

4	Repair of Drain in Police Lane Colony	-do-	-do-	0.348 (M)	D-2(c)
5	Repair of CB Qtr No. B-2 in Cantt Colony at Choti Lal Kurti	Request by applicant	-do-	0.180 (M)	D-2(a)

Points to be considered

Whether to approve the above said M/R estimates or otherwise?

RESOLUTION:

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

ITEM 29

RELEASE OF SECURITY AMOUNT - M/S SIRAJ UL HAQ & SONS

Reference: Applications dated 6-3-2018 & 17-4-2018

Requirement:

To consider the request of M/s Siraj-ul-Haq & Sons for the release of CDRs amounting to Rs.27,60,000/- deposited by them at the time of tendering in respect of the work i.e. "construction of 2nd Floor (Flats) on CB Commercial Plaza situated at CB Workshop, Warsak Road"

History of the case:

Estimate amounting to Rs. 23.00 million for construction of 2nd Floor (Flats) on CB Commercial Plaza situated at CB Workshop, Warsak Road approved by the Competent Financial Authority in the Budget Estimates for the year 2017-18.

After completion of all codal & legal formalities the lowest rates i.e. 12.30% Below MES Schedule of Rates, 2014 approved by the Board vide CBR No. 27(3), dated 30-11-2018. Agreement was executed but work order has not yet been issued to M/s Siraj-ul-Haq & Sons.

It is pertinent to mention that the work has also not been included in the proposed carried over list for the year 2018-19.

Now M/s Siraj-ul-Haq & Sons vide applications under reference has requested for the release of CDRs amounting to Rs.27,60,000/-.

Points to be considered:

Whether to release the CDRs amounting to Rs.27,60,000/- to M/s Siraj-ul-Haq & Sons or otherwise?

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

RESOLUTION:

The Board considered and approved to release the CDRs amounting to Rs.27,60,000/- to M/s Siraj-ul-Haq & Sons as the work order has not been issued.

LANDS BRANCH

ITEM 30

PAYMENT REGARDING COST OF LAND UTILIZED BY BRT PROJECT

Reference: This office letter No. BRT/Lands/83293 dated 26-2-2018 & No.BRT/Lands/83629 dated 16-3-2018 & PDA letter No.1.30.27/PIU-BRT/Reach-II/PDA/01 dated 02-05-2018.

Requirement

To consider clause 3 of the contract agreement dated 22-11-2017 executed between Cantonment Board Peshawar and Peshawar Development Authority compensation for land utilized for Bus Rapid Transit Project will liable to be paid to Cantonment Board Peshawar.

Details of the Case

In this connection, Svy No.103-A commonly known as Aman Chowk situated at Khyber Road Peshawar Cantonment measuring 3.168 Acres i.e. 506.88 Marlas classified as Class C vested in the Board is being utilized / included in the project. This office vide letter / reminder under reference asked PDA authorities for payment of Rs. 2074.940 million in respect of land. Calculation of amount was evaluated on DC rates.

The PDA vide letter No.04-A/DDE-II/PIU-BRT/D-Package-2/PDA/12 dated 21-4-2018 made payment of Rs. 300 million as token fee with the contention that the balance amount shall be paid after final adjustment of the area.

The PDA authorities vide letter under reference intimated this office that Aman Chowk land utilized in the Bus Rapid Transit (BRT) claimed in the above referred letter is 506.88 Marla. While going through in detail, it is observed that actual area of Aman Chowk is 382.42 Marla and the land to be utilized under BRT project is 306.51 Marla & requested for revisit and submit actual cost of land based on area to be utilized.

However, as per survey report carried out on Total Station by the filed staff of this office, the area under-utilization comes to 466.26 Marlas for which compensation on part of PDA authorities is required in this regard.

Points to be considered

Whether to consider clause 3 of the contract agreement dated 22-11-2017 executed between CBP & PDA and compensation for land utilized for BRT to be paid to CBP.

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

RESOLUTION:

The Board considered and discussed the matter at length. The Board acknowledged the receipt of Rs. 300 million on account of token premium of land of Svy No.103-A commonly known as Aman Chowk situated at Khyber Road Peshawar Cantonment.

The Board was, however, of the view that the piece of land that would be left un-utilized by the BRT would not be not more than usable by the Cantonment Board Peshawar. The Board, therefore, decided that the BRT authorities / PDA be made land compensation of the actual area underutilization of the BRT project in shape of land premium to be calculated on prevailing DC rates. However, for the area left un-utilized, the Board further decided to execute commercial lease with PDA, that would become the permanent source of income for Cantonment Board Peshawar as well as optimum utilization of the remaining area.

Proper agreement be executed with the PDA based on the above said decisions of the Board.

PROCEEDINGS OF COMMITTEES

ITEM 31

BUILDING COMMITTEE

Requirement

To consider and approve proceedings of Building Committee meeting of Cantonment Board, Peshawar held on 21st May 2018-

Legal Provision

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

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

Proceeding of the Building Committee

1. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF OSS CENTRE COMPRISING SURVEY NO. 314, THE MALL, PESHAWAR CANTONMENT

To consider application submitted by Manager Admin, PTCL, NTR-1, Peshawar for approval of building plan in respect of OSS Centre, Comprising Survey No. 314, The Mall Peshawar Cantt as detailed below;

(OSS CENTRE)	
File No.	CP-314
Name of Lessee	The Manager Admin, PTCL, NTR-1, Peshawar
Nature of Lease	Proprietary
Schedule of Lease	Proprietary
Expiry of Lease	-
Classification of Land	B-1
Total area of Plot	3811.00 Sq. Yds.
Covered area	751.00 Sft.

Description of floors	Ground Floor
Area	Outside Bazar Area
LAND POINT OF VIEW	The MEO Peshawar has given NOC from land point of view vide letter No. CP-314/209, dated 27-4-2018.
TECHNICAL POINT OF VIEW	Survey D'Man, Cantt Overseer & Asstt Cantt Engineer 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 for Board's approval.

2. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. 43, SURVEY NO. 93-A/43, DOC, KHYBER ROAD, PESHAWAR CANTONMENT

To consider application submitted by the lessee for approval of residential building plan in respect of Plot No. 43, Survey No.93-A/43, DOC, Khyber Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/115(43)
Name of Lessee	Mr. Khalid Muneer
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	30-8-2071
Classification of Land	B-3
Total area of Plot	510.00 Sq. Yds.
Covered area	5229.23 Sft.
Description of floors	Ground Floor + First Floor + Mumty
Area	Outside Bazar Area
LAND POINT OF VIEW	The MEO Peshawar has given NOC from land point of view vide letter No. CP-93-A/43/, dated 4-5-2018.
TECHNICAL POINT OF VIEW	Survey D'Man, Cantt Overseer, Asstt Cantt Engineer & Chief Cantt Engineer 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 residential purposes.

Recommendations: Recommended for Board's approval.

3. EXTENSION IN TIME FOR COMPLETION OF BUILDING UNDER SECTION 183-A OF CANTONMENTS ACT 1924 - PLOT NO. 3, SURVEY NO. 27/1-B, DOC, SHAMI ROAD PESHAWAR CANTONMENT

To consider application, dated 23-2-2018 submitted by the lessees requesting for grant of 1st extension in time for completion of the building w.e.f. 3-3-2018. Building plan in respect of Plot No. 3, Survey No. 27/1-B, DOC, Shami Road, Peshawar Cantt was approved by the Board vide CBR No. 43(10), dated 31-1-2017 and released to the lessees vide CBP letter No. 32/126(1) Plot # 03/74632, dated 3-3-2017. The detail is as under;

(RESIDENTIAL)	
File No.	32/126(1) Plot # 03
Name of Lessees	Mr. Muhammad Shoaib S/o Farid Gul & Mst. Asya Shoaib W/o Muhammad Shoaib
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	13-5-2063
Classification of Land	B-3
Total area of Plot	500.00 Sq. Yds.
Covered area	6261.61 Sft.
Floors	Basement + Ground Floor + First Floor + Mumty
Area	Outside Bazar area

One year extension is allowed under Section 183-A of the Cantonment Act, 1924 for completion of remaining construction.

Recommendations: Recommended for Board's approval.

4. COMPOSITION FEE/APPROVAL OF REGULARIZATION / REVISED BUILDING PLAN IN RESPECT OF PROPERTY NO. 4-A/43, 4-A/44, 4-A/45, 4-A/46, 4-A/47, 4-A/48, 4-A/49, 4-A/49-A, 4-A/50, 4-A/50-A, 4-A/51, SURVEY NO. 542/45, 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/43, 4-A/44, 4-A/45, 4-A/46, 4-A/47, 4-A/48, 4-A/49, 4-A/49-A, 4-A/50, 4-A/50-A, 4-A/51, Survey No. 542/45, Tipu Sultan Road, Peshawar Cantt as detailed below;

(COMMERCIAL)	
File No.	6/71-II(E)
Name of Lessees	M/s Muhammad Waseem S/o Shah Mahmood & Shahid Khan S/o Muhammad Waseem
Nature of Lease	Commercial
Schedule of Lease	IX-C
Expiry of Lease	29-09-2102
Classification of Land	B-3
Total area of Plot	4500.00 Sft.
Covered area	26049.00 Sft.
Description of floors	Lower Ground Floor + Ground Floor + First Floor + Second Floor + Third Floor + Fourth Floor + Mumty
Area	Inside Bazar area
LAND POINT OF VIEW	The Land Supdt has verified that the land is situated inside Bazar area under the management of Cantt Board Peshawar.
DETAIL OF UNAUTHORIZED CONSTRUCTION/COMPOSITION FEE	
• Cost of Land per sft	= Rs. 18,440/-
• Cost of construction per sft	= Rs. 2,500/-
Major Deviation	
• Total land area	= 777.25 Sft.
• Cost of land @ Rs.18440/-	= Rs.1,43,32,490/-
• Total covered area	= 1413.75 Sft.
• Cost of Construction @ Rs.2500/-	= Rs.35,34,375/-

• Total cost of land + cost of construction	=	Rs.1,78,66,865/-
• Composition @ 15% of the total cost	=	Rs.26,80,030/-
Authority :- CBR No. 38(1), dated 12-11-2015, CBR No. 24(11), dated 01-06-2016 & CBR No. 19, dated 14 th & 17 th April, 2017.		

It is pertinent to mention here that the lessees have submitted notice under Section 179 of the Cantonments Act, 1924 alongwith revised building plan for addition / alteration in the approved building plan.

Recommendations: Recommended for Board's approval on payment of composition fee i.e. Rs. 26,80,030/-.

5. COMPOSITION FEE/APPROVAL OF REGULARIZATION/REVUSED BUILDING PLAN IN RESPECT OF PLOT NO. 39, SURVEY NO. 28/39, DOC, SHAMI ROAD, PESHAWAR CANTT

To consider application submitted by the lessees regarding regularization of unauthorized construction carried out in Plot No. 39, Survey No. 28/39, DOC, Shami Road, Peshawar Cantt as detailed below;

(RESIDENTIAL)	
File No.	32/122(39)
Name of Lessees	M/s Abdul Rashid, Abdul Majid & Habib Khan Ss/o Amir Shah
Nature of Lease	Residential
Schedule of Lease	IX-A
Expiry of Lease	5-3-2077
Classification of Land	B-3
Total area of Plot	833.00 Sq. Yds.
Covered area	7517.00 Sft.
Description of floors	Ground Floor + First Floor + Mumty
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	= 238.44 Sft.
b. Total cost of construction = (238.44 x 2000/-)	= Rs.4,76,880/-
c. Composition fee @ 5%	= Rs.23,844/-
Major Deviation	
a. Total major deviated covered area	= 427.73 Sft.
b. Total cost of construction = (427.73 x 2000/-)	= Rs.8,55,460/-
c. Composition fee @ 15%	= Rs.1,28,319/-
Total composition fee (23,844/- + 1,28,319/-)	= Rs.1,52,163/-
Authority :- CBR No. 38(1), dated 12-11-2015, CBR No. 24(11), dated 01-06-2016 & CBR No. 19, dated 14 th & 17 th April, 2017.	

It is pertinent to mention here that the lessees have submitted notice under Section 179 of the Cantonments Act, 1924 alongwith revised building plan for addition / alteration in existing ground floor and proposed first floor & mumty.

Recommendations: Recommended for Board's approval on payment of composition fee i.e. Rs. 1,52,163/-.

Proceeding of the Building Committee is place on the table for Board's approval

RESOLUTION:

The Board considered and approved the recommendations of Building Committee meeting held on 21st May, 2018 as mentioned on agenda side.

(Rana Khawar Iftikhar)
Cantonment Executive Officer,
Peshawar Cantonment

Brigadier
Muhammad Ghulam Hassan,
President, Cantt Board Peshawar

PESHAWAR CANTONMENT - THURSDAY THE 24th MAY, 2018