

**PROCEEDING OF ORDINARY BOARD MEETING HELD ON  
22<sup>nd</sup> FEBRUARY, 2024 AT 1200 HOURS  
IN THE BOARD ROOM OF THE CHAKLALA CANTONMENT BOARD**

<b>President</b>	<b>Brig Ahmad Nawaz</b> Station Commander, Rawalpindi	
<b>Secretary</b>	Muhammad Saleem Hassan Wattoo	
<b>Elected Members</b>	Mirza Khalid Mehmood	Vice President / Ward 03
	Mr. Yasir Khan	Ward 02
	Raja Irfan Imtiaz	Ward 07
	Chaudhary Nouman Shoukat	Ward 08
	Mr. Muhammad Jamil	Ward 09
	Raja Pervaiz Akhtar	Ward 01
	Mr. Ajmeer Khan	Ward 10
	Chaudhary Khurram Siddique	Peasant
<b>Nominated Members</b>	Lt. Col Basharat Rasool	Sigs, AQ, CCB, Sta HQ
	Lt Col Adnan Shafiq	AD, Sta HQ
	Lt Col Ameer Muhammad	Ak, Sta HQ
	Lt Col Muhammad Rizwan	ASC, BSD, Rwp
	Maj Ishfaq Ur Rehman	ASC-BSD, Rwp
	Maj. Mohsin Malik	FF, Sta HQ (A Branch)
	Maj. Umair Abdullah Abbasi	PEMH, Rwp
	Maj. Riaz Mahsud	FF, CMH, Rwp

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## 1 ACCOUNTS

### 1.1 MONTHLY ACCOUNT.

**Reference/Authority:** Rule 90 of the Pakistan Cantonments Account Code, 1955.

To note the monthly statement of accounts of Cantonment Fund along with statement of arrears of revenue for the month of **January, 2024**.

Rule 90 of the Pakistan Cantonments Account Code, 1955 states that “the Executive Officer

shall cause to be prepared a monthly statement of receipts and expenditures of the Cantonment Fund along with statement of arrears before the Board for information”.

#### MONTHLY STATEMENT OF RECEIPT AND EXPENDITURES - JANUARY, 2024.

Description	Cantt Fund Account	Khushal Pakistan Account	Sinking Fund Account	Premium of Land /Shop Account	GP Fund Account	Benevolent Fund Account	Group Insurance Account	Pension Fund Account
Opening Balance:	193.453	356.532	3.235	66.964	29.640	0.176	6.008	0.216
Investments:	-	-	1.000	-	16.000	-	-	-
<b>Total:</b>	<b>193.453</b>	<b>356.532</b>	<b>4.235</b>	<b>66.964</b>	<b>45.640</b>	<b>0.176</b>	<b>6.008</b>	<b>0.216</b>
Receipts:	111.389	28.786	0.234	4.844	3.255	0.216	0.615	13.327
<b>Balance:</b>	<b>304.842</b>	<b>385.318</b>	<b>4.469</b>	<b>71.809</b>	<b>48.895</b>	<b>0.393</b>	<b>6.623</b>	<b>13.543</b>
Expenditure:	135.123	27.642	-	-	1.957	0.275	4.000	11.974
<b>Closing balance:</b>	<b>169.719</b>	<b>357.676</b>	<b>4.469</b>	<b>71.809</b>	<b>46.938</b>	<b>0.118</b>	<b>2.623</b>	<b>1.569</b>

#### MONTHLY STATEMENT OF ARREARS OF REVENUES UP TO 13 FEBRUARY, 2024

Head	Arrears as on 01-07-2023 (M)	Recovery upto 13-02-2024 (M)	Balance of Arrears (M)	%age of Recovery
House Tax	328.4	214.85	144.096	65.42 %
Water Charges	58.2	28.583	34.387	49.11 %
Conservancy Charges	44.38	24.40	23.657	54.98 %
<b>Total</b>	<b>430.98</b>	<b>267.833</b>	<b>202.14</b>	<b>62.15 %</b>

**SUMMARY OF LIABILITIES**

<b>S.No</b>	<b>Description</b>	<b>Total Liabilities</b>	<b>Paid Amount</b>	<b>Balance Amount</b>
1	Contractors	37.414	28.446	8.968
2	Suppliers of Stores	26.998	9.651	17.347
3	Imprest	2.248	2.248	0
4	Pension Commutation	35.934	27.578	8.356
5	Reimbursement of Medical Charges	1.813	0	1.813
6	FBR (Income Tax / Sales Tax)	59.001	27.621	31.380
7	POL (CSD Filling Station)	16.807	8.000	8.807
8	Khanpur Dam	93.925	0	93.925
9	CIMLA Share	63.823	0	63.823
10	IESCO	713.059	0	713.059
11	MES Water Charges	276.760	7.800	268.960
12	GP Fund	66.141	0	66.141
13	Pension Shares (to other CBs)	9.000	0	9.000
14	Refund of Loan (Khushal Pakistan) disbursement of Salary July 23	16.000	0	16.000
15	Services (Dumping ground, hiring of school building)	22.032	4.694	17.338
16	Hiring of Vehicles for dumping ground (M/s Razzaq Khan)	9.339	0.000	9.339
17	Legal Advisors CCB	2.489	1.121	1.368
18	Share of half Salaries (CEO)	1.161	0	1.161
19	Encashment of LPR (CB Employees)	4.698	0	4.698
20	Advertisement	6.195	0	6.195
21	CB Institute of Medical Sciences (CBIMS)	36.799	0	36.799
<b>Total :</b>		<b>1501.636</b>	<b>117.159</b>	<b>1384.477</b>

The case is placed before the Board for the consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and the Board unanimously noted under section 43 of the Cantonments Act, 1924 (As amended) read with rule 90 of Pakistan Cantonments Account Code, 1955. The Board also unanimously noted the summary of liabilities.</i>
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## 1.2 REIMBURSEMENT OF MEDICAL CHARGES TO CCB STAFF

**Reference/Authority:** ML&C Department Rawalpindi letter No.92/30/ADG(Est)/ML&C/81 dated 17.07.2023.

To consider and approve the following cases for reimbursement of medical charges which were incurred by the employees of Chaklala Cantonment Board on their treatment at Cantonment General Hospital, Rawalpindi or CHM or patients were referred by the Administrator CGH/CMO CB Dispensary Tariqabad, Chaklala Cantonment to other Government Hospitals for indoor treatment / Laboratory tests as the facility was not available in CGH Rawalpindi / CB Dispensaries. Detail is given below:-

S.No	Name of Employees	Designation	Patients' relationship to the employee	Diagnosis	Bills pertain to the Hospital/ Clinic/Lab etc.	Reimbursement Claim
1.	Mr. Rashid Masih S/o Barkat Masih	Serviceman	Self	Laparoscopic Surgery	CGH Rwp	Rs.70,150/-
2.	Mr. Liaqat Masih S/o Bashir Masih	Serviceman	Self	Hernia Surgery	CGH Rwp	Rs.27,661/-

The case is placed before the Board for the consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and the Board unanimously approved the re-imbursement of medical charges / expenses under section 43 of the Cantonments Act, 1924 as per detail mentioned below. The cases be forwarded for sanction of the DML&amp;C Rawalpindi Region and ML&amp;C Deptt respectively.</i>						
	S.No	Name of Employees	Designation	Patients' relationship to the employee	Diagnosis	Bills pertain to the Hospital/ Clinic/Lab etc.	Reimbursement Claim
	1.	Mr. Rashid Masih S/o Barkat Masih	Serviceman	Self	Laparoscopic Surgery	CGH Rwp	Rs.70,150/-
	2.	Mr. Liaqat Masih S/o Bashir Masih	Serviceman	Self	Hernia Surgery	CGH Rwp	Rs.27,661/-

**1.3 REQUESTS OF DR. SHAKILA AKHTAR BAJWA, CMO REGARDING PROVISION OF IMPREST AMOUNT TO CHAKLALA CANTONMENT MEDICAL CENTER (CCMC) DHERI HASSANABAD AND HIRING OF ACCOMODATION.**

**Reference/Authority:** Rule 2(xiii) and 58 of the Cantonment Accounts Code, 1955, Ministry of Housing and Works, Islamabad Office Memorandum No.F.4(8)/92-Policy dated 28-09-2021 and applications submitted by Dr. Shakila Akhtar Bajwa, CMO, CCMC.

To consider following applications submitted by Dr. Shakila Akhtar Bajwa, Chief Medical Officer (BPS-19), CCMC, Dheri Hassanabad requesting therein for the following:-

- i. Provision of Imprest amount of Rs.50,000/- to meet day to day petty expenses to be incurred for the CCMC.
- ii. Hiring of private accommodation situated at Plot No.48, Street No.1, Block-E, Gulberg Islamabad @ monthly ceiling of Rs.54,705/- for the period of two years w.e.f 1.11.2023 to 30-10-2025 as no official accommodation is available to be allotted to her.

The cases are placed before the Board for the consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<p><i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved as under:-</i></p> <ol style="list-style-type: none"> <li><i>i. The Imprest amount of Rs.50,000/- on the supposition that the recoupment will be made at least once a month under rule 58 of the Pakistan Cantonments Account Code, 1955 as requested by Dr. Shakila Akhtar Bajwa, Chief Medical Officer, CCMC, Dheri Hassanabad subject to adherence of rule 59, 60 and 61 of the code ibid by permanent advance holder i.e. CMO, CCMC.</i></li> <li><i>ii. Hiring of private accommodation situated at Plot No.48, Street No.1, Block-E, Gulberg Islamabad @ monthly ceiling of Rs.54,705/- for the period of two years w.e.f 1.11.2023 to 30-10-2025 for her residence subject to concurrence of the DML&amp;C Rawalpindi Region.</i></li> </ol>
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**1.4 REQUEST FOR INCREASE IN SALARIES OF CSRs CB CARE CCB ON THE BASIS OF THEIR QUALIFICATION**

**Reference / Authority:** CBR No 3(3.3) dated 04-01-2021 and application submitted by CSRs CB CARE, CCB dated 02-01-2024.

To consider the request of CSRs CBCARE, CCB for increase of their salary according to their qualification. The Board vide CBR under reference already increased their salaries in 2021. Now, they have again requested after three years for increase in

their salaries equal to minimum wages of Rs.32000/- as the other CBCARE staff who are working on 89 days basis. The detail is as under:-

Sr	Name	Designation	Qualification	Pay already increased vide CBR 3 (3.3) dated 04-01- 2021	Proposal for Increase in salary equal to minimum wages w.e.f Feb, 2024
01	Fakhra Ashraf	CSR	M Com	Rs. 25000	Rs. 32,000
02	Sobia Waqar	CSR	BA	Rs. 25000	Rs. 32,000

The case is placed before the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and the Board unanimously approved the request of the applicants regarding increase in salaries of CSRs already appointed under rule 9 of the Pakistan Cantonments Servant Rules, 1954 (As amended) under section 43 of the Cantonments Act, 1924 as per detail mentioned below subject to sanction of the DML&amp;C Rawalpindi Region:-</i>				
	Sr	Name	Designation	Qualification	Approved monthly salary (minimum wages) w.e.f Feb, 2024
	01	Fakhra Ashraf	CSR	M Com	Rs. 32,000/-
	02	Sobia Waqar	CSR	BA	Rs. 32,000/-

#### **1.5 REQUEST FOR INCREASE IN SALARIES OF ASSITANT MANAGERS IT (HQ ML&C IT, TEAM)**

**Reference/ Authority:** HQ ML&C Deptt letter No. IT TEAM/DC/MLC/2018-III dated 10-01-2024.

To consider the request of HQ ML&C IT team received vide ML&C Deptt letter under refrence for increase in their salaries @ 35% on gross salary w.e.f the dates as mentioned against each. The expenses incurred on icrease in their salaries will be met out of the Account titled computerization fund of ML&C Deptt.

Sr	Name	Designation	Salary increased w.e.f	Existing Pay	Increase @ 35%	Pay fixed after increment
01	Mr. Muhammad Zubair Hussain		22-12-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-



02	Mr. Taimoor Ahmed	Assistant Manager IT	21-12-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-
03	Mr. Afraz Shafqa		11-12-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-
04	Mr. Mubashir Ijaz		11-12-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-
05	Mr. Usman Nasir		29-07-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-
06	Mr. Khateeb Ullah		11-08-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-
07	Mr. Muhammad Sami Ullah		11-08-2023	Rs. 78000/-	Rs. 27300	Rs. 1,05,300/-

The case is placed before the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and the Board unanimously approved the request of the applicants regarding increase in salaries of Assistant Managers IT (HQ ML&amp;C IT Team) already appointed under rule 9 of the Pakistan Cantonments Servant Rules, 1954 (As amended) under section 43 of the Cantonments Act, 1924 as per detail mentioned below subject to sanction of the DML&amp;C Rawalpindi Region:-</i>			
	<b>Sr</b>	<b>Name</b>	<b>Salary increased w.e.f</b>	<b>Pay fixed after increment</b>
	01	Mr. Muhammad Zubair Hussain	22-12-2023	Rs. 1,05,300/-
	02	Mr. Taimoor Ahmed	21-12-2023	Rs. 1,05,300/-
	03	Mr. Afraz Shafqat	11-12-2023	Rs. 1,05,300/-
	04	Mr. Mubashir Ijaz	11-12-2023	Rs. 1,05,300/-
	05	Mr. Usman Nasir	29-07-2023	Rs. 1,05,300/-
	06	Mr. Khateeb Ullah	11-08-2023	Rs. 1,05,300/-
	07	Mr. Muhammad Sami Ullah	11-08-2023	Rs. 1,05,300/-

## **1.6 APPROVAL OF RATES FOR LABORATORY TESTS AT CCMC, DHERI HASSNABAD**

**Reference / Authority:** Office Note No. CCB/Acct/Est/ 320 dated 09-01-2015, application submitted by CMO, CCMC dated 13-11-2023 and CBR No. 1 (1.5) dated 19-01-2024.

To consider and approve the proposal for fixation of rates for labs tests at CCMC, Dheri Hassanabad, Chaklala Cantt. In this regard, it is apprised that previously rates were approved vide Office Note No. CCB/Acct/Est/320 dated 09-01-2015. The details of lab tests, comparison of rates with CGH RCB, AFIP & DHQ, Rawalpindi and rates proposed by the CMO CCMC are given as under for the perusal of the Board: -

## LABORATORY TEST RATE LIST

S.No	TEST NAME	CGH RCB	AFIP CHARGES	DHQ CHARGE RWP	CCMC, CHARGES
01	CP	350	740	100	240
02	ESR	120	200	20	100
03	BLOOD GROUP	330	-	50	110
04	MP	140	210	30	140
05	URINE R/E	110	200	30	110
06	STOOL R/E	170	200	60	150
07	UPT	220	300	50	150
08	LIPID PROFILE	610	1755	130	460
09	TG	220	250	-	150
10	CHOL	220	375	-	150
11	HDL	170	280	-	150
12	LDL	170	280	-	150
13	LFTs	550	1080	150	350
14	TOTAL BILIRUBIN	280	280	-	110
15	ALT	220	300	-	150
16	AST	170	300	-	150
18	RFTs	550	900	150	350
19	UREA	280	300	-	150
20	CREAT	280	300	-	150
21	URIC ACID	220	300	-	150
22	ELECTROLYTES	550	600	150	350
23	CA++	170	350	50	120
24	HBsAG	330	500	200	330
25	ANTI HCV	660	500	400	400
26	TYPHIDOT	550	-	-	300
27	BSR	150	300	50	100
28	CRP	550	1000	50	350
29	HBA1C	880	1000	-	600

30	DENGUE NS1	660	1500	-	<b>400</b>
31	DENGUE IGM+IGG	660	1200	FREE	<b>300</b>
32	HEAMOGLOBIN	110	-	-	<b>100</b>
33	URINE SUGAR	330	-	-	<b>150</b>
34	BHCG	-	1200	350	<b>350</b>
35	FERRITIN	770	350	300	<b>400</b>
36	RA FARTOR	280	250	60	<b>210</b>
37	WIDAL	280	-	100	<b>200</b>
38	LDH	280	-	100	<b>100</b>
39	ASOT	280	500	100	<b>210</b>
40	BRUCELLA ABS	-	-	-	<b>210</b>
41	BT/CT	110	-	100	<b>50</b>
42	Montoux test	-	280	-	<b>280</b>

**-GYNAE & OBSTETRICS**

	<b>Procedure Name</b>	<b>CGH Rate</b>	<b>CCMC</b>
01	Obs USG	700	<b>500</b>
02	USG Pelvis	-	<b>500</b>
03	Pipelle Sampling	1800	<b>1800</b>
04	CTG cardiotocography	250	<b>250</b>
05	Removal of IUCD	600	<b>600</b>
06	Paps Smear	300	<b>300</b>
07	D&C Diagnostic and Therapeutic	3000	<b>3000</b>
08	Stich Removal	200	<b>200</b>
09	Marsupialization (Bartholin Cyst)	3000	<b>2000</b>
10	Post coital tears	5000	<b>3000</b>
11	Pessay Insertion (Ring Pessary)	-	<b>1000</b>

**OT**

01	Dressing	-	100
02	Stiches	-	200
03	Removal of stiches	-	100
04	IGTN	-	600

05	Incision and Drain	-	300
06	Circumcision	1500	1000

**DENTAL PROCEDURES PRICE LIST**

Sr/No	PROCEDURES	CGH RCB	AFID	CCMC
01	Dental Extraction	600	1400	<b>600</b>
02	Composite/Laser fillings	1200	2800	<b>1200</b>
03	GIC Fillings	600	2800	<b>600</b>
04	Root Canal Treatment	4200	6300-11200	<b>4200</b>
05	Scaling	2400	5600	<b>2400</b>
06	Dental Polishing	2400	2800	<b>2400</b>
07	Surgical Extraction	1500	3000	<b>1500</b>
08	Preformed Crown Placement	6000	12600	<b>6000</b>
09	Topical Fluoride Application	-	1000	<b>1000</b>
10	Fissure Sealants	-	2800	<b>2000</b>
11	Intracanal Medicament	-	4200	<b>3200</b>
12	Apexogenesis/Apexifications	-	6000	<b>4000</b>
13	Minor Trauma Suturing	-	3000	<b>2000</b>

**DETENTION**

Sr no	NAME	CGH	CCMC
01	Detain Patient(Drip)	250	250
02	Nebulize	-	-

**ECG**

01	ECG	250	250
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In this regard, the said case was placed before the Board in its previous meeting and the Board vide **CBR No. 1 (1.5) dated 19-01-2024** *unanimously approved to pend the case till next Board meeting and resolved to constitute a committee comprising the followings to scrutinize and review the rates of Lab tests proposed by MS CCMC as mentioned on agenda side especially in comparison with other medical institutes and put up the same along with its recommendations in ensuing Board Meeting for consideration:-*

- |             |                               |                 |
|-------------|-------------------------------|-----------------|
| <i>i.</i>   | <b>Vice President, CCB</b>    | <b>Chairman</b> |
| <i>ii.</i>  | <b>SHO, CCB</b>               | <b>Member</b>   |
| <i>iii.</i> | <b>Elected Member, Ward 7</b> | <b>Member</b>   |

However, the requisite report and recommendations have not been finalized by the committee as yet.

The case is placed before the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

	<p><i>Considered and keeping in view of the input / recommendations of the members of the Committee constituted vide CBR No.1 (1.5) dated 19-01-2024 during the instant Board meeting, the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the rates of lab tests, various medical procedures etc proposed by MS CCMC as per detail mentioned on agenda side w.e.f 1-3-2024 as the same are reasonable as compared to other medical institutions / centers as confirmed by the Committee members.</i></p>
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## 2 SANITATION

### 2.1 SANITARY DIARY OF CHAKLALA CANTONMENT FOR THE MONTH OF JANUARY, 2024.

**Reference/Authority:** Section 129 of the Cantonments Act, 1924 (As amended).

To consider the matter regarding sanitary report of Station Health Officer, Cantonment Board Chaklala as required under Section 129 of the Cantonments Act, 1924 (As amended) as reproduced below: -

- i) 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 recommendations in connection therewith as he thinks fit.
- ii) 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.

In this regard it is apprised that as per the direction of the Board vide CBR No. 7(7.3) dated 26-08-2022, the AHO was requested vide letter No. CCB/Misc/180 dated 14-09-2022 but the monthly report on sanitary condition of Chaklala Cantonment for the month of January 2024 has not been received.

The case is placed before the Board for consideration and approval under section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<p><i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to request AHO through Station Headquarters Rawalpindi to forward monthly Sanitary report on regular basis being statutory requirement as per Section 129 of the Cantonments Act, 1924 (As amended).</i></p>
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### 3 REVENUE

#### 3.1 FINALIZATION / CONFIRMATION OF ASSESSMENT OF VARIOUS RESIDENTIAL & COMMERCIAL PROPERTIES FINALIZED BY THE ASSESSMENT COMMITTEE UNDER SECTION 66, 67, 68, 69 AND 71 OF THE CANTONMENTS ACT, 1924

**Reference/ Authority:** Section 66, 67, 68 and 71 of the Cantonments Act, 1924, ML&C Department letter No. 40/2/F&B/ML&C/ 2022 dated 24-05-2023, CBR No. 5(5.1) dated 13-01-2023 and No. 5(5.5) dated 05-10-2023

To consider various objections received from owners of different properties on proposed assessments. The same were placed before the Assessment Committee and the committee finalized the ARVs as required under section 69 of the Cantonments Act, 1924 (As amended) in its meetings held on 10-01-2024 and 17-01-2024. Proceeding of Assessment Committee is as under:-

Total Impact					
Description		No. of Properties	Proposed Value	Finalized Value	Financial Impact
Residential	Upto 10%	1	0.029 M	0.026 M	0.002 M
	As per Uniform Tax Policy	4	0.074 M	0.051 M	0.023 M
	Rented to self	1	0.27 M	0.099M	0.171 M
Commercial	Upto 25%	37	25.903 M	24.816 M	1.087 M
	As per rent	3	1.38 M	0.383 M	0.999 M
	Rented to Self	3	25.903 M	24.816 M	1.087 M
<b>Total</b>		<b>49</b>	<b>53.562 M</b>	<b>50.192 M</b>	<b>3.369 M</b>

#### Meeting of Assessment Committee Held on 10-01-2024

S. No	Name Of Owner	Prop No	Colony	Property Type	Total Area (Sft)	Covered Area (Sft)	Proposed ARV	Proposed Tax (PA)	Finalized ARV	Finalized Tax (PA)	Rebate %	Total Rebate (Rs.)	Property Type	As per CBR % Rebate
1	Naik Muhammad	56, 56/A to D	Tehmasab Abad	Commercial	2700	2700	204000	306000	229500	229500	25	76500	Commercial	-
2	Noor Ellahi	57, 57/A & B	Tehmasab Abad	Commercial	1360	720	192000	288000	216000	216000	25	72000	Commercial	-
3	Shah Wali Khan	55, 55/A to C	Tehmasab Abad	Commercial	1904	2200	390000	585000	585000	585000	0	0	Commercial	-

4	Inayat Khan	54, 54/ A to D	Tehmasab Abad	Com merci al	2720	2720	330000 0	495000	158400	158400	As per rent agreem ent	3366 00	Comm ercial	-
5	M/s MCB Bank Ltd	566	Jahangir Road	Com merci al	2720	3164	145300 0	217950	196155	196155	10	2179 5	Comm ercial	-
6	Col ® Haq Nawaz Janjua	68/ A	Adyala Road	Com merci al	3000	3000	720000 0	1080000	1080000	1080000	0	0	Comm ercial	-
7	Mst. Salma Asif	235 /A- 23, 24	Aziz Bhatti Road	Com merci al	840	840	720000	108000	81000	81000	25	2700 0	Comm ercial	-
8	Syed Wajid Hussain	147 /1	Murree Road	Com merci al	17 (M)	92478	117304 53	1759568	6500000	975000	44.5	2595 110	Comm ercial	25%
9	Dr. Brig ® Masood Fazil	77/ A	Scheme-II	Resid ential	3780	3062	180000 0	270000	99000	99000	As per DMLC decisio n (rent agreem ent)	1710 00	Reside ntial	-
10	Lt Gen Masood Pervaiz	SU H- 14	Askari-8	Resid ential	7200	6277	111780	16767	20054.4	20054	As per uniform taxation	- 3287	Reside ntial	-

The following assessments were proposed and notices u/s 68 of the Cantonments Act, 1924 (As amended) were served for filing objections, if any, within 30 days of the receipt of notices. However no objections were received, therefore the same were finalized by the Assessment Committee as proposed.

Sr	CB #	Plot Area	Covered Area	Property Type	Colony	Property Usage	w.e.f	Proposed ARV	Proposed Tax
1	168/D	9.61	10230	Habib Bank Limited	Adam Jee Road	Bank	01.02.2013	9,820,800	1473120
2	168/B	40	1020	Shell Pump	Adam Jee Road	Petrol Pump	01.05.2022	54000000	8100000
3	235/A-2	1.54	420	NBP	Aziz Bahtti Road	Bank	01.04.2005	112500,	16875
4	235/A-4	1.54	420	NBP	Aziz Bahtti Road	Bank	20.03.2020	576000	86400
5	CB-175/B	9.77	2658	Sindh Bank	Bostan Khan Road	Bank	15.10.2021	2,520,000	378000

6	CB-175/B	9.77	2658	Mobilink Micro Finance Bank	Bostan Khan Road	Bank	25.08.2023	3,000,000	450000
7	174	23	1690	Caltex Filling Station	Bostan Khan Road	Petrol Pump	01.07.2023	2171939	325791
8	176	60	6181.67	M/s Shell Pakistan Ltd	Bostan Khan Road	Petrol Pump	01.07.2023	5767755	865163
9	CB-2373	2.43	660	Habib Bank Limited	Dheri Hassan Abad	Bank	01.10.2019	1,200,000	180000
10	CB-407	11	6420	Meezan Bank	Jhanda Chichi	Bank and office	16.11.2020	5,100,000	765000
11	CB-155	9.04	1761	Habib Bank Limited	Jhanda Chichi	Bank and offices	01.02.2023	4,080,000	612000
12	CB-1/1 to 1/7	8.09	2200	United Bank Limited	Jhawara	Bank and shops	24.05.2017	1,920,000	288000
13	135/A	43.3	3440	Commercial	Jhawara	CNG Pump	01.07.2023	4673848	701077
14	6337/A to 6337/D	7.14	2175	Bank Al Habib	Jhelum Road	Bank	15.02.2014	1,379,400	206910
15	CB-3718 to 3722	4.31	640	Allied Bank	Lalazar	Bank and shops	07.05.2014	996,000	149400
16	CB-3592/1	3.43	1376	Meezan Bank	Lalazar	Bank	05.05.2015	1,320,000	198000
17	147/A 147/A-1 to 147/A-8	10.88	9340	Bank of Punjab	Murree Road	Bank and shops	01.04.2019	11,400,000	1710000
18	CB-347-A	10	2750	Meezan Bank	OP-22	Bank and shops	27.09.2021	3,889,524	583429
19	CB-347-B	7.9	2151	Allied Bank	OP-22	Bank and shops	28.08.2014	1,200,000	180000
20	46	6.61	3600	Silk Bank	Scheme-III	Bank and office	01.12.2020	8,400,000	1260000
21	41	4.41	3397	Bank of Punjab	Scheme-III	Bank	15.05.2021	2,682,000	402300
22	17	4.41	2400	Habib Bank Limited	Scheme-III	Bank and Flats	11.08.2014	4,200,000	630000



23	07-08	4.41	30-09	JS Bank	Scheme-III	Bank	2018-19	4,200,000	630000
24	14	4.41	2400	NBP	Scheme-III	Bank and offices	03.12.2009	1,800,000	270000
25	15	4.4	2400	United Bank Limited	Scheme-III	Bank and Flats	18.05.2018	3,412,500	511875
26	CB-13/3 & 13/1	4.41	2400	NBP Funds	Scheme-III	Bank	15.11.2018	1920000	288000

**Meeting of Assessment Committee Held on 17-01-2024**

S. No	Name Of Owner	Prop No	Colony	Property Type	Total Area (Sft)	Covered Area (Sft)	Proposed ARV	Proposed Tax (PA)	Finalized ARV	Finalized Tax (PA)	Rebate %	Total Rebate (Rs.)	As per CBR % Rebate
1	Syed Wajid Hussain	147/1	Murree Road	Commercial	4624	92478	9023425	1353514	500000	750000	45	2189056	25%
2	Zareen Faisal	235/A-3	Aziz Bhatti Road	Commercial	420	420	600000	90000	450000	67500	25	41558	-
3	Muzaffar Iqbal	54/D	Askari-VII	Residential	2420	2420	240000	36000	136444	20467	As per uniform tax	41741	-
4	Bashir Ahmed	1356, 1357	Dheri Hassan Abad	Semi Commercial	204	408	84000	12600	28955	4343	Rented to self	109965	-
5	Asghar Ali	4563	Lalazar	Residential	2068	1884	72000	10800	36000	5400	As per uniform tax	214163	-
6	Asghar Ali	4564	Lalazar	Residential	1500	1300	72000	10800	36000	5400	As per uniform tax	191320	-
7	Muhammad Nawaz Bhatti	4996	Lalazar	Non Confirming	2625	3242	2400000	360000	600000	90000	As per rent agreement	637264	-

8	M/s Atif Nawaz	4997	Lalazar	Non Confirming	5400	8160	351600	527400	900000	135000	As per rent agreement	133538	-
9	M/s Sobia Alam & Others	26	Scheme-III	Commercial	-	-	240000	36000	240000	36000	0	0	-
10	Lt. Col Naseem & Others	4,5,6/G	Scheme-III	Commercial	3600	1200	540000	81000	405000	60750	25	177228	-
11	Mst. Rabia shahid	3542/1	Lalazar	Residential	2992	2936.38	196909	29536	177218	26583	10	2953	-
12	Manzoor Ellahi	404	Jhanda Chichi	Commercial	1224	-	356000	53400	185000	27750	Rented to self	109246	-
13	M. Aman	1604	Jhanda Chichi	Commercial	1800	1800	600000	90000	186000	27900	69	78775	25%
14	Muhammad Yasin	709	Jhanda Chichi	Commercial	816	816	600000	90000	350000	52500	Rented to self	163677	-

The case is placed before the Board for consideration and approval under section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to confirm the ARVs as finalized by the Assessment Committee during its meetings held on 10-01-2024 and 17-01-2024 as mentioned on agenda side in the light of CBR No.5 (5.2) dated 05-10-2023 subject to the condition that maximum reduction on Annual Rental Values (ARVs) to be given by the Assessment Committee after hearing valid objections shall be the 10% for self-occupied residential properties and 25% for self-occupied commercial properties to eliminate the disparity. However, no reduction whatsoever shall be allowed in case of ARVs calculated on actual rent agreement basis on any pretext. The Board further unanimously resolved that in case of any reduction by the Assessment Committee beyond the permissible limits as mentioned above be brought into the notice of the Board in its ensuing meeting without fail by IT Cell with prior approval of the CEO.</i>
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### **3.2 APPROVAL OF COMPOSITION / FINE RATES ON ENCROACHMENT/VIOLATION**

**Reference / Authority:** Section 2 (xiiia) and 116 (w,x) of the Cantonments Act, 1924 (As amended)

To consider and approve the proposed composition fee to be levied to release confiscated articles/material by Encroachment Cell i.e. Illegal Cattle farms, Illegal Animal seller, carts etc. The rates of proposed composition fee are as under:-

Sr. No	Article	Class / Category	Purposed Composition Fees
1.	Cow / Buffalo	Each	Rs.10000/-
2.	Goats	Each	Rs.5000/-
3.	Vehicles (18Wheeler/22Wheeler)	HTV	Rs.50000/-
4.	Vehicles (Dumper/Bus/Mazda)	HTV	Rs.30000/-
5.	Vehicles (Shahzore, Pickup)	LTV	Rs.20000/-
6.	Car, Jeep etc	Small Vehicle	Rs.10000/-
7.	Rickshaw, Loader, Motorcycle	-	Rs.5000/-
8.	Hand Cart (3 Wheeler and 4 Wheeler)	-	Rs.4000/-
9.	Hand Cart (1&2 Wheeler)	-	Rs.2000/-
10.	Food (Burger, Shawrma,Chips etc Counter)	Large	Rs.10000/-
11.	Food (Burger, Shawrma,Chips etc Counter)	Small	Rs.5000/-
12.	Plastic Chair and Table	Per piece	Rs.500/-
13.	Wooden/Steel/Iron Chair and Table	Per piece	Rs.1000/-
14.	Hotel Utensils ( Crockery & Stoves )	-	Rs.5000/-
15.	Hoarding Boards	-	Rs.20000/-
16.	Signe Board/ Advertisement Board	Large	Rs.5000/-
17.	Signe Board/ Advertisement Board	Small	Rs.3000/-
18.	Cloth/Garments	Old (Landa)	Rs.100/-Per kg
19.	Cloth/Garments	New	Rs.100/-Per piece
20.	Shed/Khokas	Large	Rs.20000/-
21.	Shed/Khokas	Small	Rs.10000/-
22.	All Other Items not covered Above	Large	Rs.10000/-
23.	All Other Items not covered Above	Small	Rs.5000/-
24.	All Other Items not covered Above (Large in Quantity)	Mix Items	Rs.3000/-

25.	All Other Items not covered Above (small in Quantity)	Mix Items	Rs.1000/-
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The above mentioned fine will be imposed for the 1<sup>st</sup> time violation only and in case of 2<sup>nd</sup> time violation double fine is proposed to be imposed upon the offender.

The case is placed before the Board for consideration and approval under section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<p><i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to pend the case till next Board meeting and resolved to constitute a committee comprising the followings to scrutinize and review the proposed rates of composition fee / fine to be imposed and recovered under section 2 (xiiia) and 116 (w &amp; x) of the Cantonments Act,1924 (As amended) to release confiscated articles / material by Enforcement Cell during anti encroachment operations as mentioned on agenda side especially in comparison with some other Cantonment Boards and put up the same along with its recommendations in ensuing Board Meeting for consideration:-</i></p> <p><i>i. Vice President, CCB Chairman</i></p> <p><i>ii. AQ, Sta HQs, Nominated Member Member</i></p> <p><i>iii. Elected Member, Ward-7 CCB Member</i></p> <p><i>iv. Elected Member, (Peasant) CCB Member</i></p>
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### **3.3 EXEMPTION OF TRANSFER FEE FOR TRANSFER OF TENANCY RIGHTS OF SHOP NO.3 SECOND FLOOR SITUATED AT COMMERCIAL PLAZA SCHEME-III, CHAKLALA CANTT**

**Reference / Authority:** CBR No.4 (4.5) dated 06-06-2017, application dated 21-08-2023, CBR No.4(4.3) dated 19-01-2024 and Legal opinion dated 13-02-2024.

To consider the request of Sheikh Inayat Ullah vide his application referred above for exemption of transfer fee of Rs.150,000/- regarding transfer of tenancy rights of Shop No.3, 2<sup>nd</sup> Floor Commercial Plaza Scheme-III and legal opinion furnished by the CLA, CBC.

In this regard, it is pertinent to mention here that earlier the case was placed before the Board for approval of transfer of tenancy rights of shops and the Board vide CBR No.4 (4.3) dated 19-05-2023 accorded approval for transfer of tenancy rights of subject shop subject to payment of transfer fee of Rs.150,000/-. Accordingly Mst.Aysah Nofal daughter of the applicant was asked to pay the transfer fee vide letter No.CCB/LR/RS/1385 dated 8-8-2023. Subsequently, the applicant requested for exemption of transfer fee as he has gifted the tenancy rights of said shop in favour of his daughter and she is legal heir of the applicant. Further, HQ ML&C Deptt vide letter No.42/ 1967 /Lands/ ML&C /2019 dated 11-09-2019 advised / circulated the policy regarding TIP tax exemption regarding legal heirship.

The case was placed before the Board and the Board vide CBR No. 4(4.3) dated 19-1-2024 *“unanimously approved to refer the case to the Cantonment Legal Advisor for his expert legal opinion in the matter on the point as to whether transfer fee on the transfer of tenancy rights of Cantt fund properties by way of gift to legal heir is applicable and the same once levied by the Board can be exempted or otherwise. The Board further unanimously resolved to place the case along with CLA’s legal opinion in its ensuing Board meeting for consideration.”*

Accordingly, the case was referred to the CLA and the legal opinion furnished by him is reproduced hereunder for perusal please:-

*“The file has been referred to undersigned for legal opinion regarding charging of transfer fee on account of shop No. 3 second floor, commercial plaza, Scheme III, Chaklala Cantt. It is opined that regarding transfer of tenancy rights to legal heirs in the light of departmental instructions is exempted from transfer fee, however, it is made clear that transfer of tenancy rights to any third person is subject to the existence of tenancy rights in favor of transfer”.*

*“If tenancy rights in favor of the applicant / tenant has already been expired and are not renewed then further alienation / transfer to legal heir as well as to any other person is not advised”.*

The case is placed before the Board for consideration and approval under section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and keeping in view of the legal opinion furnished by the Cantonment Legal Advisor, the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to transfer the tenancy rights of Shop No.3, 2<sup>nd</sup> Floor, Commercial Plaza, Scheme-III by way of gift by the existing tenant to his real daughter without charging transfer fee in the light of ML&amp;C Deptt letter No.42/1967/Lands/ML&amp;C/2019 dated 11-09-2019.</i>
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### **3.4 PROPOSAL / RESERVED RENT REDUCTION FOR CB COMMERCIAL PLAZA, 61-F, CHAKLALA SCHEME-III**

**Reference / Authority:** CBR No.4 (4.1) dated 16-02-2022, CBR No.5 (5.1) dated 26-08-2022, CBR No.5 (5.6) dated 28-11-2022, CBR No.4 (4.7) 19-05-2023, CBR No. 5 (5.5) dated 05-10-2023, auction dated 21, 22 & 23 Jan-2020, 2<sup>nd</sup> auction dated 16, 17 and 18 June-2020, 3<sup>rd</sup> time auction 21, 22 & 23 June-2022, 4<sup>th</sup> time auction dated 11, 12 & 15 Aug-2022, 5<sup>th</sup> time auction dated 19, 20 & 21 Sept-2022, 6<sup>th</sup> time auction dated 30, 31 Oct and 01<sup>st</sup> Nov-2023.

To consider the revision of proposed monthly rent of Plaza No.61-F located at Chaklala Scheme-III. The same has been put to open auction six times but no fruitful outcome received due to higher reserved rent. The brief of the matter is as under:-

- i. The subject plaza was put to open public auction on premium basis for the first time on 21, 22 and 23 January 2020 after approval of terms and conditions by the DML&C Rawalpindi. Bid of Rs.22,500,000/- as premium was received for ground floor hall but the same was not approved being on lower side.
- ii. 2nd auction was held on 16, 17 and 18 June 2020 and the bid of Rs. 20,007,000/-received for ground floor was again rejected being on lower side. Thereafter, the Board vide its resolution No. 4 (4.1) dated 16-02-2022 resolved to re-auction the halls (floor wise) on rent basis. After approval of terms and conditions by the DML&C Rawalpindi, the property was put to open public auction after wide publicity through press and advertisement through banners / streamers on 21, 22 & 23 June 2022 and secondly on 11, 12 & 15 August 2022. However, no one participated in the auction or shown interest for obtaining the property on rent basis.
- iii. The case was again placed before the Board for consideration / decision and the Board vide its resolution No.5 (5.1) dated 26-08-2022 resolved to re-auction said plaza again on rental basis.
- iv. Accordingly, the subject plaza was again put to open public auction for third time on rental basis after wide publicity on 19, 20 and 21 September 2022 but again no one participated in the auction proceedings.
- v. The case was again placed before the Board for consideration and the Board vide CBR No. 5 (5.6) dated 28-11-2022 decided to auction the plaza on non-refundable security basis in accordance with the policy guidelines circulated by ML&C Department for regulating Cantt Fund Properties.
- vi. The case was forwarded to HQ ML&C Department through RHQ vide this office letter dated 21-12-2022 seeking permission to auction the plaza on non-refundable security basis as approved by the Board.
- vii. As per directions contained in HQ ML&C Department letter No. 46/3/F&B/ML&C/2023 dated 08-02-2023 the case was discussed in an IHD held in HQ ML&C Department wherein the Competent Authority i.e. DG ML&C directed to auction the plaza on rental basis.
- viii. The case was accordingly placed before the Board for consideration wherein after detailed deliberation and considering different aspects of the case, it was resolved vide CBR No. 4 (4.7) dated 19-05-2023 to auction the plaza at monthly rent basis for initial term of ten years in the best interest of the Board.
- ix. The case was submitted vide this office letter dated 24-05-2023 along with terms and conditions of the auction notice for vetting / approval.
- x. Sanction was accorded by HQ ML&C vide letter dated 08-08-2023 and terms and conditions approved by DML&C vide letter dated 08-08-2023.
- xi. The case was placed before the Board and the Board keeping in view of the market value, business potential and rentals of adjoining properties in the vicinity fixed the reserve monthly rent vide CBR 5 (5.5) dated 05-10-2023 as per following detail:-

**Covered Area = 4120.78 Sft**

S. No	Halls	Size in Sft	Reserved monthly rent per sft	Reserved rent of floors
1	Lower Ground Floor	841.00	Rs.180/-	Rs.151380/-
2	Ground Floor	895.94	Rs.200/-	Rs.179188/-
3	First Floor	1191.92	Rs.160/-	Rs.190708/-
4	2 <sup>nd</sup> Floor	1191.92	Rs.120/-	Rs.143031/-
<b>Total</b>		4120.78		Rs.664307/-

- xii. The said plaza was put to re auction vide auction notices dated 13-10-2023 but no one participated till last date of auction i.e. 30-10-2023 to 01-11-2023. It is apprised that subject plaza was put to open public auction number of times after approval of Competent Authority but no suitable bid could be received.
- xiii. Now it is proposed to re-auction the tenancy rights of said plaza on monthly rent basis by reducing reserved rent keeping in view of the recent market rates.

The case is placed before the Board for consideration and approval under section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

<b>Resolution</b>	<p><i>Considered and keeping in view of the history of the case regarding failure of the efforts made so far for auction of tenancy rights of CB Commercial Plaza at Plot No.61-F, Chaklala Scheme-III against reserved monthly rent already fixed by the Board vide CBR No.5 (5.5) dated 05-10-2023 and considering the same on higher side as compared to market rentals, the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to constitute a committee comprising the followings:-</i></p> <table style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;"><i>i.</i></td> <td style="padding-right: 20px;"><i>Vice President, CCB</i></td> <td style="padding-right: 20px;"><i>Chairman</i></td> </tr> <tr> <td><i>ii.</i></td> <td><i>AQ, Sta HQs, Nominated Member</i></td> <td><i>Member</i></td> </tr> <tr> <td><i>iii.</i></td> <td><i>Elected Member, Ward 7 CCB</i></td> <td><i>Member</i></td> </tr> <tr> <td><i>iv.</i></td> <td><i>Elected Member, (Peasant) CCB</i></td> <td><i>Member</i></td> </tr> </table> <p><i>The above committee shall:</i></p> <table style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;"><i>i.</i></td> <td><i>Review / reduce the reserved monthly rent as already fixed vide CBR No.5 (5.5) dated 05-10-2023 as mentioned on agenda side especially keeping in view of the local market rents of the vicinity</i></td> </tr> <tr> <td><i>v.</i></td> <td><i>Propose as to whether the tenancy rights of the said Cantt Fund property to be auctioned on rental basis or premium basis and put up its report along with recommendations in ensuing Board Meeting for consideration so as to make the auction proceedings successful.</i></td> </tr> </table>	<i>i.</i>	<i>Vice President, CCB</i>	<i>Chairman</i>	<i>ii.</i>	<i>AQ, Sta HQs, Nominated Member</i>	<i>Member</i>	<i>iii.</i>	<i>Elected Member, Ward 7 CCB</i>	<i>Member</i>	<i>iv.</i>	<i>Elected Member, (Peasant) CCB</i>	<i>Member</i>	<i>i.</i>	<i>Review / reduce the reserved monthly rent as already fixed vide CBR No.5 (5.5) dated 05-10-2023 as mentioned on agenda side especially keeping in view of the local market rents of the vicinity</i>	<i>v.</i>	<i>Propose as to whether the tenancy rights of the said Cantt Fund property to be auctioned on rental basis or premium basis and put up its report along with recommendations in ensuing Board Meeting for consideration so as to make the auction proceedings successful.</i>
<i>i.</i>	<i>Vice President, CCB</i>	<i>Chairman</i>															
<i>ii.</i>	<i>AQ, Sta HQs, Nominated Member</i>	<i>Member</i>															
<i>iii.</i>	<i>Elected Member, Ward 7 CCB</i>	<i>Member</i>															
<i>iv.</i>	<i>Elected Member, (Peasant) CCB</i>	<i>Member</i>															
<i>i.</i>	<i>Review / reduce the reserved monthly rent as already fixed vide CBR No.5 (5.5) dated 05-10-2023 as mentioned on agenda side especially keeping in view of the local market rents of the vicinity</i>																
<i>v.</i>	<i>Propose as to whether the tenancy rights of the said Cantt Fund property to be auctioned on rental basis or premium basis and put up its report along with recommendations in ensuing Board Meeting for consideration so as to make the auction proceedings successful.</i>																

### **3.5 AUCTION OF COLLECTION RIGHTS OF SLAUGHTERING FEE AT CCB SLAUGHTER HOUSE FOR THE YEARS 2024-2029.**

**Reference /Authority:** Rule 98 of the Pakistan Cantonments Account Code, 1955, RHQ Rawalpindi letter No. 17/346/DRR/11 dated 24-01-2024 auction notice published in Daily The Nation Islamabad dated 27.01.2024, Ausaf dated

27.01.2024 and Jahan e Pakistan dated 27.01.2024 and application dated 20-02-2024 received from Mr. Ayub Qureshi alongwith pay orders amounting to Rs.25 million on account of counter bid.

To consider the case regarding auction of collection rights of slaughtering fee at CCB Slaughter House situated at Jhelum Road Chaklala Cantt. Terms and conditions for said auction were approved by DML&C Rawalpindi vide letter No. 17/346/DRR/11 dated 24-01-2024 and accordingly auction was held after wide publicity through press on 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> February 2024. In the auction proceeding 05 bidders participated and offered their bids on 15-02-2024 as per following details:-

Sr. No.	Name of Bidder	Bid Offered Per Annum
1	M/s Qureshi & Brothers	Rs.22,500,000/-
2	Mr. Atif Ameen	Rs.22,000,000/-
3	Mr. Tariq Mehmood	Rs.21,000,000/-

### Terms & Conditions: -

<p>شہیدکے برائے نیلامی سلاٹرنگ فیس چکالہ اور راولپنڈی کینٹونمنٹ بورڈ برائے سال 2024-2029</p> <p>کینٹونمنٹ بورڈ چکالہ اپنی حدود میں واقع سلاٹری ہاؤس واقع جہلم روڈ نزد اٹھارہ آئی ٹرسٹ کا نیلام عام عرصہ پانچ سال کیلئے کر رہا ہے۔ جو کہ نیلام عام مورخہ 2024ء 14 جنوری کو کینٹونمنٹ بورڈ میں دن 12:30 P.M منقذ کی جائے گی اگر کسی وجہ سے نیلامی مقررہ تاریخ پر منعقد نہ ہو سکی یا پوری مسترد کر دی گئی تو دوبارہ نیلامی مورخہ 2024ء 14 جنوری کو منعقد ہو گی اور سہ ماہی نیلامی مورخہ 2024ء 14 جنوری کو منعقد ہو گی اس کے لیے طبعہ اشتہار نہیں دیا جائے گا۔</p> <p>شرائط و ضوابط برائے شہیدکے نیلامی سلاٹرنگ فیس برائے سال 2024-2029</p> <p>1- سلاٹرنگ کا شہیدکے پانچ سال کی مبیاد کے لئے نیلام کیا جائے گا۔ جس کی مبیاد حوالگی کے دن سے لے کر پانچ سال تک ہو گی اور اس کا اطلاق چکالہ و راولپنڈی کینٹونمنٹ بورڈ کی حدود میں ہو گا۔</p> <p>2- بولی میں حصہ لینے کے لیے مبلغ 25,00,000/- (بیس لاکھ روپے) بطور کال ڈپازٹ بحق کینٹونمنٹ ایگزیکٹو آفیسر چکالہ بمذ شانتی کارڈ کا پی و دفتر میں جمع کروانے ہوں گے۔</p> <p>3- سلاٹری ہاؤس کی بولی (Bid) کی رقم فی سال کے حساب سے ہو گی اور مدت معاہدہ شہیدکے پانچ سال کے لئے ہو گا۔ جس کا آغاز شہیدکے سلاٹری ہاؤس کی حوالگی کے دن سے ہو گا۔ شہیدکے کل رقم پر ہر سال 10% سالانہ اساتذہ کے ساتھ وصول کیا جائے گا۔</p> <p>4- سلاٹری ہاؤس جیسا ہے جہاں ہے کی بنیاد پر نیلام ہو گا۔</p> <p>5- پہلے دو کامیاب بولی دہندہ کی کال ڈپازٹ پہلے بولی دہندہ کی (1/10th) حصہ رقم جمع ہونے تک دفتر ذمہ میں جمع رہے گی۔ جبکہ دوسرے نمبر والے بولی دہندہ کی کال ڈپازٹ (1/10th) حصہ رقم جمع ہونے کے بعد واپس کر دی جائے گی۔</p> <p>6- ممانت بولی کے اختتام پر فوراً دفتر ذمہ میں جمع کروانا ہو گا جو کہ اختتام شہیدکے دفتر ذمہ میں بطور سیکورٹی جمع رہے گا سب سے زیادہ بولی دہندہ نے اگر (1/10th) حصہ موقع پر جمع نہیں کر دیا تو اس کا پہلے سے جمع شدہ ذریعہ ممانت بحق کینٹونمنٹ بورڈ ضبط تصور ہو گا اور دوسرے نمبر پر آنے والے بولی دہندہ کو پہلے نمبر والے بولی دہندہ کی بولی پر شہیدکے کی پیشکش کی جائے گی۔ پیشکش منظور نہ ہونے کی صورت میں نیلامی دوبارہ عمل میں لائی جائے گی۔</p> <p>7- سلاٹری ہاؤس پر تعینات کینٹونمنٹ عملہ (ڈاکٹر، گارڈز وغیرہ) کی ممانت تنخواہ شہیدکے دارباقاعدگی سے مہینہ کے اختتام سے پہلے دفتر ذمہ میں جمع کرائے گا۔</p> <p>8- شہیدکے بولی کی تمام رقم شہیدکے دارباقاعدگی میں جمع کرائی جائے گی۔ قطع ہر ماہ کی 10 تاریخ تک لازمی جمع کروانی ہو گی۔</p> <p>9- اگر شہیدکے مقررہ تاریخ تک قطع جمع نہیں کر دئے گا تو مبلغ 500/- روپے فی دن کے حساب سے جرمانہ ادا کرے گا، جو کہ اس مہینہ کی 20 تاریخ کے بعد جمع نہ ہونے کی صورت میں شہیدکے کینٹونمنٹ کر دیا جائے گا۔</p> <p>10- کامیاب بولی دہندہ درج ذیل شیڈول کے مطابق سلاٹرینگ فیس وصول کرے گا۔</p> <p>(i) سمیٹر / کبری وغیرہ مبلغ 150/- فی کس</p> <p>(ii) تیل / گائے / بھینس وغیرہ مبلغ 300/- فی کس</p> <p>11- شہیدکے دفتر ذمہ کی طرف سے وقتاً فوقتاً جاری کردہ ہدایات پر عمل درآمد کرنے کا پابند ہو گا۔</p> <p>12- شہیدکے سلاٹرینگ فیس سلاٹری ہاؤس کی حدود کے اندر وصول کرنے کا مجاز ہو گا۔</p> <p>13- شہیدکے تمام گاڑیوں بمذ گاڑی نمبر، مائک کا نام، شانتی کارڈ اور موبائل نمبر کا مکمل ریکارڈ ڈفٹ کرے گا۔ اور ضرورت پڑنے پر دفتر ذمہ کو مہیا کرے گا۔</p> <p>14- شہیدکے تمام پرمیٹنگ بلز بجلی، پانی، سوئی گیس اپنے خرچے پر ادا کرے گا اور جمع شدہ بل کی کاپیاں دفتر ذمہ میں جمع کرائے گا۔</p> <p>15- شہیدکے اپنے تمام سٹاف کی مکمل تفصیل جمع کاپی شانتی کارڈ کے دفتر ذمہ کو جمع کرائے گا۔</p> <p>16- کسی بھی ڈیمانڈ / شک کے نادر ہندہ کو بولی میں بیٹھنے کی اجازت نہ ہو گی۔</p> <p>17- شہیدکے سلاٹری ہاؤس کی ممانت کا اختتام خود کرے گا۔</p> <p>18- ڈاکٹر کے جانور چیک کرنے کے بعد جانور کو منظور کرنے یا مسترد کرنے پر شہیدکے کو کوئی عمل دخل نہ ہو گا۔</p>
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- 19- کینٹ بورڈ چکالہ ٹھیکیدار سے ایک ماہ کے نوٹس پر سلاٹری ہاؤس خالی کرانے کا مجاز ہے۔
- 20- سلاٹری ہاؤس کے گیٹ پر سیکورٹی گارڈز کینٹ بورڈ تعینات کرے گا اور ان کی تنخواہ ٹھیکیدار ادا کرے گا۔
- 21- پریذیڈنٹ کینٹ بورڈ چکالہ ایگزیکٹو آفیسر کینٹ بورڈ چکالہ PPRA رولز 2004 کی شق نمبر (1) 33 کے تحت کوئی بھی بولی مسترد کر سکتے ہیں۔
- نوٹ: خواہشمند حضرات متعلقہ معلومات دفتر ہذا سے حاصل کر سکتے ہیں۔ نیز شرائط و ضوابط PPRA کی ویب سائٹ پر بھی دستیاب ہیں۔

It is further added that an application dated 20-02-2024 has also been received from Mr. Ayub Qureshi alongwith pay orders amounting to Rs.25 million on account of counter bid over and above of highest bid of Rs.22.5 million mentioning therein that he could not participated in the auction proceedings as he was away.

It is also proposed to amend the auction notice as per following for its vetting from RHQ Rawalpindi and its subsequent publication in newspapers and uploading at PPRA website:-

- ٹھیکہ برائے نیلامی سلاٹری ٹنگ فیس چکالہ اور راولپنڈی کینٹ بورڈ برائے سال 2024-2029
- کینٹ بورڈ چکالہ اپنی حدود میں واقع سلاٹری ہاؤس واقع جہلم روڈ نزد اقامت آئی ٹرسٹ ہسپتال کا نیلام عام عرصہ پانچ سال کیلئے کر رہا ہے۔ درج بالا ٹھیکہ برائے سال 2024-2029 کے لیے کاؤنٹر بڈ مبلغ 2,50,00,000/- سالانہ موصول ہوتی ہے لہذا نیلامی منعقد کی جا رہی ہے جس کی بولی 2,50,00,000 سے شروع ہوگی۔ نیلام عام مورخہ 2024۔۔۔ دفتر چکالہ کینٹ بورڈ میں دن 12:30 P.M پر منعقد کیا جائے گا۔ اگر کسی وجہ سے نیلامی مقررہ تاریخ پر منعقد نہ ہو سکی یا بولی مسترد کر دی گئی تو دوبارہ نیلامی مورخہ 2024۔۔۔ کو منعقد ہوگی اور سہ ماہہ نیلامی مورخہ 2024۔۔۔ کو منعقد ہوگی جس کے لیے علیحدہ اشتہار نہیں دیا جائے گا۔
- شرائط و ضوابط برائے ٹھیکہ نیلامی سلاٹری ٹنگ فیس برائے سال 2024-2029۔
- 1- سلاٹری ٹنگ کا ٹھیکہ پانچ سال کی معیاد کے لئے نیلام کیا جائے گا۔ جس کی معیاد حوالگی کے دن سے لے کر پانچ سال تک ہوگی اور اس کا اطلاق چکالہ و راولپنڈی کینٹ بورڈ کی حدود میں ہوگا۔
  - 2- بولی میں حصہ لینے کے لیے مبلغ 25,00,000/- (بچیس لاکھ روپے) بطور کالڈ پازٹ بکن کینٹ بورڈ ایگزیکٹو آفیسر چکالہ بمعہ شناختی کارڈ کا پی دفتر میں جمع کروانے ہوں گے۔ کامیاب بولی دہندہ کا کالڈ پازٹ بطور سیکورٹی ٹھیکہ کی معیاد ختم ہونے تک جمع رہے گا۔
  - 3- سلاٹری ہاؤس کی بولی (Bid) کی رقم فی سال کے حساب سے ہوگی اور مدت معاہدہ ٹھیکہ پانچ سال کے لئے ہوگا۔ جس کا آغاز ٹھیکہ دار کو سلاٹری ہاؤس کی حوالگی کے دن سے ہوگا۔ ٹھیکہ کی کل رقم پر ہر سال 10% سالانہ اسائن کے ساتھ وصول کیا جائے گا۔
  - 4- سلاٹری ہاؤس جیسا ہے جہاں ہے کی بنیاد پر نیلام ہوگا۔
  - 5- پہلے دو کامیاب بولی دہندہ کے کالڈ پازٹ پہلے بولی دہندہ کی (1/4th) حصہ رقم جمع ہونے تک دفتر ہذا میں جمع رہے گی۔ جس میں کامیاب بولی دہندہ کو ٹھیکہ کی معیاد ختم ہونے پر واپس کیا جائے گا۔ جبکہ دوسرے نمبر والے بولی دہندہ کی کالڈ پازٹ (1/4th) حصہ رقم جمع ہونے کے بعد واپس کر دی جائے گی۔
  - 6- کامیاب بولی دہندہ بولی کا 1/4th بولی کے اختتام پر فوراً دفتر ہذا میں جمع کروائے گا۔ سب سے زیادہ بولی دہندہ کے (1/4th) حصہ مقررہ پر جمع نہیں کروایا تو اس کا پہلے سے جمع شدہ ذریعہ بکن کینٹ بورڈ ضبط تصور ہوگا اور دوسرے نمبر پر آنے والے بولی دہندہ کو پہلے نمبر والے بولی دہندہ کی بولی پر ٹھیکہ کی پیشکش کی جائے گی۔ پیشکش منظور نہ ہونے کی صورت میں نیلامی دوبارہ عمل میں لائی جائے گی۔
  - 7- سلاٹری ہاؤس پر تعینات کینٹ بورڈ عملہ (ڈاکٹر، گارڈز وغیرہ) کی ماہانہ تنخواہ ٹھیکہ دار کا قاعدہ کی سے معینہ کے اختتام سے پہلے دفتر ہذا میں جمع کرائے گا۔
  - 8- ٹھیکہ کی بولی کی تمام رقم ٹھیکیدار کو سہ ماہی اقساط میں جمع انکم ٹیکس ایڈوانس جمع کرائی ہوگی۔ قطعہ سہ ماہی کے پہلے ماہ کی 10 تاریخ تک لازمی جمع کروانی ہوگی۔
  - 9- اگر ٹھیکیدار مقررہ تاریخ تک قطعہ جمع نہیں کروائے گا تو مبلغ 500/- روپے فی دن کے حساب سے جرمانہ ادا کرے گا، جو کہ اس معینہ کی 20 تاریخ کے بعد جمع ہونے کی صورت میں ٹھیکہ کینسل کر دیا جائے گا۔
  - 10- کامیاب بولی دہندہ درج ذیل شیڈول کے مطابق سلاٹری ٹنگ فیس وصول کرے گا۔
    - (i) سبھڑا اکبری وغیرہ مبلغ -/ 150 Rs فی کس
    - (ii) تیل / گائے / بھینس وغیرہ مبلغ -/ 300 Rs فی کس
  - 11- ٹھیکہ دار دفتر ہذا کی طرف سے دفاتر تجارتی جاری کردہ ہدایات پر عمل درآمد کرنے کا پابند ہوگا۔
  - 12- ٹھیکہ دار سلاٹری ٹنگ فیس سلاٹری ہاؤس کی حدود کے اندر وصول کرنے کا مجاز ہوگا۔
  - 13- ٹھیکہ دار تمام گاڑیوں بمعہ گاڑی نمبر، مالک کا نام، شناختی کارڈ اور سوبائل نمبر کا کھل ریکارڈ نوٹ کرے گا۔ اور ضرورت پڑنے پر دفتر ہذا کو مہیا کرے گا۔
  - 14- ٹھیکہ دار تمام یوٹیلیٹی بلز بجلی، پانی، سونے گیس اپنے خرچے پر ادا کرے گا اور جمع شدہ بل کی کاپیاں دفتر ہذا میں جمع کروائے گا۔
  - 15- ٹھیکہ دار اپنے تمام سٹاف کی عملہ تفصیل جمع کاپی شناختی کارڈ کے دفتر ہذا کو جمع کروائے گا۔
  - 16- کسی بھی ڈینٹرائزنگ کے دہندہ کو بولی میں بیٹھنے کی اجازت نہ ہوگی۔
  - 17- ٹھیکہ دار سلاٹری ہاؤس کی صفائی کا انتظام خود کرے گا۔
  - 18- ڈاکٹر کے جانور چیک کرنے کے بعد جانور کو منظور کرنے یا مسترد کرنے پر ٹھیکہ دار کو کوئی عمل دخل نہ ہوگا۔

- 19- کینٹ بورڈ چنگاں ٹھیکیدار سے ایک ماہ کے نوٹس پر سٹائٹھائوس خالی کرانے کا حکم ہے۔
- 20- سٹائٹھائوس کے گیٹ پر سیکورٹی گارڈز کینٹ بورڈ تعینات کرے گا اور ان کی سختی سے نگرانی کی جائے گی۔
- 21- کینٹ بورڈ چنگاں PPRA رولز 2004 کی شیڈول (1) کے تحت کوئی بھی بولی جھنجکی بنیاد پر مسترد کر سکتا ہے۔
- نوٹ: عوامی حشرات متعلقہ معلومات دفتر سے حاصل کر سکتے ہیں۔ یزشر اٹکا و ضوابط PPRA کی ویب سائٹ پر بھی دستیاب ہیں۔

The case is placed before the Board for consideration and approval under section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is put up on the table.

Resolution	<i>Considered and keeping in view of the counter bid of Rs.25 million received from Mr. Ayub Qureshi in shape of pay orders as against the highest bid of Rs.22.5 million during auction proceedings, the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to reauction, through wide publicity after prior vetting of the auction notice from the Competent Authority (DML&amp;C Rawalpindi Region) with change in certain terms and conditions as mentioned on agenda side, the collection rights of slaughtering fee at CCB Slaughter House for the years 2024 to 2029 in the best financial interest of the Board which shall be started from Rs.25 million i.e. the amount of counter bid.</i>
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#### 4 LAND

##### 4.1 TRANSFER / MUTATION AND RENEWAL OF LEASE HOLD RIGHTS / REGULARIZATION OF UN AUTHORIZED CONSTRUCTION OF BY WAY OF COMPOSITION FEE IN RESPECT OF PROPERTY NO.1937, COMPRISING SURVEY NO.622/1322/23, SITUATED AT TARIQABAD RAWALPINDI.

**Reference/Authority:** Rule 10 & 45 of the CLA Rules, 1937, Rule 16 (3) of the CLA Rules, 1937, lease deed registered at No.6223, dated 29-10-2014.

1	Date of application	23-11-2021			
2	Name (s) of applicant (s)	Mr. Muhammad Zeeshan Ayub			
3	Property No. and location	1937	Indus Road Tariqabad		
4	ID Card copy of the applicant (s)	37405-3800274-7			
5	Specific request made in the application	Mutation/Transfer of lease hold rights.			
6	Any additional request / requirement	Renewal of lease and regularization of unauthorized construction by way of composition			
7	Reference to GLR No.	Previous entry exists in Volume No.IV page No.36			
8	Statement of area in Sq. yards	As per document= 2064.5 Sft		As per site= 2064.5 Sft	
	Sch in which the property is held	<b>Schedule</b>	<b>Term of Period</b>	<b>Date of execution of lease</b>	<b>Date of expiry</b>
		VIII	30 years (1 <sup>st</sup> term)	20-03-1953	28-02-1983
			30 years (2 <sup>nd</sup> term)	28-02-1983	28-02-2013
			30 years (3 <sup>rd</sup> term)	28-02-2013	28-02-2043
10	Nature of lease	House/Residential			

11	Name of lessee (s)	Mr. Muhammad Younas S/o Dadan Khan		
12	Whether sub-division allowed by the Board	No sub-division involved at site.		
13	If building whether there exists any building plan in the files / record	<b>Yes</b>	<b>No</b>	<b>Remarks</b>
		Yes		-
14	Any deviation from the sanctioned building plan	<b>Yes</b>	<b>No</b>	<b>Remarks</b>
		Yes	-	Owing to involvement of unauthorized construction at site, the applicant has also submitted revised residential Building plan alongwith willingness on Form-D for regularization of un-authorized construction by way of composition fee
15	Brief history of mutation / allotment along-with sanctioning authority (CBR etc.)			
	<p>Property No. 1937 comprising Survey No. 622/1322/23 measuring 2064.5 sft situated at Indus Road, Tariqabad, Chaklala Cantt was leased out to Kh. Akhter Hussain S/o Nazim in Sch-VIII of the CLA rules, 1937 for the term of thirty years renewable for further two terms vide registered lease deed No. 361 dated 04/03/1977. Subsequently, the above named lessee was expired leaving behind legal heirs i.e. Mr. Khawaja Hamid Hussain, Mr. Khawaja Abid Hussain and Mst. Nusrat Maqsood, Mst. Nighat Inget, Mst. Nuzhat Ejaz (co-sharers) who surrendered their shares in favour of their real brother Mr. Khawaja Hamid Hussain through surrendered deed registered No. 5497 dated 18/07/2005. The lease in respect of subject holding was expired on 28/02/1983 and the same was got renewed by Mr. Khawaja Hamid Hussain in Sch-IV of the CLA rules, 1937 w.e.f 01/03/1983 for the term of 30 years vide lease deed registered No. 3488 dated 31/05/2006. Mr. Khawaja Hamid Hussain further sold out the property in favour of Muhammad Younas S/o Dadan Khan vide sale deed registered No.6223 dated 29/10/2014. Mr. Muhammad Younas S/o Dadan Khan has sold out the lease hold rights of said property to Mr. Muhammad Zeeshan Ayub S/o Muhammad Ayub, bearing CNIC No. 37405-3800274-7 resident of House No.44, Tariqabad. The above named transferee has now applied for mutation of lease hold rights of subject property in his favour vide Registered Sale Deed Registered at No.6223 Book No.1, Vol No.187 on Page 272 and duplicate copy pasted in Additional Book No.1 Vol No.1431 on Butts 104 to 109 dated 29-10-2014.</p>			
	<p>Mr. Muhammad Zeashan Ayub S/O Muhammad Ayub has applied on application form for Mutation / Transfer and renewal of lease hold rights of property No.1937 (CB-224), comprising Survey No.622/1322/23, situated at Indus Road, Tariqabad, Chaklala Cantt Rawalpindi in his favour. Owing to involvement of unauthorized construction at site, the applicant has also submitted revised residential Building plan alongwith willingness on Form-D for regularization of un-authorized construction by way of composition fee.</p>			
	<p>It is further added that TIP Tax has been paid &amp; CB dues paid upto 30-06-2024 and there is no encroachment amalgamation and change of purpose are involved at site. The 2nd term of lease of the said property has since been expired on 28-02-2013 which will be renewed on the enhancement of 50% ground rent.</p>			
16	Whether plot, or building	Deviations are found in approved Building Plan.		
17	Approval of building plan	CBR No.24 dated: 30-08-1955.		
18	CB Dues Report	Paid upto 30-06-2024		
19	TIP Tax to be charged	TIP Tax has been paid.		

20	Issues	i. Transfer of leasehold rights of House No. 1937, measuring 2065.50 Sft comprising Survey No. 622/1322/23 situated at Tariqabad, Chaklala Cantt on the basis of sale deed regd. at No. 6223 dated 29-10-2014. ii. Renewal of lease for 3 <sup>rd</sup> term w.e.f. 01-03-2013 to 28-02-2043.
21	Authority	Rule 10 of the CLA Rules, 1937.

**RECOMMENDATION OF THE BAZAR COMMITTEE MEETING HELD ON 18-01-2024.**

*Recommended for approval of Mutation / Transfer and renewal of the lease hold rights of property in favour of purchaser/ applicant.*

The case is placed the Board for consideration and approval under Section-43 of the Cantonments Act, 1924.

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the recommendations of the Bazar Committee meeting held on 18-01-2024 regarding mutation / transfer of lease hold rights and renewal of Building lease for 3rd Term of 30 years w.e.f 01-03-2013 to 28-02-2043 on 50% enhancement of existing ground rent in respect of Property No.1937 comprising Survey No.622/1322/23, situated at Tariqabad, Chaklala Cantt in favour of Mr. Muhammad Zeeshan Ayub, (CNIC No.37405-3800274-7) subject to payment of all applicable dues.</i>
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**4.2 TRANSFER / MUTATION IN RESPECT OF LEASE HOLD RIGHTS OF PROPERTY NO.1950/A, COMPRISING SURVEY NO.622/1322, SITUATED AT INDUS ROAD, TARIQABAD RAWALPINDI**

**Reference/Authority:** Rule 10 & 45 of the CLA Rules, 1937, Rule 16 (3) of the CLA Rules, 1937, lease deed registered at No.1102, dated 26-12-1958 and Sale Deed registered at No.6859 dated 11-12-2021.

1	Date of application	13-09-2023		
2	Name (s) of applicant (s)	Brig. Khurram Javed S/o Javed Anjum		
3	Property No. and location	1950/A	Indus Road, Tariqabad	
4	ID Card copy of the applicant (s)	61101-4277825-7		
5	Specific request made in the application	Mutation/Transfer of lease holds rights.		
6	Any additional request / requirement	Nil		
7	Statement of area in Sq. yards	As per document= 1500 Sft	As per site=1500 Sft	
8	Sch in which the property is held	<b>Schedule</b>	<b>Term of Period</b>	<b>Date of expiry</b>
		IX-A	99 years	November-2057
9	Nature of lease	House/Residential		
10	Name of lessee (s)	Khurram Ali Sher S/o Sher Ali & others		

S. #	Name	Father Name / Husband Name	CNIC No.
1	Saleem Anwar	Altaf Hussain Qureshi	37405-6083643-7
2	Asim Ahmed	-do-	42000-4310196-5
3	Adnan Ahmed	-do-	37405-9878742-5
4	Mst. Sumira Azam	Muhammad Azam	37405-1467916-0
5	Mst. Sobia Waseem	Waseem Jamal	42000-2231091-8
6	Muhammad Farooq Qureshi	Muhammad Usman Qureshi	37405-0388999-5
7	Muhammad Imran Farooq	-do-	37405-7269577-3
8	Hafiz Muhammad Rizwan	-do-	37405-0313009-9
9	Muhammad Furqan Farooq	-do-	37405-9135823-1
10	Muhammad Azam Qureshi	-do-	37405-3439556-3
11	Mst. Maleeha Amir	Amir Iqbal	37405-0291150-0
12	Mst. Romana Javed	Shiekh Muhammad Javed	37405-4838491-8
13	Mst. Rabia Arif	Muhammad Arif Naveed Qureshi	37405-9389417-4
14	Mst. Shahabana Kamran	Muhammad Kamran Qureshi	42301-9939059-6
15	Shiekh Hamid Jan	Muhammad Jan	37405-0438619-7
16	Mst. Faheema Afzaal	Muhammad Afzaal	37405-0396807-2
17	Mst. Jawaria Kashif	Kahif Waqas	37405-0396810-0
18	Mst. Hifsa Awais	Awais Irfan	37405-1138441-0
19	Mst. Rukia Manan	Abdul Manan	37405-8480030-8

		20	Sardar Nayaab Aftab	Aftab Anwar	35202-4102645-7
		21	Mst. Uswah Aftab	Aftab Anwar	35202-6061758-8
		22	Muhammad Fasial Israr	Muhammad Israr	37405-2629071-9
11	Whether sub-division allowed by the Board	No sub-division involved at site.			
12	If building whether there exists any building plan in the files / record	<b>Yes</b>	<b>No</b>	<b>Remarks</b>	
		Yes		-	
13	Any deviation from the sanctioned building plan / Any encroachment	<b>Yes</b>	<b>No</b>	<b>Remarks</b>	
		-	No.	As per report of the SD Man there is no deviation found at site.	
14	Brief history of mutation / allotment along-with sanctioning authority (CBR etc.)				
	<p>Lease hold rights of House No.1950/A, area measuring 166.66 Sq. yards or 1500 Sft, comprising Svy No. 622/1322 (Pt), Tariqabad, for House / Residential purpose situated at Indus Road No.02, Tariqabad, Chaklala Cantt, Rawalpindi, were transferred in the name of legal heirs (1) Saleem Anwar S/O Altaf Hussain Qureshi (2) Asim Ahmed, S/O Altaf Hussain Qureshi, (3) Adnan Ahmed S/O Altaf Hussain Qureshi, (4) Mst. Sumira Azam w/o Muhammad Azam, (5) Mst. Sobia Waseem w/o Waseem Jamal, (6) Muhammad Farooq Qureshi S/O Muhammad Usman Qureshi (7) Muhammad Imran Farooq S/O Muhammad Usman Qureshi (8) Hafiz Muhammad Rizwan S/O Muhammad Usman Qureshi, (9) Muhammad Furqan Farooq S/O Muhammad Usman Qureshi, (10) Muhammad Azam Qureshi S/O Muhammad Usman Qureshi, (11) Mst. Maleeha Amir w/o Amir Iqbal, (12) Mst. Romana Javed w/o Shiekh Muhammad Javed, (13) Mst. Rabia Arif w/o Muhammad Arif Naveed Qureshi, (14) Mst. Shahabana Kamran w/o Muhammad Kamran Qureshi, (15) Shiekh Hamid Jan s/o Muhammad Jan, (16) Mst. Faheema Afzaal w/o Muhammad Afzaal, (17) Mst. Jawaria Kashif w/o Kahif Waqas, (18) Mst. Hifsa Awais w/o Awais Irfan, (19) Mst. Rukia Manan w/o Abdul Manan, (20) Sardar Nayaab Aftab s/o Aftab Anwar, (21) Mst. Uswah Aftab w/o Aftab Anwar, (22) Muhammad Fasial Israr s/o Muhammad Israr as per GLR maintained by this office.</p> <p>It is further added that Mr. Khuraam Ali Sher S/O Sher Muhammad himself and being Attorney of other co-lessees vide General Power of Attorney registered at S. No-167 dated 13-11-2021, sold out the lease hold rights of the said property to Brig. Khurram Javed S/O Javed Anjum vide Sale Deed Registered at No.6859 Book No.1, Vol No.249 on Page 199 and duplicate copy pasted in Additional Book No.1 Vol No.1929 on Butts 184 to 186 dated 11-12-2021. Now Brig. Khurram Javed S/O Javed Anjum has applied on application form for Mutation / Transfer of lease hold rights of property No.1950-A, comprising Survey No.622/1322 situated at Indus Road, Tariqabad, Rawalpindi in his name.</p> <p>The site has been checked by the Survey Draughtsman / BCC and found that Ground+1st floor (one room) exists at site as per building plan which was approved by this office and no encroachment, no amalgamation and change of purpose are involved at site.</p>				
15	Whether plot, or building	Building as per approved plan			
16	CB Dues Report	Paid upto 30-06-2023.			
17	TIP Tax to be charged	TIP Tax has been paid vide challan No. 89128333 dated 22-11-2022.			
18	Issues	Nil			

19	Authority	Rule 10 & 45 of the CLA Rules, 1937 and Rule 16 (3) of the CLA Rules, 1937.
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**RECOMMENDATION OF THE BAZAR COMMITTEE MEETING HELD ON 18-01-2024.**

*Recommended for approval of Mutation / Transfer of the lease hold rights of property to purchaser/ applicant.*

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (As amended).

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the recommendations of the Bazar Committee meeting held on 18-01-2024 regarding mutation / transfer of lease hold rights in respect of Property No.1950/A comprising Survey No.622/1322 situated at Indus Road, Tariqabad, Chaklala Cantt in favour of Brig. Khurram Javed S/o Javed Anjum, (CNIC No.61101-4277825-7) subject to payment of all applicable dues.</i>
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**4.3 TRANSFER/ MUTATION / ISSUANCE OF GLR IN RESPECT OF 2ND & 3RD FLOOR OF PROPERTY NO.60, SURVEY NO.159/60, SITUATED AT BAZAR AREA,CHAKLALA SCHEME-III.**

**Reference/Authority:** Rule 10 & 45 of the CLA Rules, 1937, Rule 16 (3) of the CLA Rules, 1937 and sale deed registered at No. 6730, dated 22-11-2014.

1	Date of application	10-01-2022			
2	Name (s) of applicant (s)	1. Mr. Aizaz Khan S/o Muhammad Ijaz Khan. 2. Mrs. Riffat Aizaz W/o Aizaz Khan 3. Mr. Javed Iqbal S/o Aizaz Khan			
3	Property No. and location	60	Chaklala Scheme-III.		
4	ID Card copy of the applicant (s)	1. 42301-2834311-9 2. 42301-0992640-3			
5	Specific request made in the application	Mutation/Transfer of lease hold rights.			
6	Any additional request / requirement	Nil			
7	Reference to GLR No.	Previous entry exists in Volume No. I page No. 63 & 74			
8	Statement of area in Sq. yards	As per document= 4620 Sft		As per site= 4620 Sft	
	Sch in which the property is held	<b>Schedule</b>	<b>Term of Period</b>	<b>Date of execution of lease</b>	<b>Date of expiry</b>
		X (Modified)	90 years (1 <sup>st</sup> term)	25-05-1989	05-06-2077
10	Nature of lease	Commercial			
11	Name of lessee (s)	M/s. Zahid Latif Khan, Mrs. Nafeesa Kamal, & Miss Sara Yahya.			

12	Whether sub-division allowed by the Board	No sub-division involved at site.		
13	If building whether there exist any building plan in the files / record	<b>Yes</b>	<b>No</b>	<b>Remarks</b>
		Yes		-
14	Any deviation from the sanctioned building plan / Any encroachment	<b>Yes</b>	-	<b>Existing building is not as per approved building plan and deviated at site.</b>
		-	No.	-
15	Brief history of mutation / allotment along-with sanctioning authority (CBR etc.)			
	<p>Property No. 60 comprising Survey No. 159/60 measuring 2400 sft situated at inside Bazar Area, Chaklala Scheme-III, Chaklala Cantt was leased out to Mrs. Samana Zehra Jafri W/o Syed Hassan Abbas Jafri in Sch-X (Modified) of the CLA Rules, 1937 for the term of 90 years ending on 05/06/2077 vide lease deed regd. at No. 5456, Book No. I, Vol-84, Page-60 dated 25/05/1989. Subsequently the above named lessee sold out lease hold rights of said property to Mr. Muhammad Khurshid S/o Ghulam Nabi vide sale deed registered at No. 3468, Book No. I, Vol-122, Page-318 and duplicate copy pasted in additional Book No. 1, Vol No. 907, on page-240/248 dated 31-05-2016.</p> <p>Furthermore, Mr. Muhammad Khurshid S/o Ghulam Nabi sold out the lease hold rights of said property to M/s Zahid Latif Khan, Nafeesa Kamal, &amp; Sara Yahya vide sale deed registered at No. 6730, Book No. I, Vol-188, Page-125 and duplicate copy pasted in additional Book No. 1, Vol No. 1436, on Butts No. 137 to 184 dated 22-11-2014. M/s Zahid Latif Khan, Nafeesa Kamal, &amp; Sara Yahya sold out 66.66% share (1600 Sft) in Basement, Ground Floor, First Floor of lease hold rights to Mr. Muhammad Munir S/o Muhammad Ahmed vide sale deed registered at No. 45, Book No. 1, Vol-233, Page-89 and duplicate copy pasted in additional Book No. 1, Vol No. 1797, on Butts from 132 to 134 dated 04-01-2020 and 2nd &amp; 3rd floor of the said property was also sold out to Mr. Aizaz Khan S/o Muhammad Ijaz Khan, Mrs. Riffat Aizaz W/o Aizaz Khan and Mr. Javed Iqbal S/o Aizaz Khan vide sale deed registered at No. 6524/1, dated 08-11-2016.</p> <p>Now Mr. Muhammad Munir S/o Muhammad Ahmed applied on application form for Mutation / Transfer / lease of lease hold rights (Basement, Ground Floor, First Floor) of property No. 60, comprising Survey No. 159/60, situated at Inside Bazar Area, Chaklala Scheme-III dated 01-01-2022 and Aizaz Khan S/o Muhammad Ijaz Khan, Mrs. Riffat Aizaz W/o Aizaz Khan and Mr. Javed Iqbal S/o Aizaz Khan Muhammad Zeashan Ayub S/O Muhammad Ayub Chaklala Cantt Rawalpindi also applied on 20-10-2020 (2<sup>nd</sup> &amp; 3<sup>rd</sup> floor) of Property No. 60 in their favour.</p> <p>The applicant has submitted revised Building plan alongwith willingness on form-D for regularization of un-authorized construction by way of composition fee. It is further added that TIP Tax has been paid &amp; CB dues paid up to 30-06-2024 and there is no encroachment, no amalgamation and change of purpose are involved at site.</p>			
16	Whether plot, or building	-		
17	Approval of building plan	Office Note No. 421 dated 14-04-2015.		
18	CB Dues Report	Paid up to 30-06-2024		
19	TIP Tax to be charged	TIP Tax has been Paid.		



20	Issues	<ol style="list-style-type: none"> <li>1. Transfer of lease hold rights of 2<sup>nd</sup> and 3<sup>rd</sup> floor of property No. 60 measuring 4620 Sft comprising Survey No. 159/60 situated at Inside Bazar Area, Chaklala Scheme-III, Chaklala Cantt on the basis of sale deed regd. at No. 6524/1, dated 08-11-2016.</li> <li>2. Regularization of unauthorized construction / deviations / violation of the approved building plan.</li> </ol>
21	Authority	Rule 10 of the CLA Rules, 1937.

**Recommendation of the Bazar Committee meeting held on 18-01-2024.**

*Recommended for approval of Mutation / Transfer of the lease hold rights of property to purchaser/ applicant.*

**BC RESOLUTION:**

---Sd---  
Asstt. Engg. Malik Waqar  
 Building Control Cell  
 CCB

---Sd---  
SD, Man: Rana Abdi  
Hussain  
 Incharge Land Branch  
 CCB

---Sd---  
Raja Irfan Imtiaz  
 Elected Member  
 CCB

---Sd---  
Choudhary Shahzad  
Khan  
 Elected Member  
 CCB

---Sd---  
Lt. Col. Basharat Rasool  
 AQ Sta HQs  
 Member  
 CCB

---Sd---  
Mr. Yasri Khan  
 Elected Member  
 CCB

---Sd---  
Malik Azhar Naeem  
 Elected Member  
 CCB

---Sd---  
Choudhary Khurram  
Saddique  
 Member  
 CCB

---Sd---  
Attique-ur-Rehman  
 Chief Cantt Engineer  
 CCB

---Sd---  
Vice President: Mirza Khalid Mehmood  
 Chairman  
 CCB

The case is placed before the Board for consideration and approval under Section 43 of the Cantonments Act, 1924.

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to grant NOC from municipal / congestion and sanitation point of view to the proposed conversion from residential to commercial of an area measuring 94.00 sq. yds in Bungalow No.150 Survey No. 370/1-A known as part of annex and its merger into Bungalow No. 150 (part) measuring 2064.00 sq. yds, Survey No. 370/1, total area 2158 sq.yds situated at Adamjee Road, Rawalpindi.</i>
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**4.4 MERGER OF AREA OF ANNEXE IN BUNGALOW NO. 150 MEASURING 94.00 SQ. YDS SURVEY NO. 370/1-A KNOWN AS PART OF ANNEXE INTO BUNGALOW NO. 150 (PART) MEASURING 2064.00 SQ. YDS, SURVEY NO. 370/1, TOTAL AREA 2158 SQ.YDS SITUATED AT ADAMJEE ROAD, RAWALPINDI.**

**Reference/Authority:** MEO Rawalpindi letter No.R-25/410/II/71 dated 12-01-2024.

To consider MEO Rwp letter No. R-25/410/II/71 dated 12-01-2024 alongwith Schedule-V dated 10-01-2024 submitted by Defence Housing Authority (DHA) Islamabad through its Secretary Brig. (R) Nazir Hussain Khan for issuance of NOC from municipal / congestion & sanitation point of view on proposed merger of Annexe in Bungalow No.150 comprising Survey No. 370/1-A measuring 2064 Sq yds and Annexe area measuring 94 Sq yds comprising survey No.370/1 and conversion of residential area 94.00 sq. Yds into commercial lease in Sch-IX-C of the CLA Rules, 1937.

In this regard, it is apprised that both the above properties (Bungalow No.150 + Annexe) are situated outside Bazar area under the management of MEO Rawalpindi. Bungalow No. 150 (Part) is held on lease in Sch-IX-C of CLAR 1937 for perpetuity and Annexe in Bungalow No. 150 is held on lease in Sch-VIII of the CLAR 1937 and both stand in the names of DHA Islamabad. The site has been inspected by the SD Man and confirmed that there will be no issue from municipal / congestion & sanitation point of view on proposed merger.

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924.

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the recommendations of the Bazar Committee meeting held on 18-01-2024 regarding mutation / transfer of lease hold rights in respect of Property No.60, Survey No.159/60 situated at Bazar area, Chaklala Scheme-III, Chaklala Cantt in favour of 1. Mr. Aizaz Khan S/o Muhammad Ijaz Khan (CNIC No.42301-2834311-9) 2. Mrs. Riffat Aizaz W/o Aizaz Khan (CNIC No.42301-0992640-3), 3. Mr. Javed Iqbal S/o Aizaz Khan subject to payment of all applicable dues.</i>
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**4.5 PROCEEDINGS OF BUILDING COMMITTEE MEETING HELD ON 18-01-2024 REGARDING PROPOSED / REVISED (RESIDENTIAL) BUILDING PLANS-NOTICES U/S 179 OF THE CANTONMENTS ACT, 1924 (AS AMENDED).**

**Reference/ Authority:** Section 179 of the Cantonments Act, 1924 (II-1924), CBR No.6 (6.7) dated 24-11-2023 & Building Committee meeting held on 18 /01/2024.

To consider notices under Section 179 of the Cantonments Act, 1924 (II of 1924) alongwith building plans of private land /MEO submitted by the following allottees / lessees received for approval of the Cantonment Board Chaklala from municipal point of view. The field staff of CCB (technical staff) has checked the building plans as well as existing sites (of revised plans) & found in accordance with the CCB building bye-laws.

**1. PROPOSED BUILDING PLAN.**

**i. MEO Land.**

Sr	Name of Allottee/ Lessee	Plot No. /Location	Area of Plot	Nature of Construction	Total Covered Area	MEO's NOC No. & Dated	Name of Architect	Remarks
1.	Lt. Gen. Majid Ehsan HI (M) S/o Mian Ishan Ul Haq	Plot No. 12, (Khasra No. 141,142,135/2, 139,140,138,134, & 187/133), National Park Road, Mouza Civil Lines.	12000 Sft or 02 K-04 M	Residential purpose	Total Area at site = 12000.00 Prov Open Area = 4861.00 Basement Floor = 3736.00 Ground Floor = 7139.00 First Floor = 4630.00 Mumty Room = 259.00 <b>Total Covered = 15764.00</b>	MEO Rawalpindi letter No. R-24/486/49 dated: 28-12-2023	Ahsan Atta	Recommended for approval

**ii. Private Land.**

Sr	Name of Allottee/ Lessee	Plot No. / Location	Area of Plot	Nature of Construction	Total Covered Area	ME O's NOC No. & Dated	Name of Architect	Remarks
1.	Mr.Abdul Razzaq S/o Raheem Buksh	Kh No.4205/2000, Mouza Kotha Kalan,	1206.2 8Sft or 05-M	Residential purpose	Total Area at site = 1206.28 Req Open Area = 301.57 Prov Open Area = 304.13 Ground Floor = 902.15 First Floor = 902.15 Mumty = 118.75 <b>Total Covered = 1923.05</b>	Private land	Arshad Naee m	Recommended for approval

2.	Mr. Abdul Razzaq S/o Raheem Buksh	Kh No.4205/2000, Mouza Kotha Kalan,	1206.28 Sft or 05-M	Residential purpose	Total Area at site = 1206.28 Req Open Area = 301.57 Prov Open Area = 304.13 Ground Floor = 902.15 First Floor = 780.50 Mumty = 108.81 <b>Total Covered = 1797.46</b>	Private land	Arshad Naeem	Recommended for approval
3.	Mr. Muneeb Anwar S/o Anwar ul haq	Kh No.1901,4073/1925, 4075/1926,1958 Mouza Kotha Kalan, New Lalazar.	1059.89 Sft Or 4.5-M	Residential purpose	Total Area at site = 1059.89 Req Open Area = 264.97 Prov Open Area = 267.33 Ground Floor = 792.56 First Floor = 787.60 Mumty = 112.87 <b>Total Covered = 1693.03</b>	Private land	Muhammad Amir	Recommended for approval
4.	Mr. Abdul Razzaq S/o Abdul Majeed	Khasra No. 473,474,475 etc, Butt Chowk, Lane No. 03, Gulistan Colony, Mouza Topi.	1360 Sft or 05 M	Residential purpose	Total Area at site = 1250.00 Req Open Area = 312.50 Prov Open Area = 315.00 Ground Floor = 935.00 First Floor = 935.00 Mumty = 118.00 <b>Total Covered = 1988.00</b>	Private land	Arshad Naeem	Recommended for approval
5.	M/s. Faisal Hussain & Others	Khasra No. 7 & 8, Aslam Shaheed Road, Lalazar, Mouza Tulsa Hardu.	1088 Sft or 04 M	Residential purpose	Total Area at site = 949.00 Req Open Area = 237.25 Prov Open Area = 239.81 Ground Floor = 709.19 First Floor = 709.19 Mumty = 119.09 <b>Total Covered = 1537.47</b>	Private land	Muhammad Amir	Recommended for approval
6.	Mst. Turfa Mowaz W/o Aamar Shehzad	Khasra No. 4160/1819, Street No. 01, New Lalazar, Mouza Kotha Kalan.	1250 Sft or 04.59 M	Residential purpose	Total Area at site = 1250.00 Req Open Area = 312.50 Prov Open Area = 314.07 Ground Floor = 935.93 First Floor = 875.79 Mumty = 119.98 <b>Total Covered = 1931.70</b>	Private land	Muhammad Amir	Recommended for approval
7.	Mr. Khurram Shehzad S/o Fateh Muhammad Tariq	Khasra No. 518,597, etc, Lane No. 06, Sherzaman Colony, Tulsa Road, Lalazar, Mouza Tulsa Hardu.	1000 Sft or 03.67 M	Residential purpose	Total Area at site = 997.54 Req Open Area = 249.38 Prov Open Area = 251.30 Ground Floor = 746.24 First Floor = 746.24 Mumty = 119.40 <b>Total Covered = 1611.88</b>	Private land	Muhammad Amir	Recommended for approval
8.	Mr. Muhammad Akram S/o Ghulam Ali	Khasra No. 518,597,634, etc, Lane No. 06, Sherzaman Colony, Tulsa Road, Lalazar, Mouza Tulsa Hardu.	1000 Sft or 03.67 M	Residential purpose	Total Area at site = 999.20 Req Open Area = 249.80 Prov Open Area = 251.44 Ground Floor = 747.76 First Floor = 747.76 Mumty = 119.95 <b>Total Covered = 1615.47</b>	Private land	Muhammad Amir	Recommended for approval
9.	Mr. Imran Irshad S/o Irshad Hussain	Khasra No. 524, Mouza Topi.	2720 Sft or 10 M	Residential purpose	Total Area at site = 2500.00 Req Open Area = 833.33 Prov Open Area = 854.38 Ground Floor = 1645.62	Private land	Muhammad Amir	Recommended for approval

					First Floor = 1409.84 Mumty = 120.00 <b>Total Covered = 3175.46</b>			
10.	Mr. Umar Hayat Khan S/o Ghulam Muhammad Khan	Khasra No. 3902/1791, Mouza Kotha Kalan, Rose Lane No. 10, New Lalazar.	1088 Sft or 04 M	Residential purpose	Total Area at site = 815.57 Req Open Area = 203.89 Prov Open Area = 204.52 Ground Floor = 611.05 First Floor = 611.05 Mumty = 119.59 <b>Total Covered = 1341.69</b>	Private land	Pyramid Group Makhdoom	Recommended for approval
11.	M/s. Kashif Iqbal & Others	Khasra No. 663,666, Mouza Tulsa Hardu, Lane No. 06, Sherzaman Colony, Tulsa Road, Lalazar.	1875 Sft or 06.89 M	Residential purpose	Total Area at site = 1873.50 Req Open Area = 468.37 Prov Open Area = 482.55 Ground Floor = 1390.95 First Floor = 1390.95 Mumty = 118.80 <b>Total Covered = 2900.70</b>	Private land	Muhammad Amir	Recommended for approval
12.	Mr. Rasif Ashiq Rajpoot S/o Muhammad Ashiq Rajpoot	CB-65, (Old No. CB-67/6) Street No. 18, Ch. Zafar ul Haq Road, Tehmaspabad.	1842.24 Sft or 04.23 M	Residential purpose	Total Area at site = 1152.00 Req Open Area = 288.00 Prov Open Area = 289.63 Ground Floor = 862.37 First Floor = 862.37 Mumty = 117.50 <b>Total Covered = 1842.24</b>	Private land	Pyramid Group Makhdoom	Recommended for approval
13.	Mr. Inzamam Ul Haq S/o Parvaiz Iqbal Through Attorney Mr. Tanveer Adil S/o Muhammad Nazeer Adil Mr. Inayat Ur Rehman S/o Khalid Pervaiz	Khasra No. 425 Lane No. 07, Gulistan Colony, Mouza Topi.	1360 Sft or 05 M	Residential purpose	Total Area at site = 1221.28 Req Open Area = 305.28 Prov Open Area = 308.48 Basement = 411.01 Ground Floor = 912.80 First Floor = 912.80 Mumty = 118.54 <b>Total Covered = 2355.15</b>	Private land	Arshad Naeem	Recommended for approval
14.	Mr. Muhammad Sina Ul Haq S/o Ali Muhammad	Khasra No. 19 Caltex Road, New Lalazar, Mouza Morgah.	1360 Sft or 05 M	Residential purpose	Total Area at site = 1359.97 Req Open Area = 339.99 Prov Open Area = 342.11 Ground Floor = 1017.86 First Floor = 900.43 Mumty = 119.20 <b>Total Covered = 2037.49</b>	Private land	Muhammad Amir	Recommended for approval
15.	Mst. Wasat Shaheen W/o Mehmood Akhtar	Khasra No. 1467,1470 Riaz Qureshi Road, Jhawara, Mouza Tench.	1360 Sft or 05 M	Residential purpose	Total Area at site = 1102.50 Req Open Area = 275.62 Prov Open Area = 280.79 Ground Floor = 824.71 First Floor = 514.09 <b>Total Covered = 1338.80</b>	Private land	Muhammad Amir	Recommended for approval
16.	Mst. Saima Shahid & Others Through Attorney	Khasra No. 627/428 Lane No. 03, Gulistan Colony, Mouza Topi.	1632 Sft or 06 M	Residential purpose	Total Area at site = 1631.63 Req Open Area = 407.90 Prov Open Area = 408.75 Ground Floor = 1222.88 First Floor = 1222.88 Mumty = 117.18	Private land	Muhammad Amir	Recommended for approval

	Mr. Tahir Hussain S/o Qurban Hussain				<b>Total Covered = 2562.94</b>			
17.	Mr. Kamran Raza Malik S/o Malik Muhammad Razzaq	Khasra No. 1364 (CB-488), Tahli Mohri, Mouza Tench.	710.50 Sft or 03 M	Residential purpose	Total Area at site = 710.50 Req Open Area = 177.62 Prov Open Area = 180.09 Ground Floor = 530.41 First Floor = 530.41 Mumty = 88.38 <b>Total Covered = 1149.20</b>	Private land	Muhammad Amir	Recommended for approval
18.	Mr. Tahir Malik S/o Umar Ellahi	Khasra No. 631/433 & 433, Lane No. 03, Gulistan Colony, Mouza Topi.	2380 Sft or 8.75 M	Residential purpose	Total Area at site = 2027.80 Req Open Area = 506.95 Prov Open Area = 513.27 L. Ground Floor = 1326.60 Ground Floor = 1514.53 First Floor = 1514.53 Mumty = 119.00 <b>Total Covered = 4474.66</b>	Private land	Pyramid Group Makhdoom	Recommended for approval
19.	Mst. Saima Shahid & Others Through Attorney Mr. Tahir Hussain S/o Qurban Hussain	Khasra No. 627/428 Lane No. 03, Gulistan Colony, Mouza Topi.	1632 Sft or 06 M	Residential purpose	Total Area at site = 1627.43 Req Open Area = 406.85 Prov Open Area = 411.27 Ground Floor = 1216.16 First Floor = 1216.16 Mumty = 114.75 <b>Total Covered = 2547.07</b>	Private land	Muhammad Amir	Recommended for approval
20.	Mr. Muhammad Naseer Butt S/o Abdul Aziz	Khasra No. 471, Lane No. 03, Gulistan Colony, Mouza Topi.	816 Sft or 03 M	Residential purpose	Total Area at site = 813.75 Req Open Area = 203.43 Prov Open Area = 204.12 Ground Floor = 609.63 First Floor = 453.46 Mumty = 118.61 <b>Total Covered = 1181.70</b>	Private land	Pyramid Group Makhdoom	Recommended for approval
21.	Mr. Azhar Mehmood Khan S/o Muzaffar Khan	Khasra No.58,59 Mouza Dhaman.	2340 Sft or 8.60 M	Residential purpose	Total Area at site = 2340.00 Req Open Area = 585.00 Prov Open Area = 735.68 Basement = 1000.06 Ground Floor = 1604.32 First Floor = 1390.57 Mumty = 94.50 <b>Total Covered = 4089.45</b>	Private land	Ahsan Atta	Recommended for approval

## 2. COMPOSITION FEE.

### i. MEO Land.

S#	Name of Owner / Attorney	Property No. & Location	Size of Property	Nature of Illegal Construction	Deviated area and Const Rate	Cost of illegal construction	Recommendation
1.	Mr. Muhammad Jalil S/o Haji Fateh Muhammad	Completion Plan of house No.455, Svy No. 156/482, Chaklala Housing Scheme-III.	2700 Sft or 300 Sq Yds.	The lessee deviated the Building plan approved vide CBR No. 2(32/3) dated 03-12-1989 covered the open compulsory spaces	<b>1223.00 Sft or Rs. 600/-</b>	Rs. 7,33,800/-	Recommended for approval subject to payment of composition fee Rs. 2,00,000/-

				at Ground Floor and First Floor.			
2.	M/s. Muhammad Farooq & Others	Addl/Altr. Plan of plot No. 393, Svy No. 156/420, Chaklala housing Scheme-III	5400 Sft or 19.85 M	The lessee deviated the Building plan approved vide CBR No. 13(61-A)14 dated 22-02-2008 & 16-03-2009 covered the open compulsory spaces at Ground Floor.	<b>256.125 Sft or Rs. 1850/-</b>	Rs. 4,73,831/-	Recommended for approval subject to payment of composition fee Rs. 2,00,000/-

**ii. CCB Land.**

S#	Name of Owner / Attorney	Property No. & Location	Size of Property	Nature of Illegal Construction	Deviated area and Const Rate	Cost of illegal construction	Recommendation
3.	Mr. Hamza Khan S/o Ameer Shah Khan	Addl / Altr. Plan of house No. 142, (Part of Plot No. 37), Lane No. 10, Harley Street.	5346 Sft or 19.65 M.	The lessee deviated the Building plan approved vide Office Note No. 56 dated 28-04-2014 covered the open compulsory spaces at Ground Floor.	<b>942.40 Sft or Rs. 1500/-</b>	Rs. 14,13,600/-	Recommended for approval subject to payment of composition fee @ 10% cost of illegal construction.

**iii. Private Land.**

S#	Name of Owner / Attorney	Property No. & Location	Size of Property	Nature of Illegal Construction	Deviated area and Const Rate	Cost of illegal construction	Recommendation
4.	Mr. Tilawat Islam Janjua S/o Mureed Hussain Janjua	Khasra No. 473,474 Etc, Lane No. 3, Gulistan Colony, Mouza Topi.	1044 Sft Or 3.228 M	The Owner Constructed Basement Unauthorizedly and proposed Ground Floor, First Floor, and Mumty.	<b>466 Sft or Rs. 1450/-</b>	Rs. 6,75,700/-	Recommended for approval subject to payment of composition fee @ 07% cost of illegal construction
5.	Mr. Saad Amin S/o Muhammad Amin	Khasra No. 778/78, Ch. Walayat Khan Road, Mouza Topi.	1360 Sft Or 05 M	The Owner deviated the Building plan approved vide CBR No. 1(1/221) dated 24-01-1993 covered the open compulsory spaces at Ground Floor and First Floor.	<b>195.40 Sft or Rs. 700/-</b>	Rs. 1,36,780/-	Recommended for approval subject to payment of composition fee @ 05% cost of illegal construction

**3. EXTENSION IN TIME LIMIT CASES U/S 183-A OF THE CANTONMENT ACT, 1924.**

S#	Name of Owner / Attorney	Property No. & Location	Nature of Extension	Recommendation of Building Committee
1.	Mst. Zarmeena Naveed D/o Athar Naveed	Khasra No. 10, Aslam Shaheed Road, Mouza Tulsa Hardu.	1 <sup>st</sup> Extension w.e.f 28-11-2023 to 28-11-2024.	Recommended for approval
2.	Mst. Shabnam Naz W/o Abdul Razzaq	Property No. CB-5834 & 5838 (Old No. 127) Caltex Road.	1 <sup>st</sup> Extension w.e.f 13-01-2024 to 13-01-2025.	Recommended for approval

**ALREADY DEFERRED CASES.****Composition Fee.  
i. Private Land.**

S#	Name of Owner / Attorney	Property No.& Location	Size of Property	Nature of Illegal Construction	Deviated area and Const Rate	Cost of illegal construction	Recommendation
1.	M/s. Muhammad Masood Khan & Others	House No. CB-3650, Lane No. 5-A, Tulsa Road, Mouza Tulsa Hardu.	20 M 453 Sft	The Owner deviated the Building plan approved vide CBR No. 2(3/30) dated 30-04-1986 covered the open compulsory spaces at Ground Floor and proposed First Floor.	<b>349.04 Sft or Rs. 500/-</b>	Rs. 1,74,520/-	Recommended for approval subject to payment of composition fee @ 07% cost of illegal construction
2.	Mr. Atif Hussain S/o Irshad Ahmed	Khasra No. 4205/2000, Caltex Road, New Lalazar, Mouza Kotha Kalan.	1360 Sft or 5 M	The Owner constructed Ground Floor and First Floor unauthorizably.	<b>2025.82 Sft or Rs. 1450/-</b>	Rs. 29,37,439/-	Recommended for approval subject to payment of composition fee @ 20% cost of illegal construction
3.	Syed Rizwan Ali S/o Syed Bashir -Ud - Din	House No. 55/3, (Khasra No. 66), Aslam Shaheed Road, Lalazar Colony, Mouza Tulsa Hardu.	2115 sft or 7.77 M	The Owner deviated the Building plan approved vide Serial No. 60 dated 24-01-1978 covered the open compulsory spaces at Ground Floor and First Floor.	<b>503.31 Sft or Rs. 400/-</b>	Rs. 2,01,324/-	Recommended for approval subject to payment of composition fee @ 07% cost of illegal construction
4.	Mr. Muhammad Asif S/o Muhammad Amin	Khasra No. 2218/1524, Riaz Qureshi Road, Tahli Mohri, Mouza Tench.	1360 Sft or 5 M	The Owner constructed Ground Floor, and Mumty unauthorizably.	<b>1136.89 Sft or Rs. 600/-</b>	Rs. 6,82,134/-	Recommended for approval subject to payment of composition fee @ 12% cost of illegal construction

**BC RESOLUTION:**

---Sd---  
**Asstt. Engg. Malik Waqar**  
 Building Control Cell  
**CCB**

---Sd---

---Sd---  
**SD, Man: Rana Abdi Hussain**  
 Incharge Land Branch  
**CCB**

---Sd---

---Sd---  
**Raja Irfan Imtiaz**  
 Elected Member  
**CCB**

---Sd---



**Choudhary Shahzad Khan**  
Elected Member  
**CCB**

**Lt. Col. Basharat Rasool**  
AQ Sta HQs  
Member  
**CCB**

**Mr. Yasri Khan**  
Elected Member  
**CCB**

---Sd---  
**Malik Azhar Naeem**  
Elected Member  
**CCB**

---Sd---  
**Choudhary Khurram**  
**Saddique**  
Member  
**CCB**

---Sd-----  
**Attique-ur-Rehman**  
Chief Cantt Engineer  
**CCB**

---Sd---  
**Vice President: Mirza Khalid Mehmood**  
**Chairman**  
**CCB**

The case is placed the Board for consideration and approval under Section-43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<p><i>Considered and the Board under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the recommendations of the Building Committee meeting held on 18-01-2024 regarding approval of building plans, regularization plans and cases of extension in time limit as mentioned on agenda side as per following detail:-</i></p> <ol style="list-style-type: none"> <li>1. <i>Proposed Building Plans</i> <ol style="list-style-type: none"> <li>i. <i>MEO Land (S. No.1)</i></li> <li>ii. <i>Private Land (S. No.1 to 21)</i></li> </ol> </li> <li>2. <i>Composition Fee</i> <ol style="list-style-type: none"> <li>i. <i>MEO Land (S. No.1 &amp; 2) subject to concurrence of Competent Authority (DML&amp;C Rawalpindi Region)</i></li> <li>ii. <i>CCB Land (S. No.3)</i></li> <li>iii. <i>Private Land (S. No.4 &amp; 5)</i></li> </ol> </li> <li>3. <i>Extension in time limit cases (S. No.1 &amp; 2)</i></li> <li>4. <i>Already Deferred Cases - Composition Fee</i> <ol style="list-style-type: none"> <li>i. <i>Private Land (S. No.1 to 4)</i></li> </ol> </li> </ol>
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#### **4.6 PARAMETERS FOR CALCULATION OF COMPOSITION FEE FOR REGULARIZATION OF UNAUTHORIZED CONSTRUCTION.**

**Reference/Authority:** Section 184 & 185 of the Cantonments Act, 1924 (As amended), CBR No.121 dated 14-1-2016, MoD letter No.75/853/Lands/92/4970/D-12/ML&C/94 dated 06-11-1994 and CBR No 5 (5.1) dated 20-12-2023.

To consider the matter regarding fixing / review of the parameters for calculation of composition fee for regularization of unauthorized construction under Section 185 of the Cantonments Act, 1924 (As amended).

In this regard, it is apprised that the Board vide CBR No.121 dated 14-1-2016 has already fixed the said parameters and MoD has also issued guidelines on the subject vide letter No.75/853/Lands/92/4970/D-12/ML&C/94 dated 06-11-1994.

It is further apprized that some cases / building plans for regularization of unauthorized construction by way of composition fee were placed before the Board in its meeting held on 20-12-2023 after recommendations of the Building Committee and the Board vide CBR No.5 (5.1) dated 20-12-2023 pended the cases of composition building plans as mentioned on agenda side from Sr. 38 to 42 and constituted a committee comprising the followings to peruse and reconsider the method / percentage of calculation of composition fee in the light of CBR No.121 dated 14-1-2016, Govt of Pakistan, Ministry of Defence letter No.75/853/Lands/92/4970/D-12/ML&C/94 dated 06-11-1994 and Section 184 & 185 of the Cantonments Act, 1924 (As amended) and accordingly propose / recommend appropriate method / slab for calculation of composition fee for regularization of unauthorized construction:-

- |      |                          |          |
|------|--------------------------|----------|
| i.   | Vice President, CCB      | Chairman |
| ii.  | AQ, CCB, Sta HQs Rwp     | Member   |
| iii. | FF, CMH Rwp              | Member   |
| iv.  | Elected Member, Ward - 2 | Member   |
| v.   | Assistant Secretary, CCB | Convener |

The proposal / recommendations of above committee are still awaited.

The case is placed the Board for consideration and approval under Section-43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously resolved to direct the committee constituted vide CBR No.5 (5.1) dated 20-12-2023 to submit its proposal / recommendations regarding appropriate method / slab for calculation of composition fee for regularization of unauthorized construction at the earliest but well before ensuing Board meeting for consideration and finalization / approval of the matter at hand.</i>
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## 5 ENGINEERING

### 5.1 CONSTRUCTION OF SHOPPING ARCADE AT OP NO. 22 INTERSECTION - FRESH ESTIMATES

**Reference/ Authority:** CBR No. 6 (6.8) dated 28-11-2022, CBR No. 4 (4.10) dated 16-08-2023.

To consider the fresh plans and estimates for "Construction of Shopping Arcade at OP No. 22 Intersection, Chaklala Cantt" amounting to Rs. 250 (M). The

project is proposed to be constructed on Class- "C" land measuring 5.49 Kanals bearing Survey No. 509/7 at Octroi Post No. 22, Chaklala Cantt.

It is apprised that the proposal for "construction of shopping Arcade at OP No.22 Intersection Chaklala Cantt" was approved by the Board vide above referred CBR consisting of L.G & G.F at an estimated cost of Rs.150 M out of premium fund (Rs.60 M from CCB existing source and Rs. 90 M from other Cantonment Boards)

The proposal was submitted to HQ ML&C Rwp, through RHQ Rwp for necessary approval vide CCB letter No. CCB/Shopping Arc/OP-22/CCE/886 dated 31-08-2023. The RHQ Rwp vide letter No. 17/242//II/DRR/95 dated 26-09-2023 conveyed the directions of HQ ML&C Deptt letter No. 46/2/F&B/ML&C/2023 dated 21-09-2023 that *"CCB to avoid taking loans from other CBs, rather should utilize its existing funds for stop gap arrangement from other funds, with the condition that it should be recouped, once the revenues are received after the auction of remunerative projects"*

Now it has been decided to add an additional floor i.e F.F to be constructed with residential flats for fetching a considerable revenue. Due to additional floor the design and estimated cost has been revised and enhanced from **Rs.150 (M) to Rs.250 (M)**. The salient features of new designs are appended below:-

- |  |  |
|--|--|
| i. Construction of 78x shops<br>(41 LGF+37 GF) | ii. With Saleable area<br>LGF=9136 SFt<br>GF= 8438 SFt                               |
| iii. Public toilets (08 Nos)                   | iv. Parking for 63 cars<br>GF  |
| v. Front verandah<br>LGF= 10 ft & GF 6 ft wide | vi. First Floor<br>10 x Flats 02 Beds<br>06 x Flats 01 Bed<br>08 x Studio Apartments |

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the fresh estimates amounting to Rs.250 million alongwith design and drawings for construction of Shopping Arcade at OP No.22 Intersection comprising Lower Ground Floor, Ground Floor and First Floor. The Board further unanimously approved to forward the estimates amounting to Rs.250 million alongwith design and drawings to the Competent Financial Authority (DG ML&amp;C) through proper channel for necessary sanction.</i>
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	<i>The Board further unanimously resolved that after approval from the Competent Authority, option of design auction may also be explored to generate revenue for the construction of the said plaza.</i>
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## **5.2 RELEASE OF BALANCE PAYMENT TO M/S FWO FOR REMODELING OF AMMAR CHOWK CHAKLALA CANTT PROJECT.**

**Reference / Authority:** CBR No. 6 (6.2) dated 28-11-2022, CBR No. 6 (6.1) dated 19-05-2023 and RHQ Rwp letter No. 17/242/DRR/A/7 dated 21-07-2023.

To consider HQ Frontier Works Organization (FWO) the project contractor letter No. 444/Amr Chk/Plans/CS dated 12-04-2023 requesting therein that the subject project was awarded in April 2021 and despite tough site conditions, the project was completed on 15 December 2021. An Amount of **Rs. 320 Million** is still pending due to vetting of rates of non-Schedule items. M/S FWO requested for early release of their pending payment. They further informed that FWO reserves the right to claim delay payment financial charges at the rate of KIBOR +2%. The claim of the contractor M/S FWO is without deduction of income tax whereas the payment made to M/S FWO after deduction of prevailing income tax.

It is important to highlight here that the matter was forwarded to **Competent Financial Authority** (DML&C Rawalpindi Region) for obtaining approval of revised financial sanction for revised estimates **due to varied items of works caused by material developments and deviations exceeding by more than 10% of the approved BOQ items quantities under Rule 63(7) of Pakistan Cantonments Accounts Code 1955**. The Competent Financial Authority vide RHQ Rwp letter No. 17/242/DRR/A/7 dated 21-07-2023 directed as under: -

*“To proceed further in the matter, provide current status of audit objection related to subject project.”*

In compliance of audit directions Chaklala Cantt Board sent the case to RDA vide letter No. CCB/Ammar Chowk/CCE/6522 dated 20-09-2022 for vetting of non-schedule rates which was regretted by Director Engineering (RDA) with the remarks that the authority approving the non-schedule items has the mandate to vet the same i.e. the CCB.

Further, the matter was placed before the Board and the Board vide CBR No. 6 (6.2) dated 28-11-2022 constituted a committee of 8 x members under the chairmanship of President Chaklala Cantt Board (PCB). The committee perused the matter, deliberated at length in multiple meetings and recommended that rates of all items received from M/S DD&C (duly recommended) are found reasonable and recommended for approval. Moreover, the total cost of final IPC including cost of all

raised works comes to Rs. 949.730 (M) which is within the FWO's total bid amount of Rs. 950 (M) which has already been approved by the Competent Authority i.e. DG ML&C and thereafter contract was awarded.

The Board considered the recommendations in the light of complete correspondence of the project and unanimously approved the recommendations of the committee vide CBR No. 6 (6.1) dated 19-05-2023.

Accordingly, CCB requested the Audit authorities to settle the objection as CCB has taken all the requisite measures as per advice of Audit vide CCB letter No. CCB/Ammar Chowk/CCE/5296 dated 23-01-2024. Since then the case is pending there for clearance of Audit as well as sanction of CFA.

The detail of payment is as under: -

Ser	Description	Income Tax	Paid Amount	Total Amount Rs(M)
	<b>Total Final IPC Amount</b>			<b>949.730</b>
1	1st Payment Cheque No.24734824 dt: 02.05.2021	10687500	131812500	142500000
2	2nd Payment Cheque No 31377946 dt: 09.11.2021	16520000	219480000	236000000
3	3rd Payment Cheque No 60248887 dt: 05.04.2022	21000000	279000000	300000000
	Total	48207500	630292500	678500000
		48.208	630.293	678.500
	Retention Money 5 %			47.487
	Balance Payable			223.7430
	FWO Claim (without I/Tax)			320
	<b>Payable Amount to FWO</b>			<b>223.743</b>

M/S FWO (122/Quarrying & Carpeting Bn Engrs) has also requested for release of their Retention Money amounting to Rs. 47,500,000/- vide letter No. 607/ACP/EBr/RM/01 dated 16-02-2024 in pursuance of clause 60.3 of the Contract Agreement.

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously reiterated its previous approval made vide CBR No.6 (6.1) dated 19-05-2023 of the recommendations of the Committee constituted vide CBR No.6 (6.2) dated 28-11-2022 and directed to forward the case to the Competent Financial Authority with the request for according early sanction so that the said long outstanding issue of pending payment of FWO could be resolved.</i>
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### 5.3 APPROVAL OF DRAFT BUILDING BYE-LAWS CHAKLALA CANTONMENT BOARD.

**Reference/Authority:** Section 186 of the Cantonments Act, 1924 (As amended), Notification No. 23/5/G/D5/C/65 dated 26-02-1965, CBRs No.6(6.16) dated 29-11-2018 and No.4(4.12) dated 16-08-2023.

To consider the draft building bye laws prepared keeping in view of the modern construction practices and as per the directions of ML&C Deptt to standardize the existing building bye laws which do not meet the present requirements of building construction and CCB is facing multiple issues in approval of residential and commercial building plans. The brief of the matter is as under please:-

- i. The existing Building Bye-laws were notified for Rawalpindi Cantonment Board vide MoD Notification No. 23/5/G/D5/C/65 dated 26-02-1965 and the same are being followed by the Chaklala Cantt Board.
- ii. Proposed Building Bye-Laws were placed before the Board vide CBR No. 6 (6.16) dated 29-11-2018 and the Board considered and resolved to constitute a committee to examine the proposed Building Bye-Laws but the findings / recommendations of the committee could not bare fruit.
- iii. Draft of standardized Building Bye-Laws of Chaklala Cantonment Board have also been vetted by CLA CCB.
- iv. Objections/suggestions from general public will be invited after approval of proposed Building Bye-Laws by the Board.

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<i>Considered and after detailed discussion on the proposed amendments in building bye laws, the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the draft building bye laws as required under Section 186 of the Cantonments Act, 1924 (As amended) alongwith inclusion of second floor for residential buildings as unanimously demanded by all the elected members in the best public interest. The Board further unanimously approved to call public objections on the draft building bye laws through wide publicity in print</i>
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	<i>media as well as at CCB's website before onward processing the same for publication its notification in the official gazette.</i>
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#### **5.4 APPROVAL OF PC-I FOR REHABILITATION OF CCB ROADS AND GREEN INFRASTRUCTURE FOR GRANT IN AID.**

**Reference / Authority:** Section 43 of the Cantonments Act, 1924 (as amended).

To consider the and approve PC-1 of rehabilitation of Roads and green infrastructure of Chaklala Cantonment area which includes rehabilitation of major roads and 14 Nos of Parks, greenbelts and islands. The detail of the proposed project alongwith estimated cost is as under please: -

<b>Sr</b>	<b>Description of work</b>	<b>Est. Cost Rs. (M)</b>
1.	Mazhar Qayyum Road Lalazar with road safety furniture	350
2.	Harley Streets with road safety furniture	
3.	Main Roads Chaklala Sch-III with road safety furniture	
4	Parks, greenbelts, islands and Green Infrastructure	

It is important to highlight that Chaklala Cantonment Board (CCB) is maintaining huge road infrasturcture to facilitate the general public / residents and the same are being used by large number of commuters on daily routine. CCB is striving hard for the rehabilitation of infrastructure to provide best civic amenities to the commuters and general public as well but could not materialize due to the meager financial sources which are depleting with the passage of time. Moreover, sky soaring utilities bills and increase in the pay and allowances has added financial burden considerably.

To overcome the aforementioned situation and for the facilitation of the general public a gracious Grant-in-Aid amounting to Rs.350 (M) is required to be arranged through Govt. of Punjab for the rehabilitation of Roads and green infrastructure. PC-1 of the project is placed on the table for consideration of the Board.

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

<b>Resolution</b>	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the followings:-</i>
	<i>i. The PC-1 amounting to Rs.350 million for the project of rehabilitation of Roads and green infrastructure of Chaklala Cantonment area which includes rehabilitation of major roads</i>

	<p style="text-align: center;"><i>and 14 Nos of Parks, greenbelts and islands for the facilitation of the general public.</i></p> <p><i>To approach Govt of Punjab for approval and release a gracious Grant-in-Aid amounting to Rs.350 (M) for the said project in the best public interest.</i></p>
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## 5.5 CONFIRMATION OF ACTION TAKEN UNDER SECTION 25 OF THE CANTONMENTS ACT, 1924 (AS AMENDED)

To confirm action taken by the Cantonment Executive Officer with the prior approval of the PCB under section 25 of the Cantonments Act, 1924 (As amended) for the purpose noted below: -

### APPROVAL OF PUBLIC WORK ESTIMATES FOR M&R WORKS

**Reference / Authority:** Section 25, Rule 11, 12(2) & (3), and 38 of PPRA Rule 2004 (as amended up to date). Tender notice published in Daily Nawa-e-Waqt, Daily Sada-e-Such dated 21-09-2023 and uploaded on PPRA website under TS No.520998-E dated 21-09-2023 evaluation committees meetings dated 17-10-2023.

It is submitted that following M&R works at estimated cost mentioned below are to be executed on urgent basis:-

Sr	Name of Work	Est Cost RS. (M)
1.	Repair /Maint of Bilal Shaheed Chowk Chaklala Sch-III	0.750
2.	Supply and Fixing of Tyre Buster at Nazar Chowk	0.560
3.	Construction of Drive Through at Parking Area CCB Office Murree road,	3.500
4.	Uplifting/ Face lifting of Dheri Hassanabad road from Range road to CCMC.	11.310
5.	Maint /Repair (Cricket Arena) at Island No.2 Ammar Chowk	7.400
6.	Maint/Repair (Futsal) at Island No. 2 Ammar Chowk	8.80
7.	Rep/Maint of Gate, Grill and boundary wall of ML&C office side at CCB	1.100
8.	Lane Marking for Bykea, Painting to Kerb Stone & Sign Board at Tufail Rd near Presidency Park.	0.150
9.	M/R of Gym at HQ ML&C	3.000



10.	Repair/ renovation of CB-Care Incharge Room at CCB Office	1.000
11.	Repair / Const. of precast wall around garbage point at Sir Syed Road	0.120
12.	Establishment of Female Salah Room at CCB Office	0.580
13.	Repair/ renovation of Board Room / Conference Hall at 1st Floor CCB Office	3.800
14.	Repair/ renovation of Dining Hall at 1st Floor CCB Office,	3.500
15.	Repair/ renovation of ground floor front Block CB office	4.900
16.	Repair/ renovation of Conference Hall & PA/waiting Room at CCB Office,	5.900
17.	M/R of Flooring of Gallery and Renovation of Washroom at CCB Office Murree road,	5.800
18.	M/R of Flooring and Renovation at Engineering branch & VP gallery CCB Office Murree road	3.400
19.	M/R & const of Wall at back side of CB Flat Gulistan Colony, CCB.	0.500
20.	Painting work of Kerb stone for Footpath from CCB office to Mall road, Chaklala Cantt.	0.120
21.	M/R covering of drain and repair of Footpath near Saint Catherine's Convent GHS school Aziz Bhatti Rd Lalkurti Chaklala Cantt.	0.550
22.	Supply and fixing of Officers Name Plates at HQ ML&C	0.350
23.	Provision of Speed breaker at Sarwar Road Rahimabad	0.70
24.	Provision of Tuff tiles near Canteen Gate CCB Office	1.90
25.	Leveling of plot at Lane-7 Gulistan Colony	0.580
26.	M/R PCC shoulders in lane No 3 near Rawalpindi Art Institute to Bukhari house Gulistan Colony	3.441
27.	Shifting of water supply network at Sami ul Haq Park due to widening of Road/const of slip road at Chaklala scheme 3	1.300
28.	Laying of water supply line at street 2, Chaklala scheme-I	0.120
29.	Shifting of HT Pole and underground HT line in front of CCB Office	2.400
30.	Imp of entrance steps of Guest rooms side CCB office	1.400
31.	Repair / Maint of field staff room of Horticulture Branch at Jhelum Rd near PSO Pump	0.150
32.	Repair / Maint of grill near Lai Bridge at Old Airport Rd	0.500

33.	Repair / Imp of street lights at Katchery Chowk to Nur Khan Base Chowk	1.200
34.	M&R of discussion room in CCB conference room	2.000
35.	S/F of signage at CB Care and CCB Office	0.600
36.	M/R of washrooms of Board Room and Dining room CCB Office	1.000
37.	Repair of Sewerage line and footpath in front of AIMH at Aziz Bhatti Road	0.812
38.	Painting of footpath center median Sarwar Road from Mall road to Saqib Zaman Chowk towards MOD upto Murree Rd	0.350
39.	Repair/ Imp and provision of Cat Eyes and TP paint at National Park Rd	0.350
40.	Repair/Maintenance of 501 workshop park at old Airport road Chaklala Cantt.	1.20
41.	Maint/ Repair of Nullah / Sewer line at Street No. 6 near old graveyard Jhanda Chichi	0.473
42.	M/R work of Qtr No.188/5 Sir Syed Road near F.G School	0.600
43.	R/M TP Paint to Zebra Crossing at Ammar Chowk & Jinnah Park Signal Chowk	1.090
44.	Renovation of old Quarters at Chaklala Cantt Medical Center Dheri Hassanabad,	0.750
45.	Roof treatment of Chaklala Cantt Medical Center Dheri Hassanabad,	3.000

These M&R works have already been approved by the PCB vide Office **Note No. 414 dated 31-01-2024** under section 25 of the Cantonments Act 1924.

The case is placed the Board for consideration and approval under Section-43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously confirmed the action taken by the Cantonment Executive Officer with the prior approval of the President Chaklala Cantonment Board regarding approval of 45 estimates of Maintenance and repair public works as mentioned on agenda side.</i>
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## 6 STORE

### 6.1 APPROVAL OF QUOTATION RATES - MISCELLENOUS STORES, CANTT BOARD CHAKLALA.

**Reference/Authority:** Rule 11, 38 & 42 (b) of PPRA Rules 2004 (as amended upto date), Rule 19 of the Pakistan Cantonments Account Code, 1955 as amended vide SRO No. 184 (1)/06 dated 1/3/2006, CBR No.4(4.4) dated 05-10-2023 and Office Order No.8148 dated 11-10-2023.

To consider the following quotations and lowest rates received for the supply of miscellaneous store items required on urgent basis. In response following firms / suppliers have offered their rates. The comparative statements of quoted rates are as under: -

S. No.	Description	Name of Firms with Quoted Rates Rs. (M)		
1	Supply & Fixing of 03 Nos x Panaflex Size 60'x20 at Rahim Abad Chowk (Double Side) and Kachari Chowk Single Side for Kashmir Day.	M/S Vicky Traders	M/S SRE Enterprises	M/S Ittehad Traders
		<b>0.219(Lowest)</b>	0.225	0.234
2	01No x of Milk Adulteration Kit (Chemical) is required for Food Cell CCB.	M/S Sun Rise Enterprises	M/S Unique Business	M/S Vicky Traders
		<b>0.128(Lowest)</b>	0.129	0.130
3	Sofa 5-Seater Brown (Model V4 Chaster required for Addl CEO-I office.	M/S Pakistan Traders	M/S Unique Business	M/S Vicky Traders
		<b>0.157 (Lowest)</b>	0.159	0.160
4	01No x Lenovo Think Center all in one Neo 22-30 A Core i5 12Gen, 8GB RAM, 256SSD, 21.5" HD Display, all Accessories for Addl CEO-I Office.	M/S Pakistan Traders	M/S Unique Business	M/S Vicky Traders
		<b>0.383 (Lowest)</b>	0.384	0.385
5	01No x Hilti Machine (Electric Hammer), 01No x Generator (4KV) required for Enforcement Branch	M/S Pakistan Traders	M/S Unique Business	M/S Vicky Traders
		<b>0.324 (Lowest)</b>	0.330	0.332
6	03Nos x LED 70W, 60Mtr x PVC 3/29 D/c, 03Nos x Switch with Board required for Electric Branch Complaint cell.	M/S Raqeeb & Co	M/S Sun Rise Enterprises	M/S Ahmed Associates
		<b>0.169 (Lowest)</b>	0.170	0.171
7	120sqft x supply and Fixing of Mosaic marble tiles (Black & brown), 120Rft x Top marble black (6" width)	M/S Ahmed Associates	M/S Ittehad Traders	M/S Sun Rise Enterprises
		<b>0.108(Lowest)</b>	0.114	0.117
8	50Mtr x Supply & Fixing of Cable 04 Core Silver 35mm for Electric Branch.	M/S Raqeeb & Co	M/S Ahmed Associates	M/S Vicky Traders
		<b>0.087(Lowest)</b>	0.092	0.097
9	04 Nos x Bush cutter, 30 Nos x Bailchy, 30 Nos x Bholay, 30 Nos x Kai, 30 Nos x Khurpay, 24 Nos x Racker collector, 24 Nos x Jandra, (Hand Plough), 24 Nos x Gainti, 05 Nos x Scissor (Small & Big), 12 Nos x Axes (Small & big) 12 Nos x Arri (Small & Big), 06 Nos x Wheel Barrow, 12 Nos x Wheel Barrow Tyre & Rim, 12 Nos x Rose	M/S Pakistan Traders	M/S Unique Business	M/S Vicky Traders
		<b>0.498(Lowest)</b>	0.506	0.515

	Cutter, 24 Nos x Sword required for Garden branch			
10	03 Nos x Executive Steel benches with cushions for Tax Facilitation Center	<b>M/S NewLine Empire</b>	M/S HS Traders	M/S Unique Business
		<b>0.487(Lowest)</b>	0.492	0.495
11	24Nos Steel Planters Golden 18", 08Nos x Cane Palm 18", 08Nos x Golden Palm 18", 02Nos x Money Plant 18", 04Nos x Makki Patta, 60Nos x Red Drycena, 100Nos x Mary Gold, 07Nos x Cone Ball, 50Nos x Ribbon Grass required for CCB Office,	<b>M/S Qasim Ali Enterprises</b>	<b>M/S Ittehad Traders</b>	<b>M/S Unique Business</b>
		<b>0.428(Lowest)</b>	0.431	0.433
12	03 Nos x Executive Steel benches with cushions for CB Care Center	<b>M/S Real Impex</b>	M/S HS Traders	M/S Unique Business
		<b>0.487(Lowest)</b>	0.492	0.495
13	30Trolley x Sweet Soil, 01Job x Leveling with grader for 08Hours, 10Nos x Cemented Planter 1.5' x 3, 10Nos x Cemented Planter 2.5' x 2.5' for CCB office	<b>M/S Qasim Ali Enterprises</b>	M/S Ittehad Traders	M/S Unique Business
		<b>0.420(Lowest)</b>	0.425	0.430
14	03 Nos x Executive Steel benches with cushions for CCMC Dheri Hassanabad	<b>M/S Real Impex</b>	M/S HS Traders	M/S Unique Business
		<b>0.487(Lowest)</b>	0.503	0.511
15	07Nos x Multi head Teparies, 07Nos x Cone Ficus 18", 10Nos x Spiral Ficus 18", 3500Sqft x Korean Grass for Nazar chowk	<b>M/S Qasim Ali Enterprises</b>	M/S Ittehad Traders	M/S Unique Business
		<b>0.475(Lowest)</b>	0.513	0.546
16	03 Nos x Executive Steel benches with cushions for Lalkurti Dispensary	<b>M/S New Line Empire</b>	M/S HS Traders	M/S Unique Business
		<b>0.487(Lowest)</b>	0.492	0.495
17	10000Nos x Ficus Golden, 1000Nos x Ficus Black, 05Nos x Bhall Trolley, 2500Sqft Korean Grass for Ammar Chowk	<b>M/S Qasim Ali Enterprises</b>	M/S Ittehad Traders	M/S Unique Business
		<b>0.499(Lowest)</b>	0.522	0.544
18	03Nos x Multi Head Teparis, 03Nos x Golden Ficus 18", 03Nos x Three Head Teparis, 04Nos x Ball Ficus 18", 01No x Spiral Ficus 18", 02Nos x Phoenix Palm 18" 06Nos x Cup Shape Planters, 150Nos x Mary Gold Pots 14", 2500Sqft x Korean Grass, 500Nos x Petunia Paneri for Sir Syed Road area.	<b>M/S Qasim Ali Enterprises</b>	M/S Ittehad Traders	M/S Unique Business
		<b>0.461 (Lowest)</b>	0.508	0.551

The above cases and the lowest rates received against each case have been recommended by the Procurement Committee constituted by the Board vide CBR No.4(4.4) dated 5-10-2023 to be reasonable as compared to local market rates.

The case is placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (as amended).

Relevant file is placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved being procuring agency the lowest rates for the procurement of various store items as per the recommendations of the Procurement Committee in respect of cases mentioned on agenda side from Sr. No.1 to 18 under rule 38 of the PPRA Rules 2004 (As amended).</i>
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## 6.2 APPROVAL OF QUOTATION RATES - MISCELLENOUS STORES, CANTT BOARD CHAKLALA.

**Reference/Authority:** Rule 11, 12 (1 & 3), 38 and 38 (B) of PPRA Rules 2004 (as amended upto date), Rule 19 of the Pakistan Cantonments Account Code, 1955 as amended vide SRO No. 184 (1)/06 dated 1/3/2006, Tender notice uploaded at PPRA website bearing Nos.TS529871E dated 29-01-2024, TS53099SE dated 12-02-2024 and TS530977E dated 12-02-2024, CBR No.4(4.4) dated 05-10-2023 and Office Order No.8148 dated 11-10-2023.

To consider the following quotations / tenders and lowest rates received for the supply of miscellaneous store items required by the Horticulture Branch in response to the tender notices uploaded at PPRA website bearing Nos.TS529871E dated 29-01-2024, TS53099SE dated 12-02-2024 and TS530977E dated 12-02-2024 as per rule 12 (1 & 3) of PPRA Rules 2004 (as amended upto date). In response following firms / suppliers have offered their rates. The comparative statements of quoted rates are as under:-

S. No.	Description	Name of Firms with Quoted Rates Rs. (M)		
1	30000 x Sqft Removal of Dabiris and Leveling of Land, 2000Sqft x Soil Filling, 25Nos x Pine 24” Pot, 25Nos x Sterculia 18”, 25Nos x Jacaranda 18” pot, 25Nos x Ficus cone, 20Nos x Ficus Ball, 6000Sqft x Fine Dhaka Grass Scratching Leveling and plantation at Jehlum Road.	<b>M/S Saad Enterprise</b>  <b>1.602 M (Single bid received)</b>		
2	35000 x Sqft Fine Dhaka Grass 450Nos x Ficus 4”, 165Nos x Chinnar, 50Nos x Fiddle Wood, 50Nos x Sapium, 100Nos x longleaf Ficus, 05Nos x Washingtonian Farm, 17 Nos x Langstone, 200Nos x Bougainville, 105000 Nos x Excavation of Center Medin and Road Side Green belt soil filling, Leveling of Sides and Soil Filling, Scratching Leveling and plantation at Adyala Road.	<b>M/S Saad Enterprises</b>	<b>M/S Sudais Nursery Farm</b>	<b>M/S Saleem Nursery Farm</b>
		<b>2.937 M (Lowest)</b>	3.24M	3.45
3	S&F of Steel Gazebo with Steel Structure fiber top all as SPD, Construction of Fontain water fall,	<b>M/S Sheikh Associates</b>	<b>M/S Qasim Ali Enterprises</b>	<b>M/S Ahmed Associates</b>

Construction of sitting area complete with brick work and finishing, 12Nos x Garden Light with Fixing, 24Nos x Spot light with fixing, 24Nos x Pavement Tiles marble, 24Nos x Cemented planters, 24Nos x Indoor plants with Steel Planters construction of Gazebo and water fall at CCMC Dheri Hassan Abad Rawalpindi.	<b>1.9 M (Lowest)</b>	2.0M	2.5M
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The above cases and the lowest rates received against each case have been recommended by the Procurement Committee constituted by the Board vide CBR No.4(4.4) dated 5-10-2023 to be reasonable as compared to local market rates.

The cases are placed the Board for consideration and approval under Section 43 of the Cantonments Act, 1924 (as amended).

Relevant files are placed on the table.

Resolution	<i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved being procuring agency the lowest rates for the procurement of various store items as per the recommendations of the Procurement Committee in respect of cases mentioned on agenda side from Sr. No.1 to 3 under rule 38 and 38B of the PPRA Rules 2004 (As amended).</i>
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