

**PROCEEDINGS OF ORDINARY BOARD MEETING HELD ON
12th DECEMBER, 2024 AT 1200 HOURS
IN THE BOARD ROOM OF THE CHAKLALA CANTONMENT BOARD**

President	Brig Ahmad Nawaz Station Commander, Rawalpindi	
Secretary	Aamer Rashid	
Elected Members	Malik Azhar Naeem	Vice President / Ward 06
	Raja Pervaiz Akhtar	Ward 01
	Mr. Yasir Khan	Ward 02
	Mirza Khalid Mehmood	Ward 03
	Chaudhary Changez Khan	Ward 04
	Chaudhary Shahzad Khan	Ward 05
	Raja Irfan Imtiaz	Ward 07
	Chaudhary Nouman Shoukat	Ward 08
	Mr. Muhammad Jamil	Ward 09
	Mr. Ajmeer Khan	Ward 10
	Chaudhary Khurram Siddique	Peasant
	Alexander William	Minority
Nominated Members	Lt. Col Basharat Rasool	AQ, CCB Sta HQ Rwp
	Lt Col Usama Tufail	BSD ASC Rwp
	Maj Zarrar Aslam	BSD ASC Rwp
	Maj Umar Bin Nasir	Sta HQ Rwp
	Maj. Mohsin Malik	Sta HQ Rwp
	Maj Shahraz Khan	Sta HQ Rwp
	Maj. Umair Abdullah Abbasi	PEMH Rwp
	Maj. Adil Khan	PEMH Rwp
	Maj Sohail Arshad	CMH Rwp
	Cantt Magistrate	CCB

Contents

1.1	RESIGNATION OF VICE PRESIDNET MIRZA KHALID MEHMOOD AND ELECTION FOR NEW VICE PRESIDENT, CCB	4
2	ACCOUNTS.....	5
2.1	MONTHLY ACCOUNT.....	5
2.2	REIMBURSEMENT OF MEDICAL CHARGES	6
2.3	FINANCIAL ASSISTANCE PACKAGE TO THE FAMILIES OF DECEASED EMPLOYEES CHAKLALA CANTONMENT BOARD	7
2.4	AGREEMENT FOR BOOKING OF MAIL WITH GPO.....	8
2.5	EXECUTION PETITION M/S MARTIAL ENTERPRISES VS CCB ETC.....	10
2.6	REQUEST OF IMPREST AMOUNT FOR STORE BRANCH.....	11
3	SANITATION	12
3.1	SANITARY DIARY OF CHAKLALA CANTONMENT FOR THE MONTH OF NOVEMBER, 2024.....	12
3.2	CORRIGENDUM	13
4	ESTABLISHMENT.....	14
4.1	ENGAGEMENT AS CANTONMENT LEGAL ADVISOR, CCB.	14
4.2	CORRIGENDUM	14
4.3	CONFIRMATION OF ACTION TAKEN UNDER SECTION 25 OF THE CANTONMENTS ACT, 1924 (AS AMENDED)	15
5	LAND.....	16
5.1	PROCEEDINGS OF BUILDING COMMITTEE MEETING HELD ON 28-11-2024	16
5.2	PROPOSED SUB-DIVISION OF PLOT NO.10 & PROPOSED BUILDING PLAN PLOT NO.10/7 (PART), SITUATED AT HARLEY STREET, CHAKLALA CANTT, RAWALPINDI	19
5.3	TEMPORARY USAGE OF CCB's LAND ON RENTAL BASIS FOR PLACING CONSTRUCTION MATERIAL BY GHQ AG's BRANCH	22
5.4	SUBDIVISION / TRANSFER/ MUTATION/LEASE HOLD RIGHT IN RESPECT OF PROPERTY NO. 140-A ON PART PORTION OF PLOT NO.36, SITUATED AT HARLEY STREET CHAKLALA CANTT	24
5.5	REQUEST FOR REDUCTION OF COMPOSITION FEE OF REVISED RESIDENTIAL BUILDING PLAN IN RESPECT OF HOUSE ON KHASRA No. 4058/1875, MOUZA KOTHA KALAN, SITUATED AT LANE NO.04, STREET NO.01, NEW LALAZAR, RAWALPINDI	26
6	REVENUE.....	27
6.1	EXEMPTION OF PROPERTY TAX IN RESPECT OF PROPERTY NO.345A, TAHLI MOHRI ROAD, KAMALABAD, RAWALPINDI PAKISTAN KIDNEY PATIENTS ASSOCIATION (PKPA) UNDER SECTION 99(2)(C) OF CANTONMENTS ACT,1924 (AS AMENDED).....	27
6.2	WAIVER OF ADVERTISEMENT CHARGES OF VACANT PERIOD AND EXTENSION OF ONE YEAR.....	29
7	ENGINEERING	31
7.1	APPROVAL OF QUOTATION RATES FOR M&R WORKS OF TUBEWELLS ETC.....	31
7.2	APPROVAL OF REVISED ESTIMATE FOR FAÇADE UPLIFTING OF JHANDA CHICHI BAZAR OLD AIRPORT ROAD SIDE CHAKLALA CANTT	32
7.3	SURFACE PREPARATION REPAINTING OF ML&C MONUMENT	35

7.4	BRICKS & SLABS FOR GRAVE YARD CHAKLALA SCHEME-III	36
7.5	CONSTRUCTION OF SHOPPING ARCADE AT OP NO. 22 INTERSECTION CHAKLALA CANTT AND ITS DESIGN AUCTION ON PREMIUM AND FIXED RENT BASIS 37	
7.6	CONSTRUCTION OF ML&C OFFICERS REST HOUSE AT ASKARI-V CHAKLALA CANTT BOARD	42
7.7	APPROVAL OF SPECIALIZED WORKS	46
8	STORE	47
8.1	APPROVAL OF QUOTATION RATES - MISCELLENOUS, STORE ITEMS, CANTT BOARD CHAKLALA	47
8.2	ALLIED MATERIAL FOR GARDEN, SANITATION & REVENUE BRANCH	51
8.3	APPROVAL OF QUOTATION RATES - MISCELLENOUS, STORE, CANTT BOARD CHAKLALA	52
9	ENFORCEMENT	53
9.1	APPROVAL OF QUOTATION RATES - HIRING OF SECURITY GUARDS, CANTT BOARD CHAKLALA	53
10	WORKSHOP	54
10.1	REPAIR/REHABILITATION OF OFF ROAD / REPAIRABLE FLEET OF CHAKLALA CANTONMENT BOARD	54

1.1 RESIGNATION OF VICE PRESIDENT MIRZA KHALID MEHMOOD AND ELECTION FOR NEW VICE PRESIDENT, CCB

Reference/ Authority: Resignation dated 06-11-2024 tendered by the Vice President, Mirza Khalid Mehmood, Section 21(2) of the Cantonments Act, 1924 (As amended) and Rules 88, 89 & 90 of the Cantonments Local Government (Election) Rules, 2015.

To consider the resignation dated 06-11-2024 tendered by Mirza Khalid Mehmood as Vice President CCB due to his party decision in the light of section 21(2) of the Cantonments Act, 1924 (As amended) and Rules 88, 89 & 90 of the Cantonments Local Government (Election) Rules, 2015.

Following the resignation, to conduct the voting of the Elected Members including those elected against the reserved seats for appointment of Vice President on vacant seat of Vice President after acceptance of resignation of Mirza Khalid Mehmood as Vice President, Raja Perviaz Akhter, elected member, ward-01 has proposed the name of Malik Azhar Naeem, elected member, ward-06 as Vice President and his seconder is Raja Irfan Imtiaz, elected member, ward-07. The names of honorable elected members are as under: -

Raja Pervaiz Akhtar	Ward 01
Mr. Yasir Khan	Ward 02
Mirza Khalid Mehmood	Ward 03
Chaudhary Changez Khan	Ward 04
Chaudhary Shahzad Khan	Ward 05
Malik Azhar Naeem	Ward 06
Raja Irfan Imtiaz	Ward 07
Chaudhary Nouman Shoukat	Ward 08
Mr. Muhammad Jamil	Ward 09
Mr. Ajmeer Khan	Ward 10
Chaudhary Khurram Siddique	Peasant
Alexander William	Minority

The Elected Members of CCB have elected "**Malik Azhar Naeem**" as Vice President of CCB by unanimously raising their hands in support of Malik Azhar Naeem.

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 accepted the resignation dated 06-11-2024 tendered by Mirza Khalid Mehmood as Vice President Chaklala Cantonment Board due to his party decision in the light of section 21(2) of the Cantonments Act, 1924 (As amended) and Rules 88, 89 & 90 of the Cantonments Local Government (Election) Rules, 2015.</i>
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	<p><i>Upon acceptance of the resignation tendered by Mirza Khalid Mehmood as Vice President by the Board, the President Chaklala Cantonment Board allowed for the voting of the Elected Members including those elected against the reserved seats for election of new Vice President on vacant seat of Vice President. Raja Pervaiz Akhter, elected member, ward-01 proposed the name of Malik Azhar Naeem, elected member, ward-06 as Vice President and his seconder is Raja Irfan Imtiaz, elected member, ward-07. All the Elected Members of Chaklala Cantonment Board have elected "Malik Azhar Naeem" as Vice President of Chaklala Cantonment Board by unanimously raising their hands (casting all votes) in support of Malik Azhar Naeem.</i></p> <p><i>Resultantly, the President Chaklala Cantonment Board announced Malik Azhar Naeem as unopposed new Vice President Chaklala Cantonment Board and directed to send his name to the Election Commission of Pakistan for further necessary processing.</i></p>
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2 ACCOUNTS

2.1 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 **November, 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 - NOVEMBER, 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:	237.673	164.467	3.894	49.908	42.478	0.034	2.082	1.739
Investments:	-	-	1.000	-	16.000	-	-	-
Total:	237.673	164.467	4.894	49.908	58.478	0.034	2.082	1.739
Receipts:	189.471	-	-	-	2.219	0.208	1.019	14.505
Balance:	427.145	164.467	4.894	49.908	60.697	0.242	3.101	16.244
Expenditure:	274.685	61.526	-	-	1.917	0.235	-	14.380
Closing balance:	152.459	102.941	4.894	49.908	58.780	0.007	3.101	1.864

MONTHLY STATEMENT OF ARREARS OF REVENUES UP TO 05th DECEMBER, 2024

Head	Arrears as on 01-07-2024 (M)	Recovery up to 05-12-2024 (M)	Balance of Arrears (M)	%age of Recovery
House Tax	356	111.357	244.643	31.28%
Water Charges	56	16.745	39.255	29.90%
Conservancy Charges	20	10.848	9.152	54.24%
Total	432	138.95	293.05	32.16%

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 noted under section 43 of the Cantonments Act, 1924 (As amended) read with rule 90 of Pakistan Cantonments Account Code, 1955.</i>
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2.2 REIMBURSEMENT OF MEDICAL CHARGES

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 officials/employees of Chaklala Cantonment Board on their own treatment or their dependents at Cantonment General Hospital, Rawalpindi or CHM or patients were referred by the Deputy Administrator CGH/CMO/MS CB Dispensaries, Chaklala Cantonment to other Government Hospitals for indoor treatment / Laboratory tests as the facility was not available in CGH Rawalpindi / CCB Dispensaries. Detail is given below: -

Sr	Name of Staff/Employees	Designation	Patients' relationship to the employee	Diagnosis	Bills pertain to the Hospital/ Clinic/Lab etc.	Reimbursement Claim
1	Mr. Basit Ehsan	Addl: CEO	Mother	Oncology	CMH Rwp	Rs.1,95,169/-
2	Mr. Zain Ul Abideen	LDC	Self	Urology	Safari Hospital Bahria, Rwp	Rs.1,88,414/-
3	Mr. Ghulam Shabbir	Serviceman	Wife	Gynae	Fouji Foundation Hospital, Rwp	Rs.50,978/-
4	Mr. Zaheer Abbas	Serviceman	Wife	Urology	MH, Rwp	Rs.48,378/-

The cases are 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 re-imburement of medical charges / expenses under section 43 of the Cantonments Act, 1924 (As Amended) as per detail mentioned below. The cases be forwarded for sanction of RHQ/ML&C Deptt respectively.</i>
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Sr	Name of Staff/Employees	Designation	Patients' relationship to the employee	Diagnosis	Bills pertain to the Hospital/Clinic/Lab etc.	Reimbursement Claim
1.	Mr. Basit Ehsan	Addl CEO	Mother	Oncology	CMH Rwp	Rs.2,79,417/-
2	Mr. Zain Ul Abideen	LDC	Self	Urology	Safari Hospital Bahria, Rwp	Rs.1,88,414/-
3	Mr. Ghulam Shabbir	Serviceman	Wife	Gynae	Fouji Foundation Hospital, Rwp	Rs.50,978/-
4	Mr. Zaheer Abbas	Serviceman	Wife	Urology	MH, Rwp	Rs.48,378/-

2.3 FINANCIAL ASSISTANCE PACKAGE TO THE FAMILIES OF DECEASED EMPLOYEES CHAKLALA CANTONMENT BOARD

Reference/Authority: ML&C Department Rawalpindi letter No. 73/125/ADG(Est)/ML&C/2006 Dated 07.06.2022.

To consider an application dated nil submitted by Mst. Rubina Bibi W/o Muhammad Ikram, employee of CB Chaklala, received through RHQ Rawalpindi vide letter No. 17/11/Part/DRR/108 dated 11-09-2024 directing therein that the request of applicant regarding job facility to the son of late employee and stoppage of vacation of CB accommodation under Prime Minister's Assistance Package.

In this regard, it is apprised that Financial Assistance Package was announced by the Government of Pakistan Establishment Division vide office memorandum No.7/40/2005-E-2 dated 13.06.2008 and O.M No.8/10/2013-E-2 (pt) dated 04.12.2015 for the families of Govt Employees who died in service. The detail of Financial Assistance Package is as under: -

S.No.	Name of Deceased/Employees	Designation	Date of Death	Amount of Financial Assistant Package.
1.	Mr. Muhammad Ikram	Serviceman Sanitation	17.02.2024	Rs. 2,00,000 /-

It is further apprised that during Director Conference held on 13th October it was decided by the DG ML&C vide item No.13 that each Cantonment Board is competent to decide whether the package may be applied or not. Such cases may be decided through a CBR and these cases may not be referred to DML&C or HQ ML&C for permission. In case of transferable category the different cantonments will share the burden proportionally where the official has served as it is practice in Pension cases. The Financial Assistance Package will be paid out of Cantt Fund Account for which provision exists.

It is further necessary to highlight here that Chaklala Cantonment Board has not granted any facility out of Assistance Package to the families of its deceased employees in the past due to paucity of funds. Moreover, Honorable Lahore High

Court Rawalpindi Bench Rawalpindi in W.P. No.1889/2019 in the case titled **Azmat Hussain Vs Govt of Pakistan & Others** has ordered as under: -

*“The respondent No.2 is a Cantonment Board which is a distinct corporate entity and whose employees cannot be termed as government employees so as to be covered by the benefits issued by the Prime Minister. This petition is without merit and is **dismissed.**”*

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 decline the request of the family of deceased employee of Chaklala Cantonment Board regarding job opportunity to deceased's son keeping in view of the ban imposed by ML&C Deptt vide letter No.73/178/ADG(Est)/ML&C/2007 dated 16-07-2024. The Board, however, unanimously approved to allow financial grant of Rs. 200,000/- to the family of the deceased employee and to retain CB accommodation upto 30-06-2025 on payment of usual monthly rent as a special case as no such allowance was given to anyone in the past under Prime Minister's Assistance Package.</i>
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2.4 AGREEMENT FOR BOOKING OF MAIL WITH GPO

Reference / Authority: Proposal received from GPO authorities vide CCB CB CARE diary No. 70235 dated 11-11-2024.

To consider the proposal received from GPO Rawalpindi authorities vide CCB CB CARE Diary No.70235 dated 11-11-2024 for execution of contract agreement for booking of Mail through GPO. The concerned officials of GPO will collect Dak from CCB Office for delivery to end customers.

The comparison of existing rates of CCB and new rates offered by GPO is as under please: -

Sr	Document Type	Weight	Existing rates CCB	New rates Proposed by GPO
1	Normal Letter	10 to 20 Grm	Rs. 60/-	Rs. 40/-
2	Building Map	100 to 120 Grm	Rs. 150/-	Rs. 85/-
3	Service Book	550 to 600 Grm	Rs. 220/-	Rs. 160/-

The proposed contract agreement to be executed with GPO as received from GPO is reproduced hereunder for the perusal of the Board: -

PAKISTAN POST AGREEMENT FOR BOOKING OF MAIL

This agreement is made on dated _____ between **Pakistan Post** and **Chaklala Cantonment Board, Rawalpindi** through its Vice President hereinafter referred to as client which expression shall where the context so permits, means and include its

successors in office and assignees as "SECOND PARTY Pakistan Post through Chief Postmaster Rawalpindi GPO hereinafter called as "Contractor" (Which expression shall where the context so permits mean and include its successors in office and assignees as "FIRST PARTY".

TERMS & CONDITIONS

2. Whereas Pakistan Post has agreed to provide services for conveyance/booking of traditional/urgent mail for which the necessary expertise and manufacture to provide such services as per terms and conditions hereunder is available with them. Whereas both the parties have mutually agreed to enter into a monthly credit billing agreement for conveyance/booking of traditional/ urgent mail as under: -

3. DATE OF EFFECT.

This agreement shall come into force on signing date and payment will be made by SECOND PARTY on presentation of monthly bill by FIRST PARTY on monthly basis.

4. PERIOD OF AGREEMENT.

This agreement shall be valid for a period of Three (03) years with effect from signing date. However, both the parties may extend the agreement with their mutual consent.

5. PAYMENT.

The charges against booking of mail (including PST/GST on urgent mail) will be sanctioned in the name of Senior Postmaster Rawalpindi GPO through cross cheque against Vendor No. 30422011. Separate cheque will be issued for incentive (if any) in favour of concern pick-up courier whose particulars will be communicated subsequently.

6. PACKING.

Packing of shipments will be the sole responsibility of the Second Party. In case, any item containing liquid/paste, the Second party will ensure packing in hard/unbreakable material.

7. MINIMUM BUSINESS REQUIREMENT.

The client must provide business for Rs.10000/- per month for urgent mail service for availing discounted tariff facility. In case of not fulfillment of minimum requirement, the tariff for walk-in- customer will be applicable. The detail of discounted tariff is appended herewith as Annexure-A.

8. REVISION IN TARIFF.

In case of any revision in postage charges by the Post Office Department during the currency period of agreement, revised rates will be implemented from the date of effect and Second Party will be bound to pay new approved charges.

9. INCOMPLETE ADDRESSES: -

Articles with incomplete addresses and undelivered due to certain reasons will be returned to Second Party.

10. TERMINATION OF CONTRACT.

This agreement shall be terminated by either party by giving three months advance notice in writing to the other party. However, in case of termination on default, only a material infringement or failure to comply with the provision of this agreement should constitute a reason to terminate this agreement. If such breach shall not have been remedied within 30 days after dispatch of party's notice, identifying the breach and requiring remedy, the party requiring the remedy shall then have the right to terminate this agreement immediately. However, a termination does not relieve the parties of obligations under this agreement to be performed by them prior to effective date of such termination.

NOTE: Free Tax Number (FTN) No. 9010405-6 is allotted to Pakistan Post. Hence, no income Tax is applicable on Postal Services.

**For on Behalf of
Chaklala Cantonment Board
Rawalpindi**

**For on Behalf of
Pakistan Post**

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 the rates and execution of agreement for booking of mail with GPO on terms and conditions as mentioned on agenda side.</i>
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2.5 EXECUTION PETITION M/S MARTIAL ENTERPRISES VS CCB ETC

Reference/Authority: Honorable Additional District & Session Judge Rawalpindi order dated 15-03-2024.

To consider and approve the payment of remaining amount of **Rs. 8,36,890/-** to Malik Waqas (CEO M/s Martial Enterprises) on account of contractual amount for supply of various store items to the Chaklala Cantonment Board.

Brief history of the case is as under: -

- i. Chaklala Cantonment Board advertised tender notices in newspaper and the plaintiff applied for the same which was approved in favour of M/s Martial Enterprises after following legal /codal formalities.
- ii. The firm supplied various store items which includes coat hangar stand, plastic dustbins 30 liters total in quantity 288 in Yellow, Blue, Black and white colors, supply and fixing of floor standing haier, A.C 02 Ton DC inverter heat and cool system, supply and fixing of split haier, A.C 01 Ton DC inverter heat and cool system, Gas Geyser Admiral company, Construction material for construction work in Scheme-III Rawalpindi. Total value of all aforementioned items is 19,43,780/-
- iii. Due to non-payment since 2019/2020, the firm filed civil suit before the court of Civil Judge Rawalpindi for the recovery of an amount of Rs. 19,43,780/-

- along with damages for mental agony amounting to Rs. 50,000/- and other miscellaneous expenses for judicial proceeding amounting to Rs. 50,000/-.
- iv. The case was dismissed by the civil court vide order dated 03-11-2023 and the firm filed an appeal before the Additional District & Session Judge against order dated 03-11-2023 and the same has been partially accepted vide order dated 15-03-2024 and Honorable Court has ordered that the payable amount is Rs. 16,73,780/-.
- v. The firm filed execution petition for the recovery of above said payable amount. The case was forwarded to CLA CCB for the legal opinion in the matter. The legal opinion of CLA CCB is as under: -

“In the circumstances, instead of filing of revision, if an undertaking is obtained from the appellant that he will be satisfied with the amount of decree and will not claim anything over and above the amount of decree against any other head or bill by him, the matter can be resolved at this stage. If the appellant agrees, a comprehensive undertaking be obtained to avoid any complications in future”.

- vi. As opined by the CLA the requisite undertaking has been obtained. Half amount i.e Rs. 8,36,890/- has already been paid by this office to the decree holder vide cheque No. 20725732 dated 12-06-2024 and the remaining amount is still payable.
- vii. As the Budget provision does not exist in the relevant heads in the Budget Estimates for the year 2024-25 for the said expenditures therefore, it is proposed to meet the said expenditures out of closing balance of the Budget Estimates for the year 2024-25 for which sanction of the Competent Financial Authority will be obtained after approval of the Board.

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 the payment of remaining amount of Rs.8,36,890/- to M/s Martial Enterprises in compliance of order dated 15-03-2024 passed by honourable Additional District & Session Judge and as opined by Mr. Waqar-ul-Haq Sheikh, Advocate Supreme Court of Pakistan, Cantonment Legal Advisor CCB. As the Budget provision does not exist in the relevant heads in the Budget Estimates for the year 2024-25 for the said expenditures, therefore, the Board further unanimously approved to meet the said expenditures out of closing balance of the Budget Estimates for the year 2024-25 for which sanction of the Competent Financial Authority (DML&C Rawalpindi Region) be obtained accordingly.</i>
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2.6 REQUEST OF IMPREST AMOUNT FOR STORE BRANCH.

Reference/Authority: Rule 58 of the Cantonments Account Code, 1955 and application submitted by Mr. Sajjad Ahmed, Senior Horticulturist working as Incharge Store Branch, CCB.

To consider an application submitted by Mr. Sajjad Ahmed, Senior Horticulturist, CCB working as Incharge Store Branch requesting therein for provision of Imprest amount of Rs. 400,000/- as per rule 58 of the Pakistan Cantonments Account Code, 1955 to meet day to day petty expenses to be incurred for Miscellaneous expenses of Store branch of Chaklala Cantonment Board.

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 the request of Mr. Sajjad Ahmed, Senior Horticulturist, CCB working as Incharge Store Branch regarding provision of Imprest amount of Rs.400,000/- as per rule 58 of the Pakistan Cantonments Account Code, 1955 to meet day to day petty expenses to be incurred for Store Branch of Chaklala Cantonment Board subject to completion of all codal and legal formalities.</i>
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3 SANITATION

3.1 SANITARY DIARY OF CHAKLALA CANTONMENT FOR THE MONTH OF NOVEMBER, 2024

Reference/Authority: Section 129 of the Cantonments Act, 1924 (As amended) and Station Health Org Rwp letter No. SHO/DSR/01-BAPLC6A dated 03-12-2024.

To consider the sanitary report for the month of November, 2024 received from Station Health Officer, Cantonment Board Chaklala as required under Section 129 of the Cantonments Act, 1924 (As amended) as reproduced below: -

AHO visited CCB area and following observations have been made: -

FOOD OUTLETS: -

a. Cake and kitchen Bakery Jhanda Chichi

- Floor was found greasy
- Utensils found dirty

b. MashaAllah Resturant Jhanda Chichi

- Utensils found dirty
- White Flour Littered on floor
- Garbage collection in kitchen
- Meat grinder machine found dirty
- Floor found greasy
- Counter top found dirty

C. Bukhari Milk Shop Gracy line

- Satisfactory

GENERAL AREA: -

- a. Dog shooting should be done in Civil/Mil area

- b. Rubbish point near tube well Jhanda Chichi found broken should be repaired
- c. Sanitation and hygiene of gen area needs improvements

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 noted the sanitary diary for the month of November, 2024 received from Station Health Officer, Chaklala Cantonment Board and directed to do the needful keeping in view of the observations mentioned in the Sanitary Diary.</i>
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3.2 CORRIGENDUM

APPROVAL OF QUOTATION RATES - MISCELLENOUS, STORE, CANTT BOARD CHAKLALA

Reference/Authority: Rule 11, 38 & 42 (b) of PPRA Rules 2004 (as amended up to date), Rule 19 of the Pakistan Cantonments Account Code, 1955 as amended vide SRO No. 184 (1)/06 dated 1/3/2006, at PPRA website bearing No TS-541865 dated 26-07-2024 and CBR No. 2 (2.5) dated 27-09-2024.

To consider the following amendments required to be made due to typographical mistake in CBR No.2(2.5) dated 27-09-2024 while considering and approving quotation and lowest rates received for the Hiring of Excavators for Sanitation Branch in response to the tender notice uploaded at PPRA website bearing No.TS-541865 dated 26-07-2024 (As amended up to date) as per following detail: -

FOR:

Sr	Description	Name of Firms with Quoted Rates Rs. (Million)		
1	Hiring of Excavator Machine Dx- 55 for (08 Hours per Day) for cleaning of Main Nullah in CCB area.	M/S Muhammad Razzaq Khan Heavy Machinery Supplier NTN (A440983-1)	M/S Muhammad Sajid Khan Heavy Machinery Supplier NTN (7383547-1)	M/S BadshahNoor Khan Heavy Machinery Supplier NTN (5200938-0)
		2.190 (M)	2.240 (M)	2.275 (M)

READ:

Sr	Description	Name of Firms with Quoted Rates Rs. (Million)		
1	Hiring of Excavator Machine Dx- 55 for (08 Hours per Day) for cleaning of Main Nullah in CCB area.	M/S Muhammad Razzaq Khan Heavy Machinery Supplier NTN (A440983-1)	M/S Muhammad Sajid Khan Heavy Machinery Supplier NTN (7383547-1)	M/S Badshah Noor Khan Heavy Machinery Supplier NTN (5200938-0)
		2.926 (M)	2.932 (M)	2.938 (M)

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>As amended) unanimously approved following amendment required to be made due to typographical mistake in CBR No. 2.5 dated 27-09-2024 as mentioned on agenda side:-</i>			
	Sr	Description	Name of Firms with Quoted Rates Rs. (Million)	
	1	Hiring of Excavator Machine Dx- 55 for (08 Hours per Day) for cleaning of Main Nullah in CCB area.	M/S Muhammad Razzaq Khan Heavy Machinery Supplier NTN (A440983-1)	M/S Muhammad Sajid Khan Heavy Machinery Suppler NTN (7383547-1)
		2.926 (M)	2.932 (M)	2.938 (M)

4 ESTABLISHMENT

4.1 ENGAGEMENT AS CANTONMENT LEGAL ADVISOR, CCB.

Reference/ Authority: CBR No. 3(3.6) dated 29-06-2018 and application received from Mrs. Gulnar Malik Advocate High Court.

To consider and approve the application submitted by Mrs. Gulnar Malik for engagement as the Cantonment Legal Advisor for Chaklala Cantonment Board on a monthly retainership basis as well as on a case-to-case basis.

Mrs. Gulnar Malik is currently serving as a legal advisor on the panels of CB Taxila, CB Rawalpindi, CB Wah, and CB Murree, where she has been actively providing her professional services.

The professional fees and retainership rates for this engagement are proposed to align with those previously approved by the Board under CBR No. 3(3.6) dated 29-06-2018, as detailed below:

Sr	Court Name	Professional Fee
1	Retainership Fee	25,000/- per month
2	High Court	35,000/- per case

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 under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved to engage Mrs. Gulnar Malik, Advocate High Court as the Cantonment Legal Advisor for Chaklala Cantonment Board on a monthly retainership basis as well as on a case-to-case basis on the rates as already approved by the Board vide CBR No. 3(3.6) dated 29-06-2018 as mentioned on agenda side.</i>
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4.2 CORRIGENDUM

ENGAGEMENT AS CANTONMENT LEGAL ADVISOR CCB

Reference/Authority: CBR No. 3 (3.3) dated 02-07-2024.

To consider the following amendments required to be made due to typographical mistake in CBR No.3 (3.3) dated 02-07-2024 while considering and approving for the engagement of legal advisor CCB as sanction of the DML&C Rawalpindi was not required but mentioned on the resolution side mistakenly as per following detail: -

Sr	Name	Experience as Advocate High Court	Per case fee for High Court
01	Col (R) Amjed Khan	Seven Years	Rs. 35,000/-

For:

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 appoint Col (R) Amjed Khan, as legal advisor CCB on case to case basis. The case be forwarded for sanction of the DML&C Rawalpindi Region.</i>
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Read:

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 engage Col (R) Amjed Khan, as Cantonment Legal Advisor CCB on case to case basis.</i>
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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 under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the amendments as mentioned on agenda side regarding engagement of Col (R) Amjed Khan as Cantonment Legal Advisor, CCB on case to case basis on rates of professional fee already approved by the Board vide CBR No. 3 (3.6) dated 29-06-2018.</i>
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4.3 CONFIRMATION OF ACTION TAKEN UNDER SECTION 25 OF THE CANTONMENTS ACT, 1924 (AS AMENDED)

To confirm the following 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 against each below: -

TEMPORARY APPOINTMENT OF MISS. AMNA SHEHZADI AS PUBLIC RELATION OFFICER (PRO) CHAKLALA CANTT BOARD

Reference / Authority: Rule-9 of the Pakistan Cantonment Servants Rules, 1954
(As Amended)

It is submitted that the post of Public Relation Officer (PRO) is laying vacant in Chaklala Cantt Board. Keeping in view of the vacancy position Miss. Amna Shehzadi has applied for contractual appointment as Public Relation Officer (PRO) in Chaklala Cantt Board against vacant post.

The case regarding approval for contractual appointment of Miss. Amna Shehzadi, under Rule-9 of the Pakistan Cantonment Servants Rules-1954 (As Amended) as Public Relation Officer (PRO) at monthly fixed pay of **Rs.70,000/-** for a period of six months subject to sanction of the Competent Financial Authority (the DML&C Rawalpindi) as required under Section-25 of the Cantonments Act, 1924 (As Amended) have already been approved by the PCB vide **office Note No. 468 dated 30-10-2024** under section 25 of the Cantonments Act 1924 (As Amended).

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 the amendments as mentioned on agenda side regarding engagement of Col (R) Amjed Khan as Cantonment Legal Advisor, CCB on case to case basis on rates of professional fee already approved by the Board vide CBR No. 3 (3.6) dated 29-06-2018.</i>
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5 LAND

5.1 PROCEEDINGS OF BUILDING COMMITTEE MEETING HELD ON 28-11-2024

PROPOSED RESIDENTIAL / COMMERCIAL PLANS-NOTICES U/S 179 OF THE CANTONMENTS ACT, 1924 (As amended)

Reference / Authority: Section 179 of the Cantonments Act, 1924 (II-1924) and Building Committee meeting held on 28-10-2024.

To consider and approve the notices under Section 179 of the Cantonments Act, 1924 (II of 1924) along with building plans of MEO land 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.

i. RESIDENTIAL PROPOSED BUILDING PLAN (MEO LAND)

Sr	Name of Allottee/ Lessee	Plot No./ Location	Area of Plot	Nature of Construction	Total Covered Area	Land Status	Name of Architect	Remarks
1.	Mr. Sahir Shamshad Mirza S/o Shamshad Mirza	Plot No.02, Block-C, National Park Road, Civil Line,	18000 Sft or 66.17 M	Residential purpose	Total Area at site = 18000.00 Prov Open Area = 8819.00 Basement = 6818.00 Ground Floor = 9181.00 First Floor = 6431.00 Mumty = 658.00 Total Covered = 23088.00	MEO land	Muham mad Aamir	Recommended for approval

ii. RESIDENTIAL / COMMERCIAL COMPOSITION CASES (MEO LAND)

Sr	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. Arjumand Abrar S/o Abrar Hussain	Plot No. 645, Survey No. 156/676, St. No. 7, Chaklala Housing Scheme-III	5850.00 Sft Or 21.48 M	The owner deviated the approved building plan vide CBR No. 40(3/4), dated 29-04-1999. Violation of Ground, Floor & First Floor.	1272.73 Sft X Rs.700/-	Rs. 8,90,911/-	Recommended for approval subject to payment of Rs.2,22,728/- @ 25% cost of illegal construction.
2.	Mr. Muhammad Sheraz S/o Sh. Abdul Karim	Plot No. 114-A, Chaklala Scheme-I	3933.00 sft Or 14.45 M	The owner deviated the approved building plan vide CBR No. 4(4.1/1-1), dated 22-02-2024. Violation of Basement, Ground Floor & First Floor.	1540.00 Sft X Rs.1320/-	Rs. 20,32,800/-	Recommended for approval subject to payment of Rs.5,08,200/- @ 25% cost of illegal construction.
3.	Mr. Abid Majid S/o M. A Majid	House No. 180/12-A, St. No. 02, Sir Syed Road,	2446.00 sft. 8.98 M	The owner deviated the approved building plan vide CBR No. 2(5/2), dated 08-09-1988. Violation of Ground Floor & First Floor.	857.80 sft X Rs. 500/-	Rs. 4,28,900/-	Recommended for approval subject to payment of Rs. 2,00,000/-
4.	Mrs. Uzma Mansoor W/o Lt. Col Mansoor Ahmed	Plot No. 24, Officer Shaheed Colony, Sabza zar	3230.91 sft. Or 11.87 M	The Owner Constructed Ground Floor, First Floor, totally Unauthorized.	3743.48 sft X Rs. 1320/-	Rs. 49,41,394/-	Recommended for approval subject to payment of Rs.12,35,348/- @ 25% cost of illegal construction.
5.	Maj. Shoaib Hussain S/o Brig @ Muhammad Hussain	Plot No. 51, Suvy No. 156/49, Chaklala Officer Housing Scheme-III	5400.00 sft Or 19.50 M	The owner deviated the approved building plan vide CBR No. 16/13, dated 25-09-1983. Violation of Ground Floor & First Floor.	4039.00 sft X Rs. 600/-	Rs. 24, 23,400/-	Recommended for approval subject to payment of Rs.6,05,850/- @ 25% cost of illegal construction.
6.	Fauji Fertilizer Company Ltd (Commercial)	Plot No. 156 Survey No. 400, 401 and 401/1-A, The Mall, Chaklala Cantt.	100065.12 sft Or 367.88 M	The lessee deviated from building plan approved vide CBR No. 32 dated 19-9-2005 by constructing three additional floors over podium unauthoredly.	Cost of Construction 54539.31 sft X Rs. 3000/- Cost of Land 9250 sft or 34 Marlas 34 x 1,40,24,000/-	Cost of Const Rs. 16,36,17,930/- + Cost of land Rs. 47,68,16,000/- Capital Cost Rs. 64,04,33,930/-	Recommended for approval subject to payment of composition fee @ 15% i.e Rs. 9,60,65,090/-.

iii. COMMERCIAL COMPOSITION CASES (CB LEASE LAND)

Sr	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.	Raja Mehbub Khan S/o Raja Mohammad Yousaf	Plot No. 14 Bazar Area Chaklala Scheme-III	1200.00 Sft Or 4.41 M	The owner deviated from building plan approved vide CBR No.7(6-C) dated 09-04-2002 by construction. The owner intends to Completion Building Plan construction of Basement, Ground Floor First Floor, 2 nd Floor, 3 rd Floor, and Mumty.	(Cost of Land) i. 1324.00Sft or 04.86 M @Rs. 97,20,000/- P. Marla (Cost of un auth. Const) ii. 2014.00Sft @ Rs. 900/- Per Sft	i. Rs.4,72,39,200/- ii. <u>Rs.18,12,600/-</u> Rs. 4,90,51,800/-	Recommended for approval subject to payment of 20% Rs. 98,10,360/- cost of illegal construction.
2.	Mr. Anwar Ul Haq S/o Faqir Muhammad	Plot No. 12, Commercial Bazar Area Chaklala Scheme-III	1200 Sft Or 4.41 M	The owner deviated from building plan approved vide CBR No. 28(1/B) dated 28-04-2006 by construction of projections. The owner intends to Revised Building Plan Violations of Basement, Ground, First Floor, 2 nd Floor and 3 rd Floor.	(Cost of Land) i. 457.92 Sft or 1.68 M @Rs. 97,20,000/- P. Marla (Cost of un auth. Const) ii. 688.66 Sft @ Rs. 900/- Per Sft	i. Rs.1,63,29,600/- ii. <u>Rs.6,19,794/-</u> Rs. 1,69,49,394/-	Recommended for approval subject to payment of 20% Rs. 33,89,879/- cost of illegal construction.
3.	Lt. Col @ Umar Hayat (late)	Plot No. 11, Commercial Bazar Area Chaklala Scheme-III	1200 Sft Or 4.41 M	The owner deviated from building plan approved vide CBR No. 28(2/B) dated 28-04-2008 by construction of projections. The owner intends to Revised Building Plan Violations of Basement, Ground, First Floor, 2 nd Floor and 3 rd Floor.	(Cost of Land) i. 466.36Sft or 01.71 M @Rs. 97,20,000/- P. Marla (Cost of un auth. Const) ii. 697.10 Sft @ Rs. 900/- Per Sft	i. Rs.1,66,21,200/- ii. <u>Rs.6,27,390/-</u> Rs. 1,72,48,590/-	Recommended for approval subject to payment of 20% Rs. 34,49,718/- cost of illegal construction.
4.	Mr. Zulfiqar Ahmed Kayani S/o Noor Ahmed Kiyani	Plot No. 56, Commercial Bazar Area Chaklala Scheme-III	1800 sft Or 6.61 M	The owner deviated from building plan approved vide CBR No. 5(1/E) dated 23-09-2003 by construction of projections. The owner intends to Existing Building Plan Violations of Ground, First Floor, 2 nd Floor and Mumty.	(Cost of Land) i. 290.56 Sft or 1.06 M @Rs. 97,20,000/- P. Marla (Cost of un auth. Const) ii. 658.96 Sft @ Rs. 900/- Per Sft	i. Rs.1,03,03,200/- ii. <u>Rs.5,93,064/-</u> Rs. 1,08,96,264/-	Recommended for approval subject to payment of 20% Rs. 21,79,252/- cost of illegal construction.
5.	M/s Muhammad ShahzadChaudhry S/o Khuda Dad Chaudhry& Others	Plot No. 33, Commercial Bazar Area Chaklala Scheme-III	1200 Sft Or 4.41 M	The owner deviated from building plan approved vide CBR No. 3(15/6) dated 30-05-1991 by	(Cost of Land) i. 1297.50 Sft or 04.76 M @Rs. 97,20,000/- P. Marla (Cost of un auth. Const)	i. Rs.4,63,23,966/- ii. <u>Rs.12,80,800/-</u> Rs. 4,76,04,766/-	Recommended for approval subject to payment of 20% Rs. 95,20,954/- cost of illegal construction.

				construction of projections. The owner intends to Existing Building Plan Violations of Ground, First Floor, 2 nd Floor.	ii. 1601.25 Sft @ Rs. 800/- Per Sft		
6.	Mr. Sher Ali Khan s/o Muhammad Arshad Khan	Plot No. 47, Commercial Bazar Area Chaklala Scheme-III	1200 Sft Or 4.41 M	The owner deviated from building plan approved vide CBR No. 92 dated 12-03-1990 by construction of projections. The owner intends to Existing Building Plan Violations of Ground, First Floor, 2 nd Floor & 3 rd Floor.	(Cost of Land) i. 451.00 Sft or 1.66 M @Rs. 97,20,000/- P. Marla (Cost of un auth. Const) ii. 723.11 Sft @ Rs. 700/- Per Sft	i. Rs.1,61,35,200/- ii. <u>Rs.5,06,177/-</u> Rs. 1,66,41,377/-	Recommended for approval subject to payment of 20% Rs. 33,28,276/- cost of illegal construction.
BC Resolution		Recommended for approval subject to the payment of all CCB dues and codal formalities.					

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 the recommendations of the Building Committee meeting held on 28-08-2024 regarding approval of proposed building plan and regularization plans by way of composition fee as mentioned on agenda side.</i>
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5.2 PROPOSED SUB-DIVISION OF PLOT NO.10 & PROPOSED BUILDING PLAN PLOT NO.10/7 (PART), SITUATED AT HARLEY STREET, CHAKLALA CANTT, RAWALPINDI

Reference / Authority: ML&C Deptt, Rawalpindi letter

No.18/24/L/TPu/ML&C/71 dated 13-12-1978 & Notice U/S 179 of the Cantonments Act, 1924 (As amended) along with building plan received through CCB Diary No. 42831 dated 11-08-2023.

To considered an application dated 11-7-2024 received from Mst. Falak Naz Wd/o Khuda Dad Khan through CBCARE ID No. 66003 dated 12-07-2024, requesting therein for approval of sub-division of the subject plot into 10 plots (07 plots already constructed houses and 03 x Plots are vacant at site). Detail of existing houses and vacant plots is as under: -

S.No	Name of Owner	CNIC No	Plot No	Area in (Sft)	Total Area of Plot in Marlas	Building Plan approved /TIP Tax Paid Vide Receipts No & Date
1.	Mr. Muhamma Asif	37405-2139447-7	10/1	1360	05	Approved vide CBR No.(6.12/52) dated 16-05-2019. TIP tax paid vide Receipt No.11316 dated 08-03-2019
2.	-		10/2	1000	3.67	Open plot. Sale Deed is not available in this office record at yet
3.	Mst. Najma Javed W/o Naseem Javed	37405-6975579-2	10/3	1283	4.02	Approved vide CBR No.6.11 (B-11) dated 18-04-2018. TIP Tax paid vide Receipt No.81861/819 dated 06-09-2017
4.	Zeashan Ali S/o Muhammad Ramzan	37405-2189518-5	10/4	1360	5.14	Approved vide CBR No.7 (7.2)/15 dated 28-11-2017. TIP Tax paid vide Receipt No.835/83407 dated 05-10-2017

5.	-	-	10/5	1165	4.28	Open plot. Sale Deed is not available in this office record at yet
6.	-	-	10/6	1180	4.33	Constructed House Record is not available
7.	Mst. Falak Naz Wd/O Khuda Dad Khan	37405- 8946457-8	10/7	2690	9.88	Open Plot. TIP Tax is not paid
8.	Mr. Nazir Ahmed S/o Muhammad Shafi Khan	37405- 0487770-5	10/8	1600	5.80	Approved vide CBR No.5(5.12)(35) dated 06-06-2017. TIP Tax paid vide Receipt No.73417/735 dated 27-02-2017
9.	Mushtaq Ahmed S/o Ata Muhammad Khan	37405- 0290881-1	10/9	1415	5.20	Approved vide CBR No.7 (7.77/5) dated: 23-02-2018. TIP Tax paid vide Receipt No.835/83451 dated 25-10-2017
10.	-	-	10/10	1625	5.97	Constructed House Record is not available

In this regard, it is apprised that initially Chaklala Cantonment Board launched a housing scheme on private land, namely Chaklala Housing Scheme, consisted of 40 residential plots situated at Harley Street, Chaklala Cantt. This scheme was established in the year 1966 through CBR No.2 (9) dated 30-04-1966, and the plots were allotted to different persons through Registered Sale Deeds.

Plot No. 10 situated at Harley Street, Chaklala Cantt was allotted to Mst. Nasira Begum wife of Akbar Ali Khan, by the Chaklala Cantonment Board. The sale deed was executed, registered at Serial No. 113 dated 13-01-1972. After the death of Mst. Nasira Begum, wife of Akbar Ali Khan, her legal heirs illegally subdivided the plot in question into 10 x plots and sold them to different persons through a Power of Attorney without prior permission from this office. **(The said information is mentioned in sale deed in the name of Mr. Nazir Ahmed S/o Muhammad Shafi Khan)**

As per the terms and conditions of Clause 5(b) of sale deeds, the purchaser shall not subdivide the plot or alter any of its dimensions. The Board has already granted sanction for subdivision of different plots within the same housing scheme on various dates as per following details: -

S.No	Plot No	Board approved Sub-division	Remarks
1.	Plot No.05, Harley Street	CBR No.106 dated 23-06-2001	Carving of plots less than 10 Marlas shall not be allowed
2.	Plot No.10, Harley Street	CBR No.6(6.19) dated 16-05-2019	Sub divided into different small parts
3.	Plot No.09, Harley Street	CBR No.13 dated 20-07-2002	Carving of plots less than 10 Marlas shall not be allowed
4.	Plot No.15, Harley Street	CBR No.13 dated 04-10-2005	Sub divided into 03 x plots
5.	Plot No.08, Harley Street	CBR No.27 dated 24-11-2004	Sub divided into different small parts

6.	Plot No.13, Harley Street	CBR No. dated 22-09-2001	Carving of plots less than 10 Marlas shall not be allowed
7.	Plot No.07, Harley Street	CBR No.7(7.3)4 dated 16-08-2023	Sub divided into different small parts

It is pertinent to mention here that the applicants have already executed sale deeds for the proposed subdivided plots Nos. 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, and 10/10 (7 houses and 3 open plots). However, the applicant was required to submit a proper subdivision plan on tracing cloth for the consideration of the Board. Furthermore, the status of the land on which houses are constructed is private land under terms and conditions in the Harley Housing Scheme, Chaklala Cantt.

It is pertinent to mentioned here that legal opinion on the proposed subdivision of similar nature plot in the same housing scheme has already been given by Mr. Waqar-ul-Haq Sheikh, Advocate Supreme Court of Pakistan / Cantonment Legal Advisor CCB, which is reproduced hereunder: -

“Plots in the scheme are privately owned through sale deeds, therefore, permission to subdivide the plots can be granted provided the same is suitable from a municipal point of view. If any transferee applies for permission to subdivide his plot, each case should be examined individually, considering the availability of civic amenities in the area, and the case should be decided as per rules. The sale deeds of subdivided plots already registered may be acknowledged for the recovery of TIP Tax etc., as the right of private sale has been exercised in accordance with the law.”

ML&C Department, Rawalpindi, has already approved the subdivision of Plot No. 17 within the same housing scheme, as communicated through letter No. 18/24/L/TP/ML&C/71 dated 13-12-1978. Additionally, the restriction on subdivision mentioned in the Sale Deed has been formally expunged. In this regard, as per directions contained in HQ, ML&C Deptt letter subdivision may be allowed against the plot in question and also approval of the Residential Building Plan.

RECOMMENDATION OF THE BUILDING COMMITTEE MEETING HELD ON 28/11/2024.

Recommendations of Building Committee.	<i>Recommended for approval.</i>
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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 the recommendations of the Building Committee meeting held on 28-08-2024 regarding request received from Mst. Falak Naz Wd/o Khuda Dad Khan for approval of sub-division of Plot No.10 situated at Harley Street, Chaklala Cantt, Rawalpindi into 10 plots (07 plots already constructed houses and 03 x Plots are vacant at site) in the light of ML&C Deptt letter No.</i>
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	<p><i>18/24/L/TP/ML&C/71 dated 13-12-1978 followed by legal opinion rendered by Mr. Waqar-ul-Haq Sheikh, Advocate Supreme Court of Pakistan, Cantonment Legal Advisor CCB subject to payment of development charges by all the owners of sub-divided plots (if not paid earlier).</i></p> <p><i>The Board under Section 43 of the Cantonments Act, 1924 (As amended) further unanimously approved the recommendations of the Building Committee meeting held on 28-08-2024 regarding approval of proposed residential building plan of Plot No.10/7 (Part), Harley Street submitted by Mst. Falak Naz Wd/o Khuda Dad Khan subject to payment of all applicable CB dues.</i></p>
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5.3 TEMPORARY USAGE OF CCB'S LAND ON RENTAL BASIS FOR PLACING CONSTRUCTION MATERIAL BY GHQ AG'S BRANCH

Reference / Authority: GHQ AG's Branch Housing Dte letter No.501/Proj/BDG/Rwp dated 02-12-2024

To consider GHQ AG's Branch Housing Dte letter No.501/Proj/BDG/Rwp dated 02-12-2024 for allowing temporary usage of space available in CCB MT Workshop to M/s Tijaarat Developers (Pvt) Ltd (contractor hired by GHQ AG's Branch for their project) till its completion.

In this regard, it is apprised that currently some portion of said piece of CCB land is being used as MT Workshop of CCB. However, the remaining is lying vacant / unutilized but is in possession of CCB. It is necessary to highlight the following facts related to the said piece of land for the perusal of the Board: -

- i. Rawalpindi Cantonment Board acquired Houses No. 502 to 517 and 518 to 533 (O.P.22), measuring 1.12 acres and Houses No. 355 to 357 and an adjacent school playground (historically managed by evacuee Harnam Singh Doggal), covering a combined area of 3.079 acres across Khasra Nos. 731 (14 Kanals 8 Marlas) and 732-742 (10 Kanals 3 Marlas) through Ministry of Rehabilitation as per sanction letter dated 7-11-1958 followed by a sale approval from the Chief Settlement and Rehabilitation Commissioner on March 8, 1961. Cantonment Board completed the payment for this acquisition in April 1961.
- ii. In the 1970s, unauthorized structures were erected on portions of the land. Cantonment Board pursued legal actions, leading to demolition of these structures per court orders, and secured the area with a boundary wall for vehicle parking purposes. An open passage along Dhamial Road was designated for safe vehicle entry to this facility.
- iii. Later on in 1986, Malik Ayub Awan purchased properties (Houses No. 329 to 337 on Khasra No. 738) from heirs of the original allottee Syed Mustajab Hussain. Malik Ayub claimed that his land, measuring 6 Kanals and 4 Marlas, overlaps with Cantonment Board's acquired land. However, Cantonment Board asserts that Ayub's land lies outside the acquired school area. Supporting this position, the Board of Revenue found Ayub's documentation unreliable in a 1984.

- iv. One Mr. Liaquat and Mr. Riasat filed suit against Mr. Muhammad Ayub and CCB regarding land measuring 11 kanal and 2 marla which was dismissed on 28-04-2008 whereupon legal heirs of Mr. Liaquat Ali and Mr. Riasat Ali filed civil appeal 28-04-2008, simultaneously Mr. Muhammad Ayub also challenged decision dated 28-04-2008 independently, both appeals were consolidated and appeal filed by Mr. Liaquat and Mr. Riasat was accepted whereas appeal filed by Mr. Ayub was dismissed. Thereafter Cantonment Board filed civil revision No. 17-D-2010 and Mr. Muhammad Ayub also filed civil revision No.668/2009. The honorable High Court accepted both revisions and remanded the case to the trial court. After remand, the case filed by Mr. Liaquat and Mr. Riasat was decreed vide judgment dated 08-04-2022. Against decision of civil court dated 08-04-2022 appeal has been filed by CCB which is pending in the appellate court and next date of hearing is 07-01-2025. It is pertinent to note here that after decree of suit in favour of Mr. Liaquat and Mr. Riasat, Mr. Ayub has not challenged it independently. Hence, he has in fact accepted the decision of civil court.

Keeping in view of the above mentioned position of litigation, the case along with GHQ AG's Branch letter under reference was forwarded to the Cantonment Legal Advisor for extending his expert legal opinion for the consideration and disposal of the said request. The Cantonment Legal Advisor Ch. Muhammad Yaqoob, Advocate Supreme Court has furnished the following legal advice for the consideration of the Board:-

"The case file and all the orders passed by the honorable courts have been perused in detail. After careful examination of the relevant records and courts' orders, it is opined that the matter is subjudice and presently there is no stay order in field which may invite any adverse action against Chaklala Cantonment Board. Moreover, the possession of the land in question is with Chaklala Cantonment Board, therefore, the request of GHQ AG's Branch may be placed before the Board for consideration and approval rule Rule 42 (f) of the PPRA Rules, 2004 which allows alternate method of procurement under "Direct Contracting with State Owned Entities."

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) pursuant to the request of GHQ AG's Branch Housing Dte letter No.501/Proj/BDG/Rwp dated 02-12-2024 and keeping in view of the expert legal opinion rendered by the Cantonment Legal Advisor, Ch. Muhammad Yaqoob, Advocate Supreme Court, unanimously approved to grant temporary permission for the usage of space available in CCB MT Workshop to M/s Tijaarat Developers (Pvt) Ltd (contractor hired by GHQ AG's Branch for their project) for a period of eight (08) months at the monthly rent of Rs.1,00,000/- subject to the condition that the said space shall not be used for any other purpose. Rent agreement be executed accordingly.</i>
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5.4 SUBDIVISION / TRANSFER/ MUTATION/LEASE HOLD RIGHT IN RESPECT OF PROPERTY NO. 140-A ON PART PORTION OF PLOT NO.36, SITUATED AT HARLEY STREET CHAKLALA CANTT

Reference/Authority: Rule 10 & 45 of the CLA Rules, 1937, Rule 16 (3) of the CLA Rules, 1937, Sale deed registered at No.3127, dated:11-06-2022.

1	Date of application	31-10-2024			
2	Name (s) of applicant (s)	M/S Gohar Rehman & Mrs. Iffat Gohar Rehman			
3	Property No. and location	140-A	Harley Street		
4	ID Card copy of the applicant (s)	37405-8354839-5 37405-6499473-2			
5	Specific request made in the application	Subdivision/Mutation/Transfer of lease hold rights			
6	Any additional request / requirement	Mutation/Transfer of lease hold rights			
7	Reference to GLR No.	Previous entry exists in Volume No. I page No.158			
8	Statement of area in Sq. yards	As per document = 12453.00 Sft		As per site = 6483.00 Sft	
	Sch in which the property is held	Schedule	Term of Period	Date of execution of lease	Date of expiry
		IX-A(old)	99 years	01-07-1963	30-06-2062
10	Nature of lease	Residential			
11	Name of lessee (s)	M/S. Ali Zulqarnain Alavi & Shahnaz Kiyani, Mrs. Qausia Gillani W/o Lt. Col ® Salah Nisar Sadi Gilani			
12	Whether sub-division allowed by the Board	Sub-division involved at site.			
13	If building whether there exist any building plan in the files / record	Yes	No	Remarks	
		Yes	-	-	
14	Any deviation from the sanctioned building plan / Any encroachment	Yes	Yes	Remarks	
		No	No.	-	
15	Brief history of mutation / allotment along-with sanctioning authority (CBR etc.)				
	<p>An application dated 31-10-2024 has been received from Mr. Gohar Rehman & Mrs. Iffat Gohar Rehman requesting therein for mutation/transfer of leasehold rights of the subject property, corresponding to their share of 6483 square feet or 720.33 square yards or 23.812 marlas. Additionally, the applicants have also applied on Form Schedule - V for the subdivision of the subject property into 02 units.</p> <p>It is pertinent to mention here that as per the GLR and relevant records maintained by this office, total area of Plot No. 36, measuring 12453 square feet, situated at Harley Street, Chaklala Cantt, was leased out to Lt. Col Syed Nazir Ahmed S/o S Mehboob Shah, under Schedule IX-A (Old) of the CLA Rules 1937 registered at No. 1222, dated 02-09-1964 for residential purposes. The lease, granted for a period of 99 years, will end on 30-06-2062.</p> <p>Lt. Col Syed Nazir Ahmed S/o S Mehboob Shah, sold out the lease hold rights of the said property to M/s. Syed Khurshid Anwar & Syed Saeed Anwar, through sale deed, registered at Sub Registrar Office Rawalpindi at Serial No. 905, dated 23-04-1966, which was accordingly mutated in the record vide CBR No. 4(51) dated 03-08-1966, and the building plan was also approved as per CBR No. 4(28), dated 12-12-1966. M/s. Syed Khurshid Anwar & Syed Saeed Anwar further sold out their share to different persons through registered sale deeds, as per clause 1 (9) of the lease deed conditions, which is reproduced below:</p> <p><i>"Upon every assignment transfer or sub-lease of the premises hereby demised or any part thereof or within one calendar month thereafter to deliver a notice of such assignment transfer or sub-lease to the Cantonment Board to the Cantonment Board setting forth the names and descriptions of the parties to every such assignment transfer or sub-lease on the particulars and effect thereof".</i></p>				

M/s. Syed Khurshid Anwar & Syed Saeed Anwar, carried out the following transactions:-

a.	<p>i. An area measuring 5950 square feet of Bungalow No. 140 was sold out through a sale deed executed in the name of Mr. Shakir Yasir S/o Muhammad Yasir, registered at No. 10066, dated 29-12-1987. This transaction was accordingly mutated in the record vide CBR No. 3(5/8) dated 30-04-1988.</p> <p>ii. Subsequently, Mr. Shakir Yasir S/o Muhammad Yasir further sold out to M/S. Ali Zulqarnain Alavi & Shahnaz Kiyani vide sale deed registered at No. 2204, dated 29-05-1995. This transaction was accordingly mutated in the record vide CBR No. 2(5/5) dated 22-09-1997.</p>
b.	<p>i. An area measuring 6483 square feet of Bungalow No. 140-A was sold through a sale deed executed in the name of Mst. Iffat Anwar W/o Maj Syed Khurshid Anwar, by way of Oral Gift on affidavit dated 16-12-1991. This transaction was accordingly mutated in the record vide Cantonment Executive Officer order dated 01-01-2014.</p> <p>ii. Subsequently, Mst. Iffat Anwar W/o Maj Syed Khurshid Anwar gifted to Mrs. Qausia Gillani W/o Lt. Col ® Salah Nisar Sadi Gilani vide Registered Gift Deed No.680 dated 03-02-2014. This transaction was accordingly mutated in the record vide Cantonment Executive Officer order dated 05-05-2014 and Revised Building Plan was also approved vide Office Note No. 57 dated 28-04-2014.</p> <p>iii. Mrs. Qausia Gillani W/o Lt. Col ® Salah Nisar Sadi Gilani sold out to M/s Gohar Rehman S/o Abdul Salam and Mrs. Iffat Gohar Rehman W/o Gohar Rehman through Sale Deed Registered at No.3127 dated 11-06-2022.</p>
c.	An Area measuring 20 square feet is still intact in the Names of M/s. Syed Khurshid Anwar & Syed Saeed Anwar.

Note: All mutations / transfers exist /entered in the GLR after approval of the Board/CEO.

According to above, the Surveyor has checked the property in question and reported that the existing construction of the house is not according to the approved building plan, and subdivision is involved at site into **02 x** plots with already constructed houses on the site.

S.No	Details of subdivided plots	Name of Occupants	Area as per site
1.	36	M/S Ali Zulqanain Alvi & Shehnaz Kiyani	5950.00 Sft
2.	36/1	M/S Gohar Rehman & Mrs. Iffat Gohar Rehman	6843.00 Sft
3.	36/2	M/s. Syed Khurshid Anwar & Syed Saeed Anwar	20.00 sft

This office has already conveyed the observation to 01 x owner of the house in subdivided Plot No.36 vide letter No. CCB/L/H-140/A(P-36)/HS/9169 dated 8-02-2023.

Now, M/S Gohar Rehman & Mrs. Iffat Gohar Rehman have applied for sub-division and Mutation / Transfer of leasehold rights of property No. 140-A, a constructed house on Plot No. 36/1, situated at Harley Street, Chaklala Cantt, in their favor. There is no encroachment, no amalgamation and no change of purpose involved at site.

16	Whether plot, or building	Building plan approved.
18	Issues	<p>i. Subdivision involved at site.</p> <p>ii. Transfer of leasehold rights of Property No. 140-A (plot 36/1), measuring 6843 Sft as per site area.</p> <p>iii. RHQ same nature cases have already been approved vide letter No. 17/48/DRR/14 dated:21-11-2017.</p> <p>iv. Unauthorized construction involved against which lessees have applied for regularization by way of composition fee.</p>
19	Authority	Rule 10 of the CLA Rules, 1937

RECOMMENDATION OF THE BAZAR COMMITTEE MEETING HELD ON 28 /11/2024.

“Recommended and forwarded the subject case to RHQ, ML&C Rawalpindi for approval of sub-division and mutation”.

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 the recommendations of the Bazar Committee meeting dated 28-11-2024 as per following detail: -</i></p> <ul style="list-style-type: none"> <i>i. The transfer of lease hold rights of Property No. 140-A, measuring 6843 Sft as per site area (a constructed house on Plot No. 36) situated at Harley Street, Chaklala Cantt in favour of M/s Gohar Rehman & Mrs. Iffat Gohar Rehman on the basis of Sale Deed Registered at No.3127 dated 11-06-2022 as per clause 1 (9) of the lease deed.</i> <i>ii. Sub-division as mentioned on agenda side subject to sanction of the same by RHQ Rawalpindi.</i> <i>iii. To regularize unauthorized construction by way of composition fee as already applied by the lessees for which the case be placed before the Board in its ensuing meeting through Building Committee for consideration.</i>
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5.5 REQUEST FOR REDUCTION OF COMPOSITION FEE OF REVISED RESIDENTIAL BUILDING PLAN IN RESPECT OF HOUSE ON KHASRA No. 4058/1875, MOUZA KOTHA KALAN, SITUATED AT LANE NO.04, STREET NO.01, NEW LALAZAR, RAWALPINDI

Reference/Authority: - CBR No.5.1(B-i-6) dated: 27-09-2024 & Station HQs letter No.500/5/CCB/Q-5 dated 31-10-2024

To consider an application dated 25-10-2024 submitted by Mr. Abdul Rauf Khan and Mr. Abdul Majeed Khan Ss/o Abdul Rahim received through Station Headquarters, Rawalpindi vide letter No.500/5/CCB/Q-5 dated 31-10-2024 requesting therein for reduction of composition fee amounting to Rs. 3,35,825/- imposed by the Board vide CBR No.5.1(B-i-6) dated 27-09-2024 on account of regularization of unauthorized construction carried out House on Khasra No.4058/1875, Mouza Kotha Kalan situated at Lane No.04, Street No.01, New Lalazar, Rawalpindi on humanitarian grounds. The Station Headquarters, Rawalpindi vide above referred letter has directed this office to place the subject case before the Board for consideration.

It is pertinent to mention here that Mr. Abdul Rauf Khan and Mr. Abdul Majeed Khan Ss/o Abdul Rahim submitted revised Residential building plan dated 13-08-2024, Khasra No.4058/1875, measuring 24 Marla, situated at Street No.01, Lane No.04, New Lalazar, Chaklala Cantt, Rawalpindi for the regularization of unauthorized construction carried out by the owner in basement, ground floor and 1st floor. The said revised residential building plan was placed before the Board and

the Board vide CBR No. CBR No.5.1(B-i-6) dated 27-09-2024 approved the same subject to payment of composition fee amounting to Rs.3,35,825/- as per following calculations: -

Mr. Abdul Rauf Khan and Mr. Abdul Majeed Ss/o Abdul Rahim	Kh No.4058/1 875, Mouza Kotha Kalan	6525.75 sft. Or 24 M	The owner deviated from the approved building plan vide CBR No.13(5-A) dated 19-9-2005 unauthorizely constructed basement floor	1919.00 sft x Rs.700	Rs.13,43,300/-	Subject to payment of composition fee @ 25% of illegal construction i.e. Rs. 3,35,825/-
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In this regard, it is apprised that the applicant submitted an application dated 11-10-2023 for waiver of the said composition fee which was rejected vide letter No. CCB/L/4996 dated 09-01-2024.

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 the applicant's request regarding reduction of composition fee and reduced the same @ 10% i.e. Rs.1,34,330/- instead of 25% of cost of illegal construction.</i>
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6 REVENUE

6.1 EXEMPTION OF PROPERTY TAX IN RESPECT OF PROPERTY NO.345A, TAHLI MOHRI ROAD, KAMALABAD, RAWALPINDI PAKISTAN KIDNEY PATIENTS ASSOCIATION (PKPA) UNDER SECTION 99(2)(C) OF CANTONMENTS ACT,1924 (AS AMENDED)

Reference/Authority: Section 99(2)(c) of the Cantonments Act, 1924 and HQ ML&C Deptt letter N. 40/2/F&B/ML&C/79-2024- Chaklala dated 8-11-2024.

To consider the applications dated 28-12-2012, 10-05-2014, 13-06-2014, 31-03-2015, 15-11-2021 & 01-12-2023 received from Pakistan Kidney Patients Association (PKPA) requesting therein for tax exemption on the grounds that the institution is a non-profit organization (Trust) which meets the needs of poor patients on subsidized cost.

The applicant was asked vide this office letters dated 14-05-2014, 14-12-2017 & 25-10-2023, to submit the following documents in the light of the policy of Ministry of Defense, ML&C Deptt. circulated vide letter No. 40 / 2 / Budget / ML&C / 79 dated 08-05-2009:-

- a. Whether the institution has been registered as Charitable institution under Charitable Endowments Act, 1890.

- b. Whether exemption is being granted by the Central Board of Revenue on account of Income Tax and Sales Tax on yearly basis.
- c. Account statement duly audited by a qualified Chartered Accountant.

Pakistan Kidney Patients Association (PKPA) has submitted the following documents: -

- a. The certificate of Directorate of Social Welfare, Government of Punjab vide Registration No. DDSWWD&BM/RWP/98-0721 of 1998 dated 04-09-1998.
- b. The certificate issued by Government of Pakistan, Medium Taxpayers' Unit vide letter No. MTU (E&C)/2006/E-XI/Office/914 dated 11-09-2006 approved tax exemption under Section 47(1) (D) of the Income Tax Ordinance, 1979.
- c. Federal Board of Revenue tax exemption certificate under Section 2(36) of the Income Tax Ordinance 2001 read with Rule 212 of the Income Tax Rules 2002.
- d. Latest audited report by chartered accountant firm for the year ending 30-06-2023.
- e. The certificate issued by the Deputy Director, Social Welfare & Bait ul Maal Rawalpindi for three years w.e.f. 01-07-2021 to 30-06-2024 vide letter No. DD/SW&BM/RWP/2021-1326 dated 17-08-2021.

In the meantime (ML&C Daptt) Rawalpindi vide letter No. 40/2/F&B/ML&C/79 dated 07-05-2023 amended the policy circulated vide letter No. 40/2/Budget/ML&C/79 dated 08-05-2009 as under:-

- i) **Para-2 (a) & (b) may be replaced by the following paras:-**
 - (a) Whether the applicant institution is registered with any Federal or Provincial Govt. Department as a charitable non-profit organization under any law.
 - (b) Whether FBR has granted exemption from payment of income tax to the applicant institution for the income of relevant year for being a charitable non-profit organization under the provisions of Income Tax Ordinance 2001.
- ii) **Para-3 of the letter under reference will be deleted and replaced with the following: -**

If board concludes that despite fulfilment of conditions at para 2 (a) & (b), the organization must be charged with tax than the case be forwarded to HQ ML&C through Regional HQ for broad consultation and final decision.

In this regard, it is apprised that the applicant fulfills the requirements as stipulated by Government of Pakistan, Ministry of Defence (ML&C Deptt) Rawalpindi vide letter No. 40/2/F&B/ML&C/79 dated 07-05-2023 and entitled for exemption in payment of house tax under Section 99 (2)(c) of the Cantonments Act, 1924 (As amended). The detail of outstanding house tax is as under: -

Period	% Increase	ARV (RS.)	House Tax (Rs.)	No. of Years	Balance
01.07.2011 to 30.06.2014	-	8,61,500/-	1,29,225	3	3,87,675/-
01.07.2014 to 30.06.2017	25	10,76,875/-	1,61,531	3	4,84,593/-
01.07.2017 to 30.06.2020	30	13,99,937/-	2,09,990	3	6,29,970/-
01.07.2020 to 30.06.2021	15	16,09,927/-	2,41,489	1	2,41,489/-
01.07.2021 to 30.06.2023	15	18,19,918/-	2,72,987	2	5,45,974/-
01.07.2023 to 30.06.2024	30	23,65,893/-	354884/-	1	354884/-
Total Tax					2999469

It is further apprised that ML&C Deptt vide letter No. 40/2/F&B/ML&C/79-Chaklala-2024 dated 04-11-2024 forwarded application dated 1-12-2023 of Secretary General, Pakistan Kidney Patients Association with the direction to furnish detailed report/comments. The requisite brief was accordingly submitted to HQ ML&C Deptt. Upon receipt of the requisite brief, ML&C Deptt vide letter No. 40/2/F&B/ML&C/79-2024-Chaklala dated 8-11-2024 has directed to place the said application in the next Board meeting for consideration and exemption of property tax under intimation to HQ ML&C Deptt.

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the exemption of House tax amounting to Rs.29,99,469/- upto 30-06-2024 in respect of Property No.345-A, Tahli Mohri Road, Kamalabad, Rawalpindi owned by Pakistan Kidney Patients Association (PKPA) under Section 99(2)(c) of the Cantonments Act,1924 (As amended) in compliance of the directions contained in HQ ML&C Deptt letter No.40/2/F&B/ML&C/79-2024 Chaklala dated 8-11-2024 as all the requirements mentioned in HQ ML&C Deptt Rawalpindi letter No. 40/2/F&B/ML&C/79 dated 07-05-2023 have been fulfilled.</i>
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6.2 WAIVER OF ADVERTISEMENT CHARGES OF VACANT PERIOD AND EXTENSION OF ONE YEAR

Reference/Authority: Office Note No.146 dated 26-03-2021 and applications dated 08-04-2022, 31-05-2022 & 16-04-2024.

To consider applications dated 08-04-2022, 31-05-2022 & 16-04-2024 submitted by M/S I-Catcher requesting therein for the waiver of 09 months LED Screen

advertisement charges owing to non-functionality of 21 x LED screens and extension of one year's period.

In this regard, it is apprised that permission was granted to M/S I-Catcher after completion of all codal formalities to install 27 x LED screens on Mall Road vide letter No. CCB/CE/Electric/LED/735 dated 18.06.2021. After installation of LED Screens, M/S I-Catcher signed agreement with this office on 01.12.2021 for a period of three years extendable for further one year with the determination of fresh rent. Meanwhile, above said advertiser requested for installation of underground cable which was forwarded by this office to Station HQ vide letter No. CCB/I-Catcher/SCE/3938 dated 15.03.2022.

Furthermore, M/S I-Catcher deposited a sum of Rs.40,50,000/- in 02 x installments w.e.f. 01.12.2021 to 31.05.2022 and thereafter on 22.07.2023 the advertiser requested for the waiver of quarterly rent in respect of non-functional LED screens due to disconnection of cable but the said request was regretted vide this office letter No.CCB/RS/LED/6016 dated 12.08.2022 as there is no provision for the same. Applicant vide his application dated 27.02.2023 addressed to Station HQs Rawalpindi again requested for the following: -

- i. Start the contract period from 20.01.2023 instead of 01.12.2021.
- ii. Amount of Rs.40,50,000/- deposited for the period from 01.12.2021 to 31.05.2022 be adjusted upto 20.07.2023.

The request of applicant has already been regretted. Now M/S I-Catcher has again requested for waiver of an amount of Rs.4.725 M for a period of 09 months (April, 2022 to Dec, 2022) taking plea that 21 x LED screens out of 27 x LED screens were remained non-functional due to non-issuance of NOC of road cutting by this office. The detail of payments is as under please: -

Sr	Years	Demand (M)	Payment made (M)	Outstanding (M)	Waiver off applied for 9 months from Apr 22 to Dec 22 (M)
1	1 st installment	8.1	1.00	4.056	4.725
2	1st Dec 2021 - 30th Nov 2022		3.05		
3	1st Dec 2022 - 30th Nov 2023	8.91	7.42		
4	Dec 2023	0.816	2.30		
Total		17.826	13.77		

Keeping in view of the requests of the advertiser made vide his above referred applications, following points may be considered by the Board: -

- i. Waiver of 9 months advertisement charges of 21xLED Screens which were remained non-functional for a period of 9 months due to non- issuance of NOC for road cutting by the Board which comes to Rs.4.725 million.
- ii. Proportional extension of contract in lieu of the period when 21xLED screens were remained non-functional for a period of 9 months which comes to 7 months (21xLED screens x 9 months / 27xLED screens = 7 months) on 10% increase.

- iii. Extension of contract for a period of one year as per clause-iii of the agreement on fresh determination of rent to be decided by the Board.

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	<p><i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) keeping in view of the timely submission of the requests of M/S I-Catcher unanimously approved the followings: -</i></p> <p><i>i. The waiver of 9 months advertisement charges of Rs.4.725 million in respect of 21xLED screens which were remained non-functional for a period of 9 months due to non-issuance of NOC for road cutting by the Board.</i></p> <p><i>ii. To grant proportional extension of contract in lieu of the period when 21xLED screens were remained non-functional for a period of 9 months which comes to 7 months (21xLED screens x 9 months / 27xLED screens = 7 months) on 10% increase.</i></p> <p><i>iii. The extension of contract for a period of one year as per clause-iii of the agreement on 10% increase in advertisement charges</i></p>
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7 ENGINEERING

7.1 APPROVAL OF QUOTATION RATES FOR M&R WORKS OF TUBEWELLS ETC

Reference /Authority: Rule 11, 38 & 42 (b) of PPRA Rules, 2004 (As amended upto date), Rule 19 of the Pakistan Cantonment Account Code, 1955 as amended vide SRO No.184 (1)/06 dated 01-03-2006.

To consider the following rates received in response to quotation notices vide different CCB letters as required under rule 11 & 42 (b) of PPRA Rules, 2004 (As amended) for M&R works for Water Supply Branch. The following firms have quoted their rates as mentioned against each: -

Sr	Name of Work	Name of Firms with Quoted Rates in Millions		
1	Repair of Submersible pump 25hp & compressor for cleaning of bore at TW 46 Dheri Hassanabad.	M/s Rafay Engg Services	M/s Global Engg Works	M/s Ayyan Enterprises
		0.435(Lowest)	0.455	0.472
2	Repair of Submersible pump 25hp & compressor for cleaning of bore at TW 44 at Lalkurti.	M/S Farhan Aslam Engg Works	M/s Kamran Khan& Brothers	M/s Ayyan Enterprises
		0.439 (Lowest)	0.466	0.471
3	Changing filter Cartridges of water filtration plants at Chaklala Cantt.	M/s Kamran Khan& Brothers	M/s Rafay Engg Services	M/s Global Engg Works
		0.265 (Lowest)	0.270	0.299
4	Repair of pumping machinery of tube well No.33 located at Nursery park, Chaklala scheme 3.	M/S Rafay Engg Services	M/s Hamas Engg Works	M/S Ayyan Enterprises
		0.291 (Lowest)	0.371	0.391

5	Repair of pumping machinery of tube well No.30 located at Askari 4.	M/s SHAHBAZCO	M/s Hamas Engg Works	M/S Rafay Engg Services
		0.313 (Lowest)	0.330	0.349
6	Repair and maintenance of pumping machinery of tube well lane 1, Gulistan Colony.	M/s Global Engg Works	M/s Ahmed Sohail & Co	M/S Ayyan Enterprises
		0.355 (Lowest)	0.368	0.375

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 05-10-2023 to be reasonable as compared to local market rates.

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	<i>Considered and the Board under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates quoted by the firms in respect of cases from S.No.1 to 6 as mentioned on agenda side under rule 38 of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee constituted by the Board vide CBR No.4 (4.4) dated 05-10-2023.</i>
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7.2 APPROVAL OF REVISED ESTIMATE FOR FAÇADE UPLIFTING OF JHANDA CHICHI BAZAR OLD AIRPORT ROAD SIDE CHAKLALA CANTT

Reference / Authority: Section 43 of the Cantonments Act 1924 (as amended), Rule 63 (4) (7) of the Pakistan Cantonments Account Code, 1955 and General Rules -17 (b) (1), 2 (b) of MES Schedule of Rates, 2021.

To consider the revised estimate amounting to Rs. 28.989 (M) for “**Façade Uplifting of Jhanda Chichi Bazar Old Airport Road side Chaklala Cantt**”. Initially the project was approved by the Competent Financial Authority vide RHQ Rwp letter No.17/08/DRR/40 dated 03-07-2024 at an estimated cost of Rs. 24.00 (M) with the following scope of work: -

Sr	Description	Qty	Rate	Unit	Amount	Ref, SI
1	Hacking out Then Cement Plaster of walls or lathing, racking out joints when required, or racking out cement jointing to walls, roofs or floors of any description, or hacking out concrete to form key, or dismantling, lathing with or without plaster.	1103.65	480	sqm	529,753	13-13
2	Providing and laying, Artificial Stone facade tiles, of any colour and size, all as specified.	1103.65	1306	sqm	1,441,370	12-69

3	02 Coat of Weather Resistant paint on exterior wall on new surface.	1705.64	218	sqm	371,830	15-58+59
		Total A			2,342,953	
4	Front Elevation, Supply and fixing of MS Sheets powder coating with fittings 18-gauge pipes with Red oxide and 2 coated SE paint including with scuff folding complete	15873.75	1150	Sft	18254813	M/R
5	S/F new Sign Board For Shops	600.00	1250	Sft	750000	M/R
6	S/F G.I Sheet 16 gauge With frame MS pipe 2"x2" and painting work as per design complete	2310.00	1150	Sft	2656500	M/R
		Total-B			21,661,313/-	
		G. Total A+B			24,004,266/-	
					24.00 (M)	

It is important to note here that a presentation on the project was given to the Adjutant General (AG), GHQ, Rwp on 16-07-2024. During presentation the Chair made certain changes as per desire of AG's. It is worth mentioning that use of CNC & Aluminum composite panels and Loco Bond were not incorporated in the initial design. However, the same have been included in the new design due to which the estimated cost has been enhanced to Rs. 28.989 (M).

Detail of revised estimate and reason of enhancement along with comparative statement is mentioned below: -

Approved						Proposed					
Sr	Description	Qty	Unit	Rate	Cost	Qty	Unit	SI No.	Rate	Amount	Remarks
1	Front Elevation, S/F of MS Sheet powder coating with fittings 18 gauge with red oxide all as spd.	15873.75	Sft	1150	18254812.5	3454.38	sft	M/R	990	3419836	Decreased due to less Qty as per new design
2	Hacking out cement plaster of wall cm 1:4	1103.65	Sqm	480	529752	-	-		-	-	Replaced by Tented Glass
3	P/L of Artificial stone façade tiles	1103.65	Sqm	1306	1441366.9	-	-		-	-	Replaced by Cladding
4	02 coats of whether resistant paint on exterior walls all as spd	1705.64	Sqm	218	371829.52	-	-		-	-	Replaced by Cladding
5	S/F of new sign Boards for shops	600	Sft	1250	750000	980.00	sft	M/R	990	970200	Revised due to increase in Qty
6	S/F GI sheet 16 gauge with frame MS pipe 2" x 2"	2310	Sft	1150	2656500	-	-		-	-	
7	Providing/ Applying Aluminum composite panels	-	-	-	-	13598.48	sft	M/R	1000.00	13598480	Item included on Instruction of AG
8	Frame Work M.S Section	-	-	-	-	13698.70	sft	M/R	460.00	6301402	Item included on Instruction of AG

9	6mm Thick Tempered Glass with Scaff Folding	-	-	-	-	2425.50	sft	M/R	1350.00	3274425	Item included on Instruction of AG	
10	Supply and Fix, Plate Glass 8mm Thick Hacking Out Old Broking Glass From Sashes All As Spd	-	-	-	-	92.09	sqm	16-9+20	3139.00	289071	Item included on Instruction of AG	
11	Hacking out old broken glass from sashes, remove any serviceable portions to store and dispose of rubbish.	-	-	-	-	317.34	sqm	16-20	423	134235	Item included on Instruction of AG	
12	Enamel Paint on Shutter	-	-	-	-	468.95	sqm	15-30+31+36+37	338.00	158505	Item included on Instruction of AG	
13	2.0mm Aluminum Doors	-	-	-	-	17.26	sqm	7-66	10328	178261	Item included on Instruction of AG	
14	Providing and laying of RCC with 3000 psi compressive cylindrical strength in different structural elements (foundation etc.) including form work all as specified. Reinforcement measured and paid separately.	-	-	-	-	25.60	Cum	3-7	10095	258432	Item included on Instruction of AG	
15	Earthing Resistant	-	-	-	-	5.00	No	25-902	19039	95195	Item included on Instruction of AG	
	--	--	--	--	--	Total of Sch items				1113699		
						Add 27.95 % MES Sch of Rates 2021.				311279		
						Sub Total (A)				1424977		
						Total of Non- Sch Items (B)				27564343		
	Total					24004260.9	G.Total A+B				28989321	
						24.00 M					28.989 M	

The case is placed before the Board for approval of revised estimate as per Rule 63 (4) of PCAC, 1955 and approval of "Star Price" as per General Rules of Rule 17 (b) (1), 2 (b) of MES Schedule of Rates, 2021 which are reproduced below and accordingly the case shall be forwarded to RHQ for CFA approval: -

"Rule 63 (4) of PCAC-1955

(4) Alteration in Design during Construction: where important structural alterations are contemplated the orders of the original sanctioning authority shall be obtained.

(7) When any excess over a sanctioned estimate is foreseen, and there is likely to be unavoidable delay in the preparation of a revised estimate, an immediate report of the circumstances shall be made to the authority whose sanction will ultimately be required. A revised estimate must be submitted when the sanctioned estimate is likely to be exceeded by more than 10 percent, for any cause whatever, or when material development of deviation has necessitated revised approval. When a revised estimate is submitted, it must be accompanied by a statement comparing it

with the latest existing sanction of competent authority, and by a report showing the progress made to date"

"General Rules of MES Sch of Rates 2021

17 (a): Proportional Rates: If there are analogous items in the Schedule for articles or workmanship of similar chapter, then at prices equal to the prices of such items, if the articles or workmanship are of equivalent value, or, if differing in particulars and value, at prices determined by the applicable trade variations. The Schedule items on which a price is based is to be stated on the order.

(b) (1) Star Price: If the articles or workmanship are so dissimilar as not to admit direct assessment or proportioning as laid done in Rule 17a above, then at the agreed price, which shall be in conformity with the general standard of values in the Schedule, and shall whenever possible, be based upon suitable schedule items.

2(b): Material not included in the "Material Supplied only" rates in Section 28 and Section 29. Shall be paid at their actual market cost (net after deduction of all discounts), duly verified by the Accepting Officer, CMES/GE, with an addition of 25% to cover all charges, taxes and profit."

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved revised estimate of Rs.28.989 M for Façade Uplifting of Jhanda Chichi Bazar Old Airport Road Side Chaklala Cantt owing to site requirement under rule 63 (4) of the Pakistan Cantonments Account Code, 1955 along with "Star Price" as per General rules of Rule 17 (b) (1), 2 (b) of MES Schedule of Rates, 2021 to be paid out of grant in aid amounting to Rs. 350.00 (M) received from Govt of Punjab vide cheque No. 4977274 dated 03-05-2024 as sanctioned by the Govt. of Punjab, Finance Department Order No. No. FD (LG&CD)2-4/2023-24 and Local Government & Community Development Department's letter No. SO. DC&C (LG)9-28/20239(P) dated 30-04-2024. Sanction of the Competent Financial Authority (DML&C Rawalpindi Region), be obtained accordingly.</i>
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7.3 SURFACE PREPARATION REPAINTING OF ML&C MONUMENT

Reference/Authority: Rule 11, 38 A & 42 (b), 11 (a) & (c) 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 and TS No. 549227E dated 08-10-2024 and CBR No. 4 (4.4) dated 05-10-2023.

To consider the rates received in response to the quotation invited for the subject work and in response following firms have quoted their rates. The comparative statement of rates is as under: -

Sr	Description	Estimated Cast	Name of Firms with Quoted Rates Rs. (M)
1	Surface Preparation / Repainting of ML&C Monument HQ Rwp including form work and provision of Aluminum Cladding panel on back side of wall.	2.5 (Million)	M/S Vicky Traders NTN (36439134)
			2.410 (Lowest)

In the pursuance of CBR under reference, Procurement Committee comprising the following was constituted to ensure compliance of PPRA Rules, 2004 and pre-tendering rate analysis, opening of tenders including e-tendering and recommendation of lowest quoted rates along with specifications of required works/ procurement of goods etc. The said Procurement Committee shall perform on behalf of the Board on requirement basis and within the given mandate: -

- Vice President, CCB (Chairman)
- Assistant Secretary CCB (Member)
- Chief Cantt Engineer (Member)
- Store Keeper, CCB (Member)

Accordingly, Committee after going through scrutiny / evaluation of bid recommended that the **lowest bid of. Rs. 2,410,000/-** for Preparation / Repainting is reasonable as compared to the prevailing market prices. The case may please be put up to the Board for consideration/ approval of lowest quoted rates.

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates of Rs.2.410 million quoted by M/s Vicky Traders (NTN No.36439134) under rule 38B of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee.</i>
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7.4 BRICKS & SLABS FOR GRAVE YARD CHAKLALA SCHEME-III

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 and TS No. 549226E dated 08-10-2024.

To consider the rates received in response to the quotation invited for the subject work and in response following firms have quoted their rates. The comparative statement of rates is as under: -

S. No.	Description	Estimated Cast	Name of Firms with Quoted Rates Rs. (M)
1	Supply of 30,000 Nos x Burnt Bricks (1 st Class) standard size, 600 Nos x supply of Precast slabs required for Grave yard Chaklala Scheme-III.	2.3 (Million)	M/S Sun Rise Enterprises NTN (37405-8281492-7)
			2.215 (Lowest)

In the pursuance of CBR under reference, Procurement Committee comprising the following was constituted to ensure compliance of PPRA Rules, 2004 and pre-tendering rate analysis, opening of tenders including e-tendering and recommendation of lowest quoted rates along with specifications of required works/ procurement of goods etc. The said Procurement Committee shall perform on behalf of the Board on requirement basis and within the given mandate: -

- Vice President, CCB (Chairman)
- Assistant Secretary CCB (Member)
- Chief Cantt Engineer (Member)
- Store Keeper, CCB (Member)

Accordingly, Committee after going through scrutiny / evaluation of bid recommended that the **lowest bid of Rs.2,215,000/-** for supply of burnt bricks & slabs is reasonable as compared to the prevailing market prices. The case may please be put up to the Board for consideration/ approval of lowest quoted rates.

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates of Rs.2.215 million quoted by M/s Sun Rise Enterprises (NTN No.37405-8281492-7) under rule 38B of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee.</i>
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7.5 CONSTRUCTION OF SHOPPING ARCADE AT OP NO. 22 INTERSECTION CHAKLALA CANTT AND ITS DESIGN AUCTION ON PREMIUM AND FIXED RENT BASIS

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

To consider the followings with regard to construction of Shopping Arcade at OP No.22 Intersection Chaklala Cantt and subsequent disposal of the tenancy rights through open public auction on Premium and Rent Basis" as per clause C of revised guidelines for Cantt Fund Properties circulated vide ML&C Deptt letter No.40/8/F&B/ML&C/2003-VI dated 03rd September, 2024 by way of design auction:-

- a. Approval of change of purpose of piece of class C land measuring 5.71 K Survey No. 509/7 as "general commercial"
- b. Approval of estimates and plans
- c. Approval of terms and conditions of tender notice and bidding documents for construction of commercial project
- d. Approval of terms and conditions of auction notice through "Auction on Premium and Rent Basis" as per clause C of revised guidelines for Cantt Fund Properties circulated vide ML&C Deptt letter No.40/8/F&B/ML&C/2003-VI dated 03rd September, 2024 by way of design auction.

In this regard, following is the brief of the subject for the perusal of the Board: -

- i. Re-classification of land from "A-I" to Class - "C" of a piece of land measuring 5.71 K Survey No. 509/7 after swap over of land located at OP No. 22 existed as Sasta Bazar was approved by the HQ ML&C

Department vide letter No. 20/3370/Lands/ML&C/2022 dated 21-10-2022.

- ii. While according sanction to the above mentioned re-classification, purpose of the said piece of land was not specified. Since CCB has proposed to utilize the land for commercial project, therefore, approval of change of purpose of piece of class C land measuring 5.71 K Survey No. 509/7 as “**general commercial**” will be required.
- iii. As regards to NOC from security point of view by Army authorities, it is apprised that both the Cantonment Boards (RCB & CCB) initiated case for NOC from Security point of view & Chaklala Cantt Board vide letter No. CCB/Comm Proj/OP-22/CCE /3298 dated 23-09-2020 requested to the Station HQs for NOC / Security clearance for the construction of commercial project at Sasta Bazar OP No. 22 intersection Chaklala Cantt.
- iv. In response, MI Dte granted NOC vide letter No. 2718/4/10/MI-10-0VPOPJ dated 15-02-2021 received through Station HQs Rwp letter No. P/500/Rawal Complex/RCB/Q-5 dated 02-03-2021 wherein construction of a building comprising **Ground+1** was allowed.
- v. It is important to highlight here that for CCB, NOC from security point of view in respect of piece of land in the vicinity as per detail mentioned above for construction of only G+1 Floor Building was accorded but on the other hand, Housing Dte GHQ has proposed to construct Ground +8 floors at the swapped over land i.e. old site of Sasta Bazar re-classified as A-1 located at the nearby proximity of the CCB proposed commercial building.
- vi. The estimate and plans of the above mentioned commercial project has already been approved by the Board in the Budget Estimates for the current fiscal year 2024-25 as “Original work” at an estimated cost of Rs. 250 (M). The RHQ Rwp vide letter No. 17/242/DRR /65 dated 23-10-2024 has forwarded the project to the Competent Financial Authority for in-principal approval.
- vii. In compliance of the directions contained in HQ ML&C Deptt letter No.92/1060/ADG(Est)/ML&C/2024 dated 29-10-2024, the project was also placed in the **Project Managing Committee (PMC)** meeting held on 31-10-2024 and presentation on the project was given to the DG ML&C on 04-11-2024 wherein different models of remunerative project were presented wherein following different financial models were shown to DG ML&C on which the project can be executed:-

S#	Floor	Saleable Area	Option-I Premium Model		Option-II Hybrid Model		Option-III Pure Rental	
			Amount Rs.(M)	Remarks	Amount Rs.(M)	Remarks	Amount Rs.(M)	Remarks
1	Lower Ground	10360 sft	362.60	@ 35000/Sft	14.91*	Rental @ 120/Sft/month	14.91	@120/Sft/month
2	Ground	9800 sft	392.00	@ 40000/Sft	392.00	Premium Sale @ 40000/Sft	17.64	@150/Sft/month
3	First	10360 sft	310.80	@ 30000/Sft	310.800	Premium 30000	14.91	@120/

4	Mumty	--	--		--	--	--	Sft/month
Total		30,520	1064.60		717.71		47.47**	
Rent added for first year only								
* Rental For 1 st year only								
** Pay back in 5.2 years								

- viii. After detailed discussion DG ML&C accorded principle approval of the project with hybrid financial model as the most suitable option vide HQ ML&C Department letter No. 46/2/F&B/ML&C/2023 dated 08-11-2024 received through RHQ Rwp letter No. 17/05/DRR/73 dated 11-11-2024.
- ix. Later on, in compliance of the directions contained in ML&C Deptt letter dated 08-11-2024 “to again discuss / brief the subject project to the DG ML&C” the same has been discussed in detail and it has been decided by the Competent Authority that the tenancy rights of all the units will be auctioned on “**Premium and Rent Basis**” as per clause C of revised guidelines for Cantt Fund Properties circulated vide ML&C Deptt letter No.40/8/F&B/ML&C/2003-VI dated 03rd September, 2024 as per following details:-

**CALCULATION FOR RESERVED PREMIUM WITH RENTAL
COST OF LAND-Rs. 481.60 (M) as per DC Rates 2024-25**

Floor	Land Value %	Land Value Rs. M	Const Cost Rs. M	Total Rs. M	Saleable Covered Area Sft	Reserved Premium per sft (Rs.)	Reserved Premium	Fixed Rent/ Sft /Month Rs.	Annual Rent Rs. M
FF	50	120.40	77.62	198.02	10360	21025	217.82	18	2.17
GF	100	240.80	86.24	327.04	9800	36708	359.74	31	3.59
LG	50	120.40	86.14	206.54	10360	21930	227.19	18	2.27
Total	481.60	250	731.60	30520		804.8		8.03	

- x. As far as the terms and conditions of tender notice / documents, the same have already been approved by the Board vide CBR No. 6.15 dated 27-09-2024 followed by vetting carried out by RHQ Rawalpindi vide letter No.17/242/II/DRR/128 dated 22-10-2024.
- xi. The RHQ Rwp vide letter No. 17/242/DRR/65 dated 23-10-2024 has also forwarded the estimates and plans to HQ ML&C Deptt in-principal approval of the Competent Financial Authority for the project “Construction of Shopping Arcade at OP No.22 Intersection Chaklala Cantt as the estimated cost of subject project is beyond Rs. 40.00 (M).
- xii. The draft terms and conditions of auction notice to be published in leading newspapers and uploaded on PPRA website for auction of tenancy rights of all the units on “**Premium and Rent Basis**” as per clause C of revised guidelines for Cantt Fund Properties circulated vide

ML&C Deptt letter No.40/8/F&B/ML&C/2003-VI dated 03rd September, 2024 are given hereunder for perusal and approval please: -

DRAFT AUCTION NOTICE

TERMS & CONDITIONS: -

- i. Tenancy rights of the following Cantt Fund shops is being auctioned on premium basis with fixed monthly rent basis on "as is where is basis":-

S.No.	Floor	No. of Shops	Size of each shop	Monthly Rent per Sft
i.	Lower Ground Floor	37	280 Sft	Rs. 18
ii.	Ground Floor	35		Rs. 31
iii.	First Floor	37		Rs. 18

- ii. The successful bidder will have to deposit 25% of premium bid amount on same day in shape of call deposit in name of Chaklala Cantonment Board, Post dated cheque of 50% of bid amount within 2 months and 25% bid amount will be deposited before completion of project.
- iii. The successful bidder shall furnish in writing for any addition/alteration in premises (if required). Tenant will not be allowed to carry out addition alterations without the written permission of Cantonment Executive Officer / Board.
- iv. This Office shall not be responsible for paying any amounts on account of completion / desired finishing work of the project. All the fittings / fixtures / modifications shall become the Board's property after expiry of tenancy period.
- v. The initial period of tenancy will be 10 years and can be renewed for another two similar terms. The existing tenant will have the first right of refusal upon completion of the first and second terms of tenancy. The tenancy right of the property will be re-auctioned if the existing tenant refuses to get extension.
- vi. The renewal of tenancy shall not be for more than two tenures of similar term with fresh terms and conditions. Mandatory feasibility study will be carried out inclusive of market survey / analysis and market rent at the relevant time before renewal of tenancy for each tenure.
- vii. The annual increase in Rent will be minimum 10% and up to any reasonable amount to adjust prevailing inflation rate.
- viii. The tenancy rights will be transferable subject to payment of transfer fee as decided by the Board.
- ix. A new tenancy agreement will be executed with the new tenant for the residual period of tenancy.
- x. The property can be sublet subject to the approval of the Cantt Board and payment of fee as decided by the Board. The agreement between the tenant and sub-tenant shall be within the provisions of main tenancy agreement between the Board and the tenant.
- xi. The tenancy rights of the property will be re-auctioned after the expiry of the tenancy period.

- xii. Upon expiry of the Tenancy Period, the successful bidder shall peacefully hand over possession of the property to this Office without claiming any refund for any expenses incurred by him / her.
- xiii. Interested bidders will have to furnish a call deposit in the name of Chaklala Cantonment Board as earnest money amounting to **Rs.5,00,000/- for each Shop of Shopping Arcade** situated at OP-No. 22, Chaklala Cantt, along with copy of CNIC, which will be refunded to all except 1st and 2nd highest bidders.
- xiv. Successful bidder will have to deposit three months' rent in advance as security on the spot which will be refunded at the expiry of tenancy period.
- xv. Monthly rent is required to be paid in advance by 05th of every month. In case of non-payment of rent for two consecutive months, possession of shop will be taken from the tenant, without issuance of any notice.
- xvi. After final approval of highest bid, the highest bidder will provide a stamp paper worth Rs.1200/- for execution of written agreement for the tenancy rights within 15 days of the intimation for approval of bid at his/her own cost.
- xvii. The agreement so executed must be registered with the Sub-Registrar under the provisions of the Registration Act, 1908.
- xviii. Successful bidder may like to have the building white wash/distemper and attach additional wiring in the premises at his/her own cost, if so desired.
- xix. Successful bidder shall install electricity, phone and gas connections at his/her own cost after obtaining NOC from the office of Chaklala Cantonment Board.
- xx. The tenant shall be bound to follow rules / Bye-Laws / departmental instructions and instructions of the CEO/Board, issued from time to time.
- xxi. In case of any conflict, Director Military Lands & Cantonments, Rawalpindi Region, Rawalpindi, will act as Arbitrator and his decision shall be binding on both parties.
- xxii. Other terms and conditions can be obtained from the Office of Chaklala Cantonment Board, Revenue Branch, during Office hours.
- xxiii. Chaklala Cantonment Board reserves the right to accept or reject any bid by assigning the reason as per Rule 33(1) of the PPRA Rules 2004 (As amended).
- xxiv. This Auction notice and terms & conditions are also available on official website of PPRA at <https://www.ppra.org.pk/> and Chaklala Cantonment Board at <http://ccb.gov.pk/>.

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the following: -</i>
	<i>a. Change of purpose of piece of class C land measuring 5.71 K Survey</i>

	<p><i>No. 509/7 as "general commercial"</i></p> <p><i>b. The estimates and plan of said proposed commercial project already stands approved by the Board in the Budget Estimates for the current fiscal year 2024-25 as "Original work" at an estimated cost of Rs. 250 (M).</i></p> <p><i>c. Terms and conditions of tender notice and bidding documents for construction of said proposed commercial project already stands approved (CBR No. 6.15 dated 27-09-2024) followed by vetting carried out by RHQ Rawalpindi vide letter No.17/242/II/DRR/128 dated 22-10-2024.</i></p> <p><i>d. The terms and conditions of auction notice through "Auction on Premium and Rent Basis" as per clause C of revised guidelines for Cantt Fund Properties circulated vide ML&C Deptt letter No.40/8/F&B/ML&C/2003-VI dated 03rd September, 2024 by way of design auction as mentioned on agenda side.</i></p>
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7.6 CONSTRUCTION OF ML&C OFFICERS REST HOUSE AT ASKARI-V CHAKLALA CANTT BOARD

Reference/ Authority: Section 43 of the Cantonments Act 1924 (As amended)

To consider and approve the proposal for constructing a new rest house to accommodate officers visiting Headquarters ML&C for various engagements and meetings, such as PAC, DAC, and other official commitments at the HQ ML&C Department and Ministry of Defence. These officers travel from across the country, including RHQs, Cantonment Boards, and MEOs.

The current accommodation facilities in existing rest houses are insufficient to meet the demand, resulting in significant expenditures on hotel arrangements and external accommodations. Recognizing this challenge, the worthy Secretary Ministry of Defence has expressed the need and desired for constructing additional rest house to be funded by Ministry of Defence to address the shortfall.

In accordance with these directives, the DG ML&C has instructed the preparation of a proposal for constructing a rest house on suitable land of Chaklala Cantonment Board. In this regard, an open plot measuring 710 square yards (0.147 acre) out of survey No.163 at Askari-V has been identified as the proposed site for the project. The project details are as follows: -

Land Details

- **Status of Land:** Class "C"
- **Management:** Outside Bazar Area, under the management of MEO Rawalpindi Circle
- **Survey Number:** 163
- **Location:** Askari-V, Chaklala Cantt
- **Plot Area:** 710 Square Yards (0.147 acre) out of an area measuring 6.24 acre

Financial Estimates

- **Civil Works:** Rs. 81.00 million
- **Furniture & Curtains:** Rs. 15.00 million
- **Electrification, Appliances & Elevator:** Rs. 13.00 million
- **Total Cost:** Rs. 109.00 million

The proposed expenditure is to be funded through a grant-in-aid from the Ministry of Defence, as desired by the Secretary of Defence. Draft of terms and conditions of tender notice for the said project are as under for perusal please:-

“TENDER NOTICE

Chaklala Cantonment Board being procuring entity invites sealed bids for following works as per “Single Stage Two Envelope Procedure” under Rule 36(b) of PPRA Rules 2004 (as amended upto date), from the firms/ contractors who are registered with Income Tax and Sale Tax Department and are on Active Taxpayers List of the FBR having current registration with Pakistan Engineering Council with relevant PEC codes of specialization.

S. No	Name of Work	Est Cost Rs. (M)	Security Deposit (Rs.) (M)
1.	Construction of ML&C officer’s rest house at Askari VII scheme-III Chaklala Cantt	109	2.18

TERMS & CONDITIONS

- i. *Tender Documents/specification of above work can be obtained on any working day during office hours from the office of Chaklala Cantonment Board at Murree Road Saddar Rawalpindi on or before closing date/time of tender bid. Price of the bidding documents is **Rs 2,000/-** (non-refundable). Tender / bidding documents can also be downloaded from CCB website <https://www.ccb.gov.pk/>*
- ii. *Tenders will be received in the main office of CCB on ___/2024 at **1100** hours and technical bids will be opened on same day at **1130** hours in the presence of sole distributor or their authorized representative who may wish to be present.*
- iii. *Earnest money /bid security of bid money must be accompanied in the shape of Call deposit in the name **Chaklala Cantonment Board**, from Scheduled banks in accordance with the Rule 25 of PPRA Rules,2004 and subsequent amendments (if any). An Affidavit to the affect stating that bid security / earnest money has been placed in financial proposals /bids must be attached in the technical proposals. Any bid security not validated from bank can result into penal consequences.*
- iv. *The Submission of Bids by the sole distributor implies that they are fully conversant with the, scope of work and term and conditions laid down in the tender / bid’s documents.*
- v. *The eligible sole distributors are required to submit their Bids for work in separate sealed envelopes i.e. one envelope containing “**Technical Proposal**” of the sole distributor, clearly marked as “**Technical Bid**” accompanied with respective bidding document fee, while the second envelope containing financial proposal / bid price, clearly marked as “**Financial Proposal**”. Both Technical and Financial proposals / bids will be placed in single sealed envelope dully addressed and send to Office of Chaklala Cantonment Board at Murree Road Saddar Rawalpindi within due date & time of closing of tender box.*

- vi. *Technical proposal must be numbered & a table of contents inserted at beginning of the proposal showing the table of contents of the proposal according to the numbered pages. All pages of Bids shall be signed & stamped by the bidder and seal be affixed along with the signatures / initials/ Stamp.*
- vii. *Sole distributor / Bidder black listed by Chaklala Cantonment Board or involved in litigation or found to be indulged in corrupt or fraudulent practices will be considered non-responsive by Chaklala Cantonment Board being procuring entity.*
- viii. *The '**Technical Proposals/ Bids**' of the sole distributor will be evaluated in accordance with laid down evaluation criteria based on the following documents to be provided in the bidding documents meant for submission of Technical Proposal.*
- ix. *Sole distributor business address, name/profile and previous relevant experience supported by documentary evidence.*
- x. *Financial status, Bank balance & certificate from the scheduled bank for the last 2 years.*
- xi. *The Income Tax Certificate from the concerned Agency.*
- xii. *Import/export, technical support and availability of complete setup in Rawalpindi/ Islamabad.*
- xiii. *An affidavit that the firm is neither blacklisted nor in dispute / litigation / arbitration with any Govt. / semi Govt. Department on the left over/ incomplete projects.*
- xiv. *An affidavit is required to be provided with the technical bid regarding attachment of the bid security in the shape of Bank Guarantee or call deposit with the financial bid.*
- xv. *Incomplete Tender forms will be considered as Non responsive i.e. name of Firm, quoted rates in words and in figures, signatures of the contractor and stamp of the firm.*
- xvi. *Only upto two decimal digits (0.00) will be considered for evaluation of the quoted Rate. If any document submitted along with bid documents found false / bogus, the registration of the contractor / firm shall stand cancelled/ blacklisted in the light of enabling provisions of PPRA Rules 2004. Conditional / Incomplete bids shall not be acceptable.*
- xvii. *The **Financial Bids/ Proposals** of only technically responsive qualified bidders will be opened after evaluation of **Technical Bids** in the presence of bidders / their representatives (who may like to attend) in the office of the Chaklala Cantonment Board on the date & time to be notified later on whereas the **Financial Bids** of technically non-responsive bidders shall be returned unopened to the respective contactors.*
- xviii. *All the governments taxes (Federal, Provincial & any other) will be deducted as per prevailing government policy.*
- xix. *Incomplete/ disfiguring/ overwriting/ by hand/ delayed bids shall be declared non-responsive.*
- xx. *Any bid received in the contravention of enabling provisions of PPRA Rules, 2004 will be declared non-responsive by the procuring entity. Chaklala Cantonment Board being procuring entity reserves the right to accept or reject any tender / bid on technical / administrative grounds under Rule 33 (l) Rules, 2004.*
- xxi. *Successful bidder shall be bound to execute an agreement with the procuring entity and all terms and conditions including tender notice shall be binding on the bidder.*

- xxii. *The contractor shall provide Performance Security to the (Employer) Chaklala Cantt Board in the prescribe form The said security shall be furnished or caused to be furnished by the contractor within 15 days after receipt of Letter of Acceptance The performance Security shall be of an amount equal to 10 % of the Contract Price stated in the Letter of Acceptance. Such Security shall, at the option of the bidder, be in the form of either (a) Bank Guarantee from any scheduled Bank in Pakistan or (b) Bank Guarantee from a bank located outside Pakistan duly counter- guaranteed by a Scheduled Bank in Pakistan or (c) an insurance company having atleast AA rating from PACRA/JCR*
- xxiii. *Defect liability period shall be one year.*
- xxiv. *Other terms & conditions pertaining to the procurement can be seen in the Office of the Chaklala Cantonment Board at any working day during office hours.*
- xxv. *As per PPRA Rule 33, the procuring agency may reject all bids or proposals at any time prior to the acceptance of a bid or proposal. The procuring agency shall upon request communicate to any sole distributor or contractor who submitted a bid or proposal, the grounds for its rejection of all bids or proposals, but is not required to justify those grounds."*

In this regard, following actions are required to be considered by the Board for further processing: -

- i. Approval to take up the case for segregation of an area measuring 710 Sq Yds (0.147 acre) out of survey No.163 measuring 6.24 acre in Askari-V, Chaklala Cantt thus decreasing its area from 6.24 acre to 6.093 acre.
- ii. to take up the case for allotment of new subsidiary survey No.163/1 for the said segregated area measuring 710 Sq Yds (0.147 acre) in Askari-V, Chaklala Cantt and its change of purpose as "Rest House".
- iii. Approval of the project estimates amounting to Rs. 109.00 million and the proposed construction plans along with terms and conditions of tender notice / tender documents for the said proposed rest house.
- iv. Approval to formally approach the Ministry of Defence to secure grant-in-aid for the funding of this project.

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	<p><i>Considered and the Board under section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the proposal for the construction of a new rest house as desired by the Secretary Ministry of Defence as mentioned on agenda side as per following details: -</i></p> <ol style="list-style-type: none"> <i>i. To take up the case for segregation of an area measuring 710 Sq Yds (0.147 acre) out of survey No.163 measuring 6.24 acre in Askari-V, Chaklala Cantt thus decreasing its area from 6.24 acre to 6.093 acre.</i> <i>ii. To take up the case for allotment of new subsidiary survey No.163/1 for the said segregated area measuring 710 Sq Yds (0.147 acre) in Askari-V, Chaklala Cantt and its change of purpose as "Rest House".</i> <i>iii. The project estimates amounting to Rs. 109.00 million and the proposed construction plans along with terms and conditions of</i>
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	<p><i>tender notice / tender documents for the said proposed rest house.</i></p> <p>iv. <i>To formally approach the Ministry of Defence to secure grant-in-aid for the funding of this project.</i></p>
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7.7 APPROVAL OF SPECIALIZED WORKS

Reference / Authority: Section 43 of the Cantonments Act, 1924 (As amended), Rule 42 (c) (i) (ii) (d) (ii) of PPRA Rules 2004 (As amended) and CBR No. 4 (4.4) dated 05-10-2023

To consider the proposal for award and execution of following specialized works/jobs through the firm mentioned below having expertise in the relevant works as per Rule 42 (c) (i), (ii) and (d) (ii) of PPRA Rules 2004 i.e. Direct contracting which is reproduced below: -

“(i) the procurement concerns the acquisition of spare parts or supplementary services from original manufacturer or supplier:

Provided that the same are not available from alternative sources;

(ii) Only one manufacturer or supplier exists for the requirement procurement:”

(d)-ii for technical or artistic reasons, or for reasons connected with protection of exclusive rights or intellectual property, the supplies may be manufactured or delivered only by a particular supplier;”

Sr	Description of work/job	Qty	Estimated Cost Rs. (M)	Name of firm
1	Providing/Fixing of Art Relief work at Hassan Haider Shaheed Chowk and Misc works The Mall Chaklala Cantt Work will comprise Soldier sculptures live size Martyr Military Gun, Cap & shoes Battle cross sculptures Rock Base Scope of work Dye design and casting, complete deco paint finish & complete sculpture steel structure Transportation and installation Complete in all aspects	01 Job	1.200	M/S Royal Art Enterprises
2	Providing/Fixing of specialized scenes and Enlargement Foam Board (4 x 4 ft) with high quality printing at outer wall of HQ ML&C, MoD, CCB and CCB Office Scope of Work Foam Board 8 mm UV Lasser printing with special pigment inks long life Spot light water proof 7/36 wire imported Head resistant Print on imported Acrylic with	110 Nos.	2.280	M/S Foto Bank

imported pigment inks			
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The above cases and rates received have been recommended by the Procurement Committee constituted by the Board vide CBR No. 4 (4.4) dated 05-10-2023 to be reasonable and particular supplier / specialized firms.

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the rates quoted by the firms for execution of following specialized works / jobs through the following firms having expertise in the relevant works as per Rule 42 (c) (i), (ii) and (d) (ii) of PPRA Rules 2004 under "Direct contracting" as recommended by the Procurement Committee: -</i>				
	Sr	Description of work/job	Qty	Quoted rates Rs. (M)	Name of firm
	1	Providing/Fixing of Art Relief work at Hassan Haider Shaheed Chowk, The Mall Chaklala Cantt and Misc works. Work will comprise Soldier sculptures live size, Martyr Military Gun, Cap & shoes, Battle cross sculptures, Rock Base Scope of work Dye design and casting, complete deco paint finish & complete sculpture steel structure, transportation and installation, Grey finish electric & lights will be provided by CCB	01 Job	1.200	M/S Royal Art Enterprises
2	Providing/Fixing of specialized scenes and Enlargement Foam Board (4 x 4 ft) with high quality printing at outer wall of HQ ML&C, MoD, CCB and CCB Office Scope of Work Foam Board 8 mm, UV Lasser printing with special pigment inks long life, Spot light water proof, 7/36 wire imported, Heat resistant, Print on imported Acrylic with imported pigment inks.	110 Nos.	2.280	M/S Foto Bank	

8 STORE

8.1 APPROVAL OF QUOTATION RATES - MISCELLENOUS, STORE ITEMS, 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.

To consider the following quotations and lowest rates received for the supply of different store items of CCB. These cases were also placed before the Procurement

Committee constituted vide CBR No. 4 (4.4) dated 05-10-2023 and the committee after going through scrutiny / evaluation of bids has recommended the lowest rates being reasonable as compared to the prevailing market prices and to place the Board for consideration/ approval.

Following firms / suppliers have offered their rates. The comparative statements of quoted rates of each case are as under: -

Sr	Description	Name of Firms with Quoted Rates Rs. (M)		
1	Supply of 1300 Nos of Pots 14" required for CB Nursery for shifting of Gull-e-Daudi.	M/S Ahmed Associates NTN 37405-9725732-7	M/S Altaf & Co NTN 37405-9740722-7	M/S Sun Rise Enterprises NTN 6910674-6
		0.481(Lowest)	0.490	0.505
2	Supply of 130 Nos x Jacranda, 80 Nos x Amaltas, 45 Nos x Cane Palm required for different areas of CCB.	M/S Tawakal Associates NTN 8935117-7	M/S Sun Rise Enterprises NTN 6910674-6	M/S Altaf & Co NTN 37405-9740722-7
		0.487 (Lowest)	0.490	0.495
3	Supply of 22 Nos of Bhall Matti Dumpers required for NPR & Imran Khan Avenue Road.	M/S Ittehad Traders NTN 3661861-6	M/S Altaf & Co NTN 37405-9740722-7	M/S Sun Rise Enterprises NTN 6910674-6
		0.490 (Lowest)	0.499	0.501
4	Supply of 3000 Nos of Seasonal Paneeri (All Colours) required for different areas of CCB.	M/S Ishtiaq & Brothers NTN 1728063-0	M/S Sun Rise Enterprises NTN 6910674-6	M/S Altaf & Co NTN 37405-9740722-7
		0.485 (Lowest)	0.503	0.509
5	08 Nos x Supply & Fixing of Valve 8", 12 Nos x Nut bolts 3"x1/2", 06 Nos x Rubber Joint required for Water Supply Branch.	M/S Ahmed Associates NTN 37405-9725732-7	M/S Unique Business NTN 2663818-5	M/S Altaf & Co NTN 37405-9740722-7
		0.486 (Lowest)	0.511	0.515
6	05 Nos x Supply & Fixing of starter Star Delta 60Hp Motor, 90 ft x Supply & Fixing of Cable 16mm 3 Core (Copper) required for Electric Branch.	M/S Ahmed Associates NTN 37405-9725732-7	M/S Unique Business NTN 2663818-5	M/S Altaf & Co NTN 37405-9740722-7
		0.498 (Lowest)	0.511	0.515
7	Supply & fixing of 03 Nos x Sign Board GI Sheet 14Gage Size 2'x1-1/2 Double Side Writing with Pol 2"=1/2 with Fixing for Dhoke Chirag Deen CCB area.	M/S Ittehad Traders NTN 3661861-6	M/S Unique Business NTN 2663818-5	M/S Ahmed Associates NTN (37405-9725732-7)
		0.499 (Lowest)	0.511	0.515

8	05 Nos x Making of Logo for Chaklala Cantonment board size 4'x4' with fixing at outside of Cantt office gate.	M/S Tawakal Associates NTN 8935117-7	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Altaf & Co NTN 37405-9740722-7
		0.497 (Lowest)	0.511	0.515
9	S&F of 06 Nos x Flood Light 200wat , 04 Nos x Flood Light 150 wat, 01 Nos x Switch board, 02 Nos x Exhaust fan, 03 Coil x 7/29, 07 Nos x Solution tape, 10 mtr x Wire 7/36 D/C, 2 Nos x AC switch with box, 2 Nos x tube light, 2 Nos x China sheet 8G , 2 Nos x Light Plug, 3Length x Duct Patti, 50 Nos x LED bulb 12wat, 7 Nos x LED bulb 5wat, 1 No x Mercury Bulb 400wat ,28 Nos x holders, 7 Dzn x Steel Nails,24 Nos x Globe,30mtr x wire 3/29 for repairing and maintenance of rose and Jasmine garden.	M/S Ishtiaq & brothers NTN 1728063-0	M/S Unique Bisuness NTN 2663818-8	M/S Altaf & Co NTN 37405-9740722-7
		0.495 (Lowest)	0.511	0.515
10	S&F of 02 Nos x Bracket Fan 24" , 05 Nos x Ceiling fan 56" , 05 Nos x Exhaust Fan, 02 Nos x Electric Heater, 09 Nos x Extension Lead, 12 Nos x SMD ceiling light 6", 12 Nos x SMD light ceiling light 4", 20 Nos x LED bulb 12w, 02 Coil x wire 40/76, 01 Coil x wire 7/29, 03 Coil x wire 3/29, copper required for HQ ML&C, CCB office, CB Schools Jhanda Chichi, MT Workshop and Imran Khan Avenue etc.	M/S AES Enterprises NTN 561797-8	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Altaf & Co NTN 37405-9740722-7
		0.498 (Lowest)	0.511	0.515
11	500 Kg x Iron Rod, 20 Suzuki x Sand, 50 Bag x Cement, 2000 Nos x Bricks required for Engineering Branch.	M/S Four Fronts Solutions NTN (A778483)	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Pakistan Traders NTN (1534137-2)
		0.499 (Lowest)	0.505	0.510
12	24 Nos Steel Planters Golden 18", 08 Nos x Cane Palm 18", 08 Nos x Golden Palm 18", 02 Nos x Money Plant 18", 04 Nos x Makki Patta, 60 Nos x Red Drydenian, 100 Nos x Mary Gold, 07 Nos x Cone Ball, 50 Nos x Ribbon Grass required for CCB office.	M/S Four Fronts Solutions NTN (A778483)	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Pakistan Traders NTN (1534137-2)
		0.499(Lowest)	0.505	0.510
13	Supply & fixing of 20 Nos x Jarcy Barrier, 30 Bag x Cement, 10 Nos x Weather Sheild (Nippon), 14 Nos x Steel Bar 1/2, 6'x2x2x1/2.	M/S Ittehad Traders NTN (3661871-6)	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Pakistan Traders NTN (1534137-2)
		0.489(Lowest)	0.495	0.501
14	Supply of 01 No x Exhaust fan, 03 Nos x LED Light 3", 20 Mtr x PVC 7/44 D/c , 03 Nos x 3 Phase Voltage Protection Breaker with Board, 04 Nos x LED Bulb 18W, 02 Nos x UPS Batterie, 03 Nos x Insulation Tape.	M/S AES Enterprises NTN 561797-8	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Altaf & Co NTN 37405-9740722-7
		0.295 (Lowest)	0.300	0.305

15	Supply of 01 No x Nas Gas Electric Geyser, 01 No x Pipe 32mm, 02 Nos x Union, 04 Nos x Elbow 32x1, 04 Nos x Elbow 32x3/4, 01 No x Gate Valve, 06 Nos x Elbow, 04 Nos x Socket 32x3/4 required for ML&C office.	M/S Ahmed Associates NTN (37405-9725732-7)	AES Enterprises NTN 561797-8	M/S Altaf & Co NTN 37405-9740722-7
		0.190 (Lowest)	0.195	0.205
16	Supply of 01 No x HP Victus 15 FA1097 Ci7(1300H) 13 Generation 16GB 512GB RTX 4050 6GB.	M/S Ahmed Associates NTN 37405-9725732-7	M/S AES Enterprises NTN 561797-8	M/S HS Traders NTN 1210-10946322-9
		0.496 (Lowest)	0.505	0.511
17	Supply of 30 Nos x Uniforms for fire fighters, 15 Pair x Shoes required for Fire Bridge Branch.	M/S Ahmed Associates NTN (37405-9725732-7)	M/S Vicky Traders NTN (3643913-4)	M/S Pakistan Traders NTN (1534137-2)
		0.493 (Lowest)	0.515	0.554
18	Supply of 1500 Nos x Disposable Syringe 3 ML, 100 Nos x Disposable Syringe 5 ML, 30 Nos x A4 Paper Ream, 1000 Nos x Tongue Depressor, 1000 Nos x CP Tube , 03 Nos x Cell Pack, 06 Nos x Lyse, 01 No x Transparent Matrix, 01 No x Composite A2 A3, 01 No x Cartridge (Local Anesthesia) , 01 Pair x Cryer, 01 Set x Warrick Jone, 01 Pkt x Suction Tip, 02 Nos x Mouth Wash, 01 Box Examination Gloves Powder free, 01 No x Sensor Sleeves Box , 01 No x Blade 15No x 01 box x EDTA meta tube, 01 Glass Lamp, 01 Cement Spatula, 01 No x Flame Gun, 10 Nos x Finishing Burs, 01 x Scaler Tip, 01 No x Cotton Buds, 01 No x Ivory matrium But, 02 Nos x Curate Elevator, 01 No x Block Needle 27G, 01 No x Disinfectant Spry, 01 No x Alvo Gel, 01 No x Hypochlorite, 01 No x Polyethene Gloves, 01 No x Upper Universal, 01 No x Cross Bass , 01 No x Polishing Cup, 04 No x Condenser + Plastic Instrument, 02 Nos x F1,D2, 02 Nos x Vaseline , 02 Nos x Mouth P, 02 Nos x Etching Meta, 01 No x Cobass C111 General Calibrator (Set of 5), 01 No x Cobass C111 TG kit, 01 No x Alt Mirco, 01 No x TG Kit Micro Lab 300, 01 No x Gell Tube, 500 Nos x MP Device, 100 Nos x Urine R/E Strip, 02 Packt x Blue Tips, 03 Nos x Yellow Tips, 1500 Nos x Plastic Tube, 01 No x Blood Group Sera Kit, 300 Nos x Hepatitis B Device, 300 Nos x Hepatitis C Device, 05 Nos x OPD Register, 01 Pkt Nos x Cotton Bandages, 10 Nos x Inj Risek 40Mg, 500 Nos x Tab Capoten 25 Mg, 500 Nos x Tab Loprin 75mg, 10 Pkt x Cap CIPHERED 500 Mg, 10 Nos x Syp Amoxil (Local), 10 Nos x Syp	M/S City Perfect Distributors NTN 8976675-3	M/S Unique Business NTN 2663818-5	M/S Ahmed Associates NTN 37405-9725732-7
		0.499 (Lowest)	0.505	0.510

Brufen Ds,100 Nos x Inj Dicloran 75 Mg, 25 Nos x Inj Nospa required for CCMC Dheri Hassan Abad.			
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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	<i>Considered and the Board under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates quoted by the firms in respect of cases from S.No.1 to 18 as mentioned on agenda side under rule 38 of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee constituted by the Board vide CBR No.4 (4.4) dated 05-10-2023.</i>
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8.2 ALLIED MATERIAL FOR GARDEN, SANITATION & REVENUE BRANCH

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, TS No. 549225E dated 08-10-2024 and CBR No. 4 (4.4) dated 05-10-2023.

To consider the quotations and lowest rates invited for the subject work. In response following firms have quoted their rates. The comparative statement of rates is as under: -

S. No.	Description	Estimated Cast	Name of Firms with Quoted Rates Rs. (M)	
1	Supply of 200 Nos x Uniform yellow jackets with hat, 200 Nos x Green Jackets with hat as per sample, 400 Kg x Broom sticks, 51 Nos x Registers of demand collection, 10 Nos x Belchy , 50 Nos x Bholley, 50 Nos x Kai, 50 Nos x Khurpy, 10 Nos x Gainti, 10 Nos x Aari required for Garden Branch.	2.9 (Million)	M/S Ahmed Associates NTN (37405-9725732-7)	M/S ESAC International PVT NTN (79994777)
			2.552 (Lowest)	2.679

In the pursuance of CBR under reference, Procurement Committee comprising the following was constituted to ensure compliance of PPRA Rules, 2004 and pre-tendering rate analysis, opening of tenders including e-tendering and recommendation of lowest quoted rates along with specifications of required works/ procurement of goods etc. The said Procurement Committee shall perform on behalf of the Board on requirement basis and within the given mandate: -

- Vice President, CCB (Chairman)
- Assistant Secretary CCB (Member)
- Chief Cantt Engineer (Member)
- Store Keeper, CCB (Member)

Accordingly, Committee after going through scrutiny / evaluation of bid recommended that the **lowest bid of Rs. 2,552,000/-** for supply of Garden & Revenue items is reasonable as compared to the prevailing market prices. The case may please be put up to the Board for consideration/ approval of lowest quoted rates.

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates of Rs.2.552 million quoted by M/s Ahmed Associates (NTN No.37405-9725732-7) under rule 38 of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee constituted by the Board vide CBR No.4 (4.4) dated 05-10-2023.</i>
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8.3 APPROVAL OF QUOTATION RATES - MISCELLENOUS, STORE, 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 and TS No. 55087E dated 04-11-2024.

To consider the following quotations and lowest rates received for the supply of Garden items. In response following firms / suppliers have offered their rates. The comparative statement of quoted rates is as under: -

S. No.	Description	Name of Firms with Quoted Rates Rs. (M)		
1.	Supply of 50000 Pots x Jafri (Different Colors), 75000 Pots x Marigold (Different Colors), 20 Dumpers x Bhall Matti & 50 Bags x Leaf yard Manure required for the beautification of different Parks, Roads, Green Belts & VIP Routes.	M/S Ahmed Associates NTN 37405-9725732-7	M/S Isthiaq & Brothers NTN 1728063-0	M/S Naseer Brothers Construction Co NTN 1733405-5
		2.673 (Lowest)	2.702	2.750

The case was also put up to the Procurement Committee constituted by the Board vide CBR No. 4 (4.4) dated 05-10-2023. The minutes of the committee are as under: -

The Committee after going through scrutiny / evaluation of bid recommended that the lowest rates of Rs. 2,673,000.00/- for supply of Garden Items are reasonable as compared to the prevailing market prices. The case may please be put up to the Board for consideration/ approval of lowest quoted rates.

Committee Members:

-----sd----- Chief Cantt Engineer, CCB (Member)	-----sd----- Store Keeper, CCB (Member)
-----sd----- Assistant Secretary, CCB (Member)	
-----sd----- Vice President, CCB, (Chairman)	

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates of Rs.2.673 million quoted by M/s Ahmed Associates (NTN No.37405-9725732-7) under rule 38 of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee constituted by the Board vide CBR No.4 (4.4) dated 05-10-2023.</i>
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9 ENFORCEMENT

9.1 APPROVAL OF QUOTATION RATES - HIRING OF SECURITY GUARDS, 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, tender notice published in Daily Business, Recorder Isb, Daily Ausaf Isb, Daily Asas, Rwp & Daily Markaz, Isb dated 01-10-2024 and uploaded on PPRA website under TS No. 549039E dated 30-09-2024.

To consider the rates received from M/S Askari Guards (PVT) Ltd @ Rs.40,600/- per security guard per month for hiring of 06x Security Guards in response to CCB tender notice published in Daily Business, Recorder, Isb, Daily Ausaf, Isb, Daily Asas, Rwp & Daily Markaz, Isb dated 01-10-2024 and uploaded on PPRA website under TS No. 549039E dated 30-09-2024.

It is important to highlight here that tender notice for hiring of Security Company for providing of Security Services under single stage two envelope procedure as per rule-36(b) of PPRA Rules 2004 was called. In response, only two firms have submitted their Technical and Financial Bids. The Technical Bids were opened on 16-10-2024. The Technical Bids were evaluated by the Technical Evaluation Committee comprising following members, constituted by the Board vide CBR No. 4(4.4) dated 05-01-2023: -

- | | |
|-------------------------------|------------|
| i. Vice President, CCB | (Chairman) |
| ii. Chief Cantt Engineer, CCB | (Member) |
| iii. Assistant Secretary, CCB | (Member) |
| iv. Store Keeper, CCB | (Member) |

The committee after evaluation of technical bids recommended as under: -

Sr	Description	Recommendation of Committee
1.	M/S Askari Guards (Pvt) Ltd	Pass
2.	M/S Sardar Security Pvt Ltd	Failed due to less marks less than passing marks i.e 60 out of 100

As per the recommendations of the Committee, the financial bid of the only technically responsive bidder was opened on 26-10-2024 and the committee further recommended as under: -

“The Financial Bids of Rs.40,600/- per Security Guard per month of the technically responsive firm M/S Askari Guards (PVT) Ltd may be placed before the board for consideration under Section 43 of Cantonments Act, 1924 (as amended) and return of Financial Bid of Technically non-responsive firm i.e Sardar Security (PVT) Ltd unopened as per rule 36(b)(viii) of PPRA rules-2004 (as amended).

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 under Section 43 of the Cantonments Act, 1924 (As amended) unanimously approved the lowest rates of Rs.40,600/- per security guard per month quoted by M/s Askari Guards Pvt Limited under rule 38 of the PPRA Rules, 2004 (As amended) as recommended by the Procurement Committee constituted by the Board vide CBR No.4 (4.4) dated 05-10-2023.</i>
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10 WORKSHOP

10.1 REPAIR/REHABILITATION OF OFF ROAD / REPAIRABLE FLEET OF CHAKLALA CANTONMENT BOARD

Reference / Authority: CBR No. 2.2 Dated 5-11-2024.

To consider the proposal for the repair and rehabilitation of the off-road and repairable fleet belonging to various branches of the Chaklala Cantonment Board. This initiative aims to restore the vehicles to functional status in a cost-effective manner to ensure the smooth and uninterrupted operations of the respective branches.

It is pertinent to mention here that the Board, through its CBR No. 2.2 dated 05-11-2024, previously approved the procurement of two tractors with tractor - towed mechanical sweepers and one trolley for the Sanitation Branch. The said procurement, amounting to Rs. 15.9945 million, was to be executed directly from the manufacturer, M/s Millat Tractors Limited, as per Rule 42 (c) (vii) of the PPRA Rules, 2004 (as amended). This was to be financed from the grant-in-aid received via letter No. F. 1-11/2023-24/D-38 (Budget-II) dated 05-06-2024, subject to the sanction of the Competent Financial Authority (DML&C Rawalpindi Region).

However, in view of limited financial resources and the significant expenditure involved in procuring only two tractors and associated equipment, it is now proposed to utilize the allocated funds more effectively. Instead of the aforementioned procurement, it is suggested that the maximum number of off-road and repairable vehicles in the CCB fleet may be repaired/rehabilitated using these funds after following due procedure of PPRA rules to achieve optimal operational outcomes.

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 the proposal as mentioned on agenda side regarding instead of procuring new tractors and allied equipment as earlier approved by the Board vide CBR No. 2.2 Dated 5-11-2024, maximum number of off-road and repairable vehicles in the CCB fleet be repaired / rehabilitated using these funds after following due procedure as per PPRA rules.</i>
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