

**PROCEEDINGS OF THE ORDINARY MEETING OF CANTONMENT BOARD, BELGAUM
HELD ON TUESDAY, THE 22ND OCTOBER 2024@ 1030 HOURS AT THE
OFFICE OF THE CANTONMENT BOARD, BELGAUM**

Members

- Brig. JOYDIP MUKHERJEE
President,
Cantonment Board, Belgaum
- Shri. RAJEEV KUMAR, I.D.E.S.
CEO & Member-Secretary,
Cantonment Board, Belgaum
- Shri. SUDHIR K. TUPEKAR
Nominated Member,
Cantonment Board, Belgaum.

Special Invitees

- Shri. JAGADISH SHETTAR
Hon'ble MP (Lok Sabha),
Belagavi Constituency.
- Shri. IRANNA KADADI
Hon'ble MP (Rajya Sabha),
Karnataka.
- Shri. ASIF (RAJU) SAIT
Hon'ble MLA,
Belagavi (North) Constituency

All Members are present.

*Special Invitee Hon'ble MLA, Belagavi (North) Constituency attended the meeting.
The CEO welcomed the President of the Cantonment Board for the meeting.*

AGENDA No.01

Monthly Account Statement

	September 2024
Opening Balance	5,17,16,598.31
Add: Receipts (+)	6,16,20,567.89
Total :	11,33,37,166.20
Deduct : Expenditure (-)	2,78,70,726.37
Closing Balance	8,54,66,439.83

Report of Accountant & all concerned files are placed before the Board for noting.

RESOLUTION No. 01

Considered & noted.

AGENDA No.02

Statement of Arrears and Recovery of Revenue.

To consider the Statement of Arrears of Revenue and Taxes for the period ending September 2024 and recoveries made thereon during the financial year.

Report of Revenue Superintendent & all concerned files are placed before the Board for noting.

RESOLUTION No. 02

Considered & noted.

AGENDA No. 03

To consider the Birth and Death Reports for the month of September 2024.

Sl.No.	Report from	Sept 2024
	BIRTHS:	
1.	Cantonment area (House)	00
2.	Cantonment Board General Hospital	00
3.	Military Hospital	21
4.	Railway Hospital	00
5.	Other Place	00
	Total	21
	STILL BIRTHS:	
	DEATHS :	
1.	Cantonment area (House)	02

	2.	Cantonment Board General Hospital	00
	3.	Military Hospital	02
	4.	Railway Hospital	00
	5.	Other Place	00
		Total	04
<i>Report of Resident Medical Officer & all concerned files are placed before the Board for noting.</i>			
RESOLUTION No. 03			
Considered & noted. The Board has shown concern on low births/deliveries.			
AGENDA No. 04			
Proceedings of the SMC Committee Meetings at Cantonment Board Schools.			
To consider the proceedings of the School Management Committee's (SMC) meeting of the Cantonment Board, Schools held on 07 th August 2024 i.e., Cantonment Board Marathi Primary/High School, Cantonment Board English Medium School and Cantonment Board Urdu Primary /High School.			
All relevant files, including the minutes and proceedings of the meetings are placed on the table for the Board's consideration.			
RESOLUTION No. 04			
Considered and Noted. The Chief Executive Officer briefed the Board about the Agenda and Proceedings of the SMC Committee Meeting of Cantonment Board Schools. During the discussion of the key agenda points, the Board noted the need for Music Teachers and Drawing Teachers in the High Schools.			
Therefore, considering the requirement of Music and Drawing teachers to enhance the Basic Skills of the School Children, the Board decided to hire three Music teachers and three Drawing teachers on a temporary basis. Necessary formalities to be completed by the CEO.			
AGENDA No. 05			
Regarding Sanitary Inspection of eateries by Health Officer.			
To read and note the report given by the Health Officer as required under Sec 131(1) of the Cantonments Act, 2006 regarding the sanitary conditions of eateries within the limits of Belgaum Cantonment area.			
<i>Report of I/c. Sanitary Inspector along with relevant papers are placed on the table.</i>			
RESOLUTION No. 05			
Considered & noted. The Board discussed the need of regular Sanitary rounds for the quality control of the foods.			
AGENDA No. 06			
Works under CFC grant for the year 2023-2024.			
Ref 1: Tender Notice No. 5/PWD/92/1143 dated 19.07.2024			
Ref 2: CBR No. 05 dated 01.Aug.2023			
Ref 3: DC, Belagavi letter No. BGM:DUDC:4:CR:14:2023-24 dated 17.01.2024			
Ref 4: DC, Belagavi letter No. BGM:DUDC:4:CR:2023-24 dated 04.03.2024			
Tender Notice u/ref 1 was published in local newspapers for inviting e-tenders for the works under CFC grant for the year 2023-2024, as per approved action plan vide letter u/ref 3. The details of bids received are as follows:			
A	Construction of Compound Wall and Approach Road (Concrete Road) for Segregation Shed and Organic Waste Processing Unit in GLR Sy No. 64 (Slaughter House) (Appx. amount of work is Rs 15,00,000)		
	Details of Tenderer	Bid amount (in Rs.)	
1.	M/s Dhanashri Enterprises	14,79,574.46 (L-1)	
2.	Jaydeep Construction	17,12,257.51	

B	Replacement of water supply pipeline in Havelock Road near BC No 170, BC No. 269 Lodge Road, Bewoor Road etc. and supply and fixing of valves in Bazar area of Belgaum Cantonment. (Appx. amount of work is Rs 26,70,000)		
	Details of tenderer		Bid amount (in Rs.)
1.	Shri. Prasanna Kumar D Latthe		26,56,518.93 (L-1)
2.	M/s Dhanashri Enterprises		34,044,93.65

Report of Assistant Engineer, alongwith applications and concerned files, are placed before the Board for consideration.

RESOLUTION No. 06			
Considered & Approved L-1 bidder. i.e., M/s. Dhanashri Enterprises for Construction of Compound Wall and Approach Road (Concrete Road) for Segregation Shed and Organic Waste Processing Unit in GLR Sy No. 64 (Slaughter House) amounting to Rs. 14,79,574.46 (L-1) and Shri. Prasanna Kumar D Latthe for replacement of water supply pipeline in Havelock Road near BC No 170, BC No. 269 Lodge Road, Bewoor Road etc. and supply and fixing of valves in Bazar area of Belgaum Cantonment amounting to Rs. 26,56,518.93 (L-1).			
AGENDA No. 07			

Expression of interest for revenue generation.

Ref: 1. This office public notice no. 5/PWD/92/1052 dated 31.01.2024.
Ref: 2. This office public notice no. 5/PWD/92/1355 dated 05.03.2024.
Ref: 3. This office public notice no. 5/PWD/92/795 dated 21.06.2024.
Ref: 4. This office public notice no. 5/PWD/92/796 dated 21.06.2024.
Ref: 5. This office public notice no. 5/PWD/92/1344 dated 22.08.2024.
Ref: 6. This office public notice no. 5/PWD/92/1345 dated 22.08.2024.

Following applications have been received for expression of interest for various works in Belgaum Cantonment in response to the advertisement published in Pudhari/Indian Express/Vijay Karnataka news papers.

Construction of temporary shops/market situated at Head Post Office Road GLR Sy No. 270, (Class 'C' Land)			
Sl No.	Name of the applicant	Address	Application date
1	Shri. Randhir R Chougule, Chougule Associates	222, Kapileshwar Road, Near Shani Temple Belagavi	21.02.2024

Development and maintenance of football ground at GLR Sy No. 269 (Class 'C' Land)			
Sl No.	Name of the applicant	Address	Application date
1	Shri. Kaustub Birje Shri. Sourabh Birje	BETA Sports Club, 10 Chitra Apartment Gokhale Nagar Road, Near Vetel Maharaj Chowk, Shivaji Nagar Pune - 411016	27.03.2024
2.	Shree Balaram Charitable Foundation	H No. 198/J3 Ruby Residency, Chaudi Canacona Goa - 403702	27.03.2024
3	Vishwa Bharati Kala Krida Foundation Belagavi	H No. 3255 Trimurthi Colony, Hindu Nagar Ganeshpur Belagavi -591108	27.03.2024

Parking/Food Court at Bewoor Road GLR Sy No. 163 (Class 'C' Land)			
Sl No.	Name of the applicant	Address	Application date
1	Shri. Jabeer S Kotwal	Kanjir Galli	09.07.2024

Sale of Nursery plants/Open Garage of temporary nature near FISH MARKET, Khanapur Road , GLR Sy No. 251/6 (B4 land under the management of Cantonment Board)			
Sl No.	Name of the applicant	Address	Application date
1	Shri. Jabeer S Kotwal	Kanjir Galli	09.07.2024

2	Shafi Transport	15, St. Anthony Street Camp, Belgaum	09.07.2024
3	Safa S Bepari	St. Anthony Street, camp, Belgaum	16.07.2024
4	Akib N Pathan	Anthony Street Camp, Belgaum.	18.07.2024

Open Marriage Hall having construction of temporary nature, GLR Sy No. 251/6 (B4 land under the management of Cantonment Board)			
Sl No.	Name of the applicant	Address	Application date
1	Vilas Juvekar	H No. 179 Tahashildar Galli, Belegavi	16.07.2024
2	Changadev Alias Mahesh Manohar Kugaji	F-302 Shruti Apartment, M G Road Tilakwadi Belagavi	16.07.2024

In response to the advertisement published u/ref 1,2,3,4 & 5, the applications received were very few. Hence, the advertisement for expression of interest has been again called vide letter u/ref 6. Following application has been received for expression of interest in Belgaum Cantonment vide letter u/ref 6.

Open Marriage Hall having construction of temporary nature, GLR Sy No. 251/6 (B4 land under the management of Cantonment Board)			
Sl No.	Name of the applicant	Address	Application date
1	Changadev Alias Mahesh Manohar Kugaji	F-302 Shruti Apartment, M G Road Tilakwadi Belagavi	12.09.2024

Open Parking, Temporary Shed for Hotel GLR Sy No. 251/6 (B4 land under the management of Cantonment Board)			
Sl No.	Name of the applicant	Address	Application date
1	Shri. Mohammed Nayeem Ajarekar	Hotel Al-Bahar Owner, Camp, Belgaum	06.09.2024

In view of the above, the matter is brought before the Board to consider the projects after detail presentation from the concerned parties and to take further necessary action.

Report of Assistant Engineer, alongwith applications and all concerned files, are placed on the table.

RESOLUTION No. 07

The Chief Executive Officer explained the Board about the various applications received for expression of interest for various purposes, as mentioned in the Agenda side. Accordingly, the following applicants gave presentations before the Board for leasing the lands:

1. Shri Randhir R. Chougule, Chougule Associates, has applied for the construction of temporary shops/market situated at Head Post Office Road, GLR Sy. No. 270 (Class 'C' Land).
2. Shri Kaustub Birje and Shri Sourabh Birje, Beta Sports Club has applied for the development and maintenance of a football ground at GLR Sy. No. 269 (Class 'C' Land).
3. Shri. Changadev Alias Mahesh Manohar Kugaji has applied for the construction of a temporary open Marriage Hall at GLR Sy. No. 251/6 (B4 land under the management of the Cantonment Board).
4. Shri . Abrar Khan, Camp, Belgaum for the display of Cars at GLR Sy. No. 251/6 near Fish Market, Khanapur Road, (B4 land under the management of the Cantonment Board).
5. Shri. Mohammed Nayeem Ajarekar, Hotel Al-Bahar, Camp, Belgaum has applied for the open parking and a temporary shed for a hotel at GLR Sy. No. 251/6 (B4 land under the management of the Cantonment Board).

The Board reviewed the proposals submitted by the above mentioned individuals, which included the estimated costs, potential revenue generation and contributions to the Board. Additionally, the CEO informed rule position to the Board for granting the lease for Class 'C' Land, as under:

As per Cantonments Act, 2006 under Section 267: Power to transfer by public auction, etc:

- 1) The Board may transfer by public auction, for any period not exceeding five years at a time, the right to occupy or use any stall, shop, standing, shed or pen in a public market, or public slaughter-house or the right to expose goods for sale in a public market or the right to weigh or measure goods sold therein, or the right to slaughter animals in any public slaughter-house:

Provided that where the Board is of opinion that such transfer of the aforesaid rights by public auction is not considered desirable or expedient, it may, with the previous sanction of the General Officer Commanding-in Chief, the Command or in his absence, the Principal Director,-

- a. either levy such stallages, rents or fees as it thinks fit; or
- b. farm the stallages, rents and fees leviable under section (a) for any period not exceeding one year at a time.

Provided further that the enjoyment of any such aforesaid right by any person for any length of time shall never be deemed to create or confer any tenancy right in such stall, shop, standing, shed,, pen, public market or public slaughter house.

- 2) The Board may transfer by public auction or otherwise any immovable property other than in a public market or a public slaughter house if such property is capable of being put to remunerative use for such period and on such terms and conditions as may be approved by the General Officer Commanding-in-Chief, the Command or in his absence, the Principal Director.

As per Cantonment Property Rules, 2017 under Section 08: Lease by Cantonment Board:

Subject to the provisions of section 267 of the Act, immovable property which vests in and belongs to the Cantonment Board may be leased by the Cantonment Board without a premium on the following conditions, namely:-

- i. That a reasonable rent is reserved and made payable during the whole term of the lease or, in the alternative, a suitable revenue generating model duly approved by the Principal Director is devised:
- ii. That the lease, or the agreement for the lease, is not made for any term without the previous sanction of the Cantonment Board by resolution at a general meeting; or for any term exceeding five and not exceeding twenty years without the sanction of the Principal Director; or for any term exceeding twenty and not exceeding thirty years without the sanction of the General Officer Command-in-Chief, the Command; or for any term exceeding thirty years without the sanction of the Central Government.
- iii. That every lease shall specify in clear terms the purpose or purposes to which leased property may be put by the lessee, and shall contain a clause empowering the Cantonment Board to abrogate the lease in the event of the property being used for any other purpose without the consent of the Cantonment Board.

Subsequently, the Board considered the presentation of Shri. Kaustub Birje and Shri Sourabh Birje, Beta Sports Club for Development and maintenance of a football ground at GLR Sy. No. 269 (Class 'C' Land) measuring 2250 Sqm.

After a detailed discussion, the Board resolved to grant lease to Shri. Kaustub Birje and Shri Sourabh Birje, Beta Sports Club for development and maintenance of a football ground at GLR Sy. No. 269 (Class 'C' Land) after obtaining Legal Opinion of CBLA as per Sec 267 of Cantonments Act, 2006 and Cantonment Property Rules, 2017 since, GLR Sy. No 269 is classified as 'C' land under the Management of Cantonment Board. The following conditions are to be incorporated in the MoU/Agreement to be executed with Beta Sports Club :

1. A monthly contribution of Rs. 5,000/- to the Board.
2. Provision of free coaching to Cantonment Board Schools Children during school hours.
3. Use of the ground by Beta Sports Club before and after school hours.
4. Lease term: 5 years.
5. If the monthly revenue/income exceeds Rs. 4,00,000/- then the contribution to the Board will be increased in line with the actual revenue. Since the cost benefit analysis submitted/presented by the Beta Sports Club were on the basis of tentative revenue generation of Rs. 4,00,000/- per month.
6. The Beta Sports Club should not neglect the Children of Cantonment Board Schools in imparting/coaching. If it is found during the lease term that they are neglecting in coaching

- the Cantonment Board Schools children then the MoU/Agreement shall be cancelled.
7. The lease period shall be for the period of 5 years only, after that the site with all installation shall be handed over to the Board.
 8. The maintenance during the lease period of 05 years shall be proper so that at the time of handing taking over after 05 years, all the installation should be in proper condition.
 9. User fees to be charged to the players should be given by Beta Sports Club, Pune.
 10. Detailed cost to be incurred for repairs/development/maintenance of ground should be given by Beta Sports Club, Pune.
 11. The operation & maintenance of Cost of the football ground shall be borne by Beta Sports Club, Pune.
 12. Equipment charges of sports shall be borne by the Beta Sports Club, Pune.
 13. Beta Sports Club, Pune will install the independent electric meter. The Cantonment Board will recover the electricity charges as per actual consumption on the basis of prevailing rates charged by HESCOM Authorities for commercial purpose.
 14. Toilet facilities of Cantonment Board Schools shall be used by the Beta Sports Club, pune during their coaching hours.
 15. The Board and the Club shall change the time table as per needs of the Board based on mutual consent.
 16. The Board shall be responsible for the safety of the students of the Board's Schools who would use the during the hours allotted to the Board. The Board hereby indemnifies the Club of liability, if any that arises during the hours allotted to the Board.
 17. The Club shall be responsible for the safety of the users of the facilities during the hours allotted to the Club. The Board hereby indemnifies the Board of liability, if any that arises during the hours allotted to the Club.
 18. The Club shall appoint Liaison Officer to liaise with the Board for effective communication and management of the facilities. The Board shall appoint liaison officers to reciprocate the same.
 19. The Club hereby agrees and undertakes that there shall be no user fee collected for the President and the Chief Executive Officer of the Board.
 20. On the event of disagreement between the Cantonment Board, Belgaum and Beta Sports Club, Pune the same shall be resolved by the arbitration as per Section 325,326,327,328,329,330 of Cantonments Act, 2006.
 21. The Cantonment Board may fix the addition terms and conditions as and when required as per the prevailing conditions during the lease term.

Further, the CEO informed the rules position in case of granting of lease for B4 land under the Management of the Cantonment Board, is as under:

As per Chapter VI, Management by Cantonment Board see Rule 44: Disposal of Land by the Cantonment Board:

The disposal of land which has been vested to the management of the Board under rule 7 shall be governed, so far as may be, by the same rules as apply to the disposal of land entrusted to the management of the Defence Estates Officer, subject to the following modifications, namely:-

- a) The Board shall take the place of and perform the functions assigned to the General Officer Commanding-in-Chief, the Command or Principal Director as the case may be, in rules 25 and 27 except that any proposal required to be sent to the General Government will have to be sent through the General officer Commanding-in-Chief, the Command or Principal Director as the case may be:
- b) The Board shall take the place of, and perform the functions assigned to the Defence Estates Officer in rules 26,27,28,30,31,32,33 and sub rules(1) and (4) of rule 35 and in rule 37.
- c) The Chief Executive Officer shall take the place of and perform the functions assigned to the Defence Estates Officer in rule 20,21,22,23,24,25,29 and 34 and sub-rule 2 of rule 35.

The Rule 35 describes as follows:

- 1) The Defence Estates Officer may, with the concurrence of the Officer Commanding the Station, grant a lease of land in class "B" (4), for any purpose not otherwise covered by these rules:
Provided that the previous sanction of the Central Government, or of such other authority as the Central Government may appoint for this purpose, shall be obtained in each case to the terms on which the land is offered and to the form of the lease.
- 2) An application for grant of a site under this rule shall be submitted to the Defence Estates Officer in the printed form specified in Schedule XIII.

- 3) Every application shall specify the situation of the land required and the exact purpose for which it is required and shall be accompanied by a site plan of the said land prepared at the cost of the applicant.
- 4) If the application is sanctioned, it shall, when all the entries therein have been completed, be filed in a loose leaf register maintained by the Defence Estates Officer for the purpose, to be known as the Defence Estates Officer's Grants Register (Miscellaneous Sites). The duplicate lease shall be preserved in an envelope in the form specified in Schedule XIV in the office of the Principal Director Defence Estates of the command.
- 5) The original and duplicate lease shall be preserved in hard copy as well as digital format.
- 6) If the application is rejected, an entry shall there upon be made on the application form and the form shall be filed in the manner prescribed in sub-rule (4).

As per Chapter VI, Management by Cantonment Board Schedule 12(Sec rule 33(1)):

- i. The lease for not more than four year may be granted by the Cantonment Board on its own initiative"

Leases of "B" (4) land under the management of the Defence Estates Officer for not more than four years require the approval of the Officer Commanding-in-Chief the Command. Leases of "A" (2) land by the Defence Estates Officer for not more than five year require sanction of the Officer Commanding-in-Chief, the Command.

Lease for terms, exceeding 4 years requires the approval of the Officer Commanding-in-Chief, the Command.

- ii. Lease for terms exceeding 10 years require the approval of the Central Government.

Afterwards, the Board considered the presentation of Shri Abrar Khan from Camp, Belgaum, for Display of cars at GLR Sy. No. 251/6, near the Fish Market on Khanapur Road (B4 land under the management of the Cantonment Board) measuring 272 Sqm. The presentation also included the following Terms and Conditions:

1. A monthly contribution of Rs. 18,000/-plus GST to the Board.
2. Lease term: 3 years.

After a detailed discussion the Board resolved to forward proposal of 3 years lease term submitted by Shri Abrar Khan from Camp, Belgaum, for Display of cars at GLR Sy. No. 251/6, near the Fish Market on Khanapur Road (B4 land under the management of the Cantonment Board) measuring 272 Sqm to GoC in SC, Pune for approval.

In case of Open parking and a temporary shed for hotel at GLR Sy. No. 251/6 (B4 land under the management of the Cantonment Board) measuring 628.76 & 259.75 Sqm presented by the Mohammed Nayeem Ajarekar, the owner of Hotel Al-Bahar in Camp, Belgaum, is kept pending till next Board Meeting for the detailed review of the proposed plan.

The proposal presented by Shri Randhir R. Chougule, Chougule Associates, for the construction of temporary shops/market situated at Head Post Office Road, GLR Sy. No. 270 (Class 'C' Land) and Shri. Changadev Alias Mahesh Manohar Kugaji, for the construction of a temporary open Marriage Hall at GLR Sy. No. 251/6 (B4 land under the management of the Cantonment Board) is kept pending for the detailed review of the proposed plan.

AGENDA No. 08

Establishment: Grant of Selection Time Scale.

To consider Office Report to the effect that certain Cantonment Board employees have completed 10 years of continuous service and have become eligible for grant of Selection Time Scale.

The Selection Time Scale is recommended to be granted to the concerned employees in accordance with the relevant State Govt. Order, after obtaining necessary sanction from the higher authorities.

Report of Accountant alongwith all concerned files are placed on the table.

RESOLUTION No. 08

Considered & Approved. Proposal be forwarded to the higher authorities for prior sanction. The following Cantonment Fund Servants are eligible to receive the selection time scale of pay who completed 10 years of continuous service in the same post in the entire service:

Sl. No	Name & Designation	Designation	Date of appointment	Date of completion of 10 years of continuous service in one cadre	Present scale	Selection time Scale	w.e.f
1	Mr. Sidrai S. Kakatkar	Safaiwala	13.09.2005	16.07.2018	17000-28950	18600-32600	17.07.2018
2	Mr. Gangadhar S. Karimani	Safaiwala	14.07.2011	18.10.2022	17000-28950	18600-32600	19.10.2022
3	Mr. Masudan P Yadav	Safaiwala	02.08.2011	09.01.2023	17000-28950	18600-32600	10.01.2023

AGENDA No. 09

Expression of interest for Renovation and maintenance of Beef & Mutton market bearing GLR Sy. No 251/693 (Class 'C' land) on Build, operate and transfer (BOT) basis for lease for 5 years.

The Cantonment Board is maintaining Beef and Mutton Market through Cantonment Fund in GLR Sy. No 251/693, Belgaum Cantonment. The site in question is classified 'C' land measuring 3842 sqft situated inside the civil area under the management of Cantonment Board Belgaum given for the purpose of Cantonment Fund. Cantonment market New Mutton & Beef Market. In the said market, 12 nos of Mutton stalls and 18 Beef stalls are situated. The revenue generated from Beef stalls is Rs. 4,32,000/- per Annum. The expenditure on account of electricity bills Rs. 72,000/- (approx.) per annum. The approx cost of cleaning and washing is Rs. 4,80,000/- per annum.

At present mutton shops are vacant since stalls holders have voluntarily handed over the same since there is no business of selling mutton in Cantonment Area. The existing building of beef and mutton market is required to be reconstructed since roof is leaking, bandicoots have damaged the flooring katas and also MS poles, GI sheets cladding are rusted.

Considering the present condition of the Building comparison of income and Expenditure, Expression of interest (EOI) for Renovation & maintenance on Build, Operate and Transfer (BOT) basis for 5 years lease was invited from the concerned interested parties who are in need of running Beef & Mutton market through public notice published in Tarun Bharat, Indian Express, Vijaywani News papers on 01/02/2024. The matter was published in the newspapers as per this office letter no 5/PWD/1052 dt 31/01/2024.

In response to the said advertisement, Camp Kasab Jamat Welfare Society, Camp vide their letter dt 20/02/2024 has submitted their offer along with the following terms & conditions:

1. Entire Renovation cost of Rs. 38,39,160 /- will be borne by them as per proposed plan of beef market consisting of 36 shops of 6' x 6' size and katas over an area measuring 62'6" x 65'3" = 4078.12 sqft
2. The property will be on lease for a fixed period of 5 years.
3. During lease period, cost of maintenance of the proposed building will be borne by them.
4. They are ready to pay Rs. 20,000 /- per annum to the Cantonment Board Belgaum.

The Board may consider the project after detail presentation from Kasab Jamat Welfare Society, Camp and after obtaining the legal opinion from CBLA for build operate and transfer for 5 years for renovation and maintenance of Beef market as per section 267 of Cantonment Act 2006 with the following conditions:

1. Renovation and Maintenance of market will be carried out under the supervision of Cantonment Board Belgaum.
2. During the period of 5 years of lease, electricity and other maintenance charges will be borne by them.
3. They will not have any claim over the land and building developed by them.
4. After the period of 5 years, they will handover the peaceful possession of the property to the Cantonment Board Belgaum
5. Other terms & conditions as per advise of the CBLA.

The concerned papers along with Assistant Engineer's report are placed on the table before the board for consideration.

RESOLUTION No. 09

The Chief Executive Officer briefed the Board on the recent expression of interest invited by the office for the renovation and maintenance of the Beef & Mutton Market, located at GLR Sy. No. 251/693 (Class 'C' land) with a lease period of 5 years. In response, Shri. Rizwan Bepari, Camp Khasab Jamat has submitted the application for the renovation and maintenance of the Beef & Mutton Market. the CEO informed rule position to the Board for granting the lease for Class 'C' Land, as under:

As per Cantonments Act, 2006 under Section 267: Power to transfer by public auction, etc:

1. The Board may transfer by public auction, for any period not exceeding five years at a time, the right to occupy or use any stall, shop, standing, shed or pen in a public market, or public slaughter-house or the right to expose goods for sale in a public market or the right to weigh or measure goods sold therein, or the right to slaughter animals in any public slaughter-house:

Provided that where the Board is of opinion that such transfer of the aforesaid rights by public auction is not considered desirable or expedient, it may, with the previous sanction of the General Officer Commanding-in Chief, the Command or in his absence, the Principal Director,-

- a. Either levy such stallages, rents or fees as it thinks fit; or
- b. Farm the stallages, rents and fees leviable under section (a) for any period not exceeding one year at a time.

Provided further that the enjoyment of any such aforesaid right by any person for any length of time shall never be deemed to create or confer any tenancy right in such stall, shop, standing, shed,, pen, public market or public slaughter house.

2. The Board may transfer by public auction or otherwise any immovable property other than in a public market or a public slaughter house if such property is capable of being put to remunerative use for such period and on such terms and conditions as may be approved by the General Officer Commanding-in-Chief, the Command or in his absence, the Principal Director.

As per Cantonment Property Act, 2017 under Section 08: Lease by Cantonment Board:

Subject to the provisions of section 267 of the Act, immovable property which vests in and belongs to the Cantonment Board may be leased by the Cantonment Board without a premium on the following conditions, namely:-

1. That a reasonable rent is reserved and made payable during the whole term of the lease or, in the alternative, a suitable revenue generating model duly approved by the Principal Director is devised:
2. That the lease, or the agreement for the lease, is not made for any term without the previous sanction of the Cantonment Board by resolution at a general meeting; or for any term exceeding five and not exceeding twenty years without the sanction of the Principal Director; or for any term exceeding twenty and not exceeding thirty years without the sanction of the General Officer Command-in-Chief, the Command; or for any term exceeding thirty years without the sanction of the Central Government.
3. That every lease shall specify in clear terms the purpose or purposes to which leased property may be put by the lessee, and shall contain a clause empowering the Cantonment Board to abrogate the lease in the event of the property being used for any other purpose without the consent of the Cantonment Board;

Subsequently, the Board considered the proposal submitted by Shri. Rizwan Bepari, Camp Khasab Jamat which included the detailed plan of construction and renovation layout, cost estimates, revenue generation model and contributions to the Board. The proposal also emphasized how the project would benefit local vendors and contribute to the Board's revenue over the lease term. The terms and conditions included in the presentation are as follows:

After a thorough review, the Board resolved to grant lease for a period of 5 years for renovation and maintenance of Beef & Mutton market bearing GLR Sy. No 251/693 (Class 'C' land) after obtaining Legal Opinion of CBLA as per Sec 267 of Cantonments Act, 2006 and Cantonment Property Rules, 2017 since, GLR Sy. No 269 is classified as 'C' land under the Management of Cantonment Board and

designated for the Beef and Mutton market and especially since the market is in dilapidated condition. The following terms and conditions are to be incorporated in the MoU/Agreement executed with Shri. Rizwan Bepari, Camp Khasab Jamat :

1. A contribution of Rs. 20,000/- per annum to the Board.
2. A lease term of five years.
3. The existing shed should be removed in the presence of Rep of Cantonment Board. The scrap material/cost recovered from demolition will be deposited to Cantonment Fund Account after auction by the Cantonment Board.
4. If the revenue generated from the business exceeds Rs. 10,80,000 per annum, the contribution to the Cantonment Board will be increased according to the actual revenue.
5. Approval from the Cantonment Board must be obtained for each stage of construction, including the details and associated costs and stage wise photographs alongwith actual bills of materials be submitted to the Board by Camp Kasab Jamat.
6. Provision for organic waste disposal should be incorporated into the proposed renovation plans for the Beef Market.
7. During the Beef Market renovation, temporary stalls should be provided to stallholders to continue their businesses. Rent for these temporary structures will be collected by the Cantonment Board as per existing norms and these stalls are to be removed immediately after the completion of the renovation/construction.
8. Camp Kasab Jamat will install the independent electric meter and they will pay the electricity charges as per actual consumption on the basis of prevailing rates charged by HESCOM Authorities for commercial purpose.
9. Camp Kasab Jamat shall charge Rs.2,500/- per month as shop rent to the shop holder, if they want to increase the rent, they may do so after the approval of the Board.
10. The Operation and Maintenance cost of Beef & Mutton Market shall be borne by Camp Kasab Jamat.
11. The Sample of the materials to be installed in Beef & Mutton Market shall be got approved by the Cantonment Board.
12. The test reports of Building construction materials should be got from the approved Lab/Universities and should be got approved from Cantonment Board.
13. The Design/Structure Design prepared by the Structural Engineer and estimation cost should be got approved by the Cantonment Board.
14. The garbage generated from the Beef Market shall be handed over to Cantonment Board vehicle daily.
15. Security of the Building should be taken care by the Camp Kasab Jamat.
16. On the event of disagreement between the Cantonment Board, Belgaum and Camp Kasab Jamat the same shall be resolved by the arbitration as per Section 325,326,327,328,329,330 of Cantonments Act, 2006.
17. The Cantonment Board may fix the addition terms and conditions as and when required as per the prevailing conditions during the lease term.

With the permission of the Chairperson, the following supplementary agenda was taken up

AGENDA No.10

Fixing of Municipal charges for granting permission to carry out Film shooting/TV serial /short film shooting/video shooting in Belgaum Cantonment.

To consider the issue of fixing of Municipal charges for granting permission to carry out film shooting/ TV Serial shooting/ Short film shooting/ Video shooting in Belgaum Cantonment area. It is proposed that Rs. 10,000/- per day may be fixed as municipal charges for granting permission for shooting in Cantonment area after obtaining NOC from the concerned land management authorities and army authorities from security point of view. The charges/fees may be fixed by the Board as per 67(g) of Cantonment Act 2006 since Cantonment Board is receiving applications for granting permission to carry out TV serial/ film shooting in Belgaum Cantonment.

Report of Assistant Engineer alongwith file is placed before the Board for consideration.

RESOLUTION No. 10

The Chief Executive Officer informed the Board that an application had been received requesting permission to conduct a TV serial shooting at B.C.No. 09, Fort Area. It was noted that no fixed charges currently exists for film, TV serial, short film or video shootings within the Belgaum Cantonment area. As a result, a proposal was made to fix a charge of Rs. 10,000 per day for such activities.

The President of Cantonment Board suggested that for promoting the shooting for short duration, the charges to be levied be fixed nominal. Accordingly, after a detailed discussion, the Board resolved to fix the following charges for film, TV serial, short film and video shootings in the Belgaum Cantonment area:

- For one day: Rs. 1,000 (nominal charge)
- For 2-7 days: Rs. 3,500 per day
- For 7-21 days: Rs. 7,000 per day
- For 21-30 days: Rs. 9,000 per day
- For more than 30 days: Rs. 10,000 per day.

AGENDA No.11

Fixing of charges for removal of debris, sale of scrap materials generated from demolition of Cantonment Board Vegetable Market located at GLR Sy No. 324-B.

Ref : CBR No. 41 dated 15/07/2024.

As per above referred CBR, the Cantonment Board Belgaum invited quotations for demolition of old buildings, Removal and taking away scrap materials from Wholesale vegetable market situated in GLR Sy. No 324-B Belgaum Cantonment vide this office letter No. 5/PWD/92/1785 dt 23/08/2024 published in local news papers i.e Tarun Bharat, Indian Express, Vijaywani on 24/08/2024. No bid/offer is received for the said work. Hence the Cantonment Board Belgaum has started demolition of old buildings by engaging own excavator, tipper. The debris removed from the said buildings is being dumped in the backside of pond/lake for earth filling situated at Dhobi ghat bearing GLR Sy No. 129, Belgaum Cantonment. The excess material/debris has to be removed from the site since it has become eye soar to the Belagavi City.

Hence, the following charges may be fixed for the removal of debris, sale of scrap materials.

Charges for Debris

- | | | | |
|----|---|---|------------|
| 1. | Rate for Per Tipper/Dumper (own vehicle) | - | Rs. 1000/- |
| 2. | Rate for Per Tipper/Dumper (Cantonment Board Vehicle) | - | Rs. 2000/- |
| | upto 5 km radius | | |
| 3. | Rate for per Tractor (own vehicle) | - | Rs. 400/- |
| 4. | Rate for per Tractor (Cantonment Board Vehicle) | - | Rs. 800/- |
| | upto 5 km radius | | |

The steel scrap removed from the site by engaging the Cantonment Board staff may be sold by the Cantonment Board and realise the money based on the actual scrap rate and quantity to be sold.

Report of Assistant Engineer alongwith file is placed before the Board for consideration.

RESOLUTION No. 11

Considered and approved. The CEO informed the Board that the scrap of steel recovered from the demolition of Wholesale Vegetable Market by engaging the Cantonment Board staff and vehicle (JCB) has been sold to Sham Weigh Bridge, Udyambhag, Belagavi. The details are as under:

Sl.No	Quantity	Rate	Total Amount
1	875 KG	29/ kg	25,375.00
2	335 kg	29/kg	9,715.00
3	230 kg	29/kg	6,670.00

Additionally, the CEO informed the Board that this office has received the application for breaking the concrete and taking away the steel. The contractor is agreed to pay Rs.17.00 per kg to the Cantonment Board for the actual quantity of steel removed from the site after demolition. Hence, a rate of Rs. 17.00 per kg be fixed for the demolition of concrete and taking the scrap (steel) by engaging own labour, machineries of the contractor.

AGENDA No.12

Budget of Cantonment Board for FY 2024-25 (Revised) and FY 2025-26 (Original):

Ref: 1. GOC-in-C Cantt Cell, OL Branch HQ SC letter No. 100444/Budget/FY 2025-26(O)/Q

(Cantt Cell) dated 30.09.2024.
Ref: 2. PD DE SC, Pune letter No. 8113-A/2024-25/DE dated 16.10.2024.

The General Officer Commanding-in-Chief, (GoC-in-C), HQ, SC has sanctioned the Budget of Cantonment Board, Belgaum for FY 2024-25 (Revised) and FY 2025-26 (Original) vide letter u/ref 1.

Report of Accountant & all concerned files, along with letters u/ref is placed before the Board for noting.

RESOLUTION No. 12

Considered & noted.

AGENDA No.13

Construction of public toilet block in GLR Sy No. 4, Head Post Office Road, Belgaum Cantonment.

Ref: 1) This office letter No. Rotary Club/1356 dt 05/03/2024.
2) Letter dt 21/10/2024 received from Secretary Rotary Club of Belgaum.

Rotary club of Belgaum vide letter u/ref(2) has submitted willingness to construct public toilet block in GLR Sy No. 4, Head Post Office Road, Belgaum Cantonment through their fund, in response to the request made by this office vide letter u/ref(1).

They have requested to provide round the year essential utilities such as water, electricity and drainage facilities at the site from Cantonment Board, Belgaum.

They have informed that they will charge a nominal fee for its usage from the users & display name of their club on the building. They have also informed that they may utilize the toilet block building for additional avenues as per the convenience of the club body, for example, setting up of a drinking water booth, an LED display booth, or other facilities that would benefit the users and support the operations and maintenance of the block.

AE's report along with other documents are placed on the table.

RESOLUTION No. 13

Considered & Approved. Necessary MoU be executed after the approval of terms and conditions by the CBLA, the modalities shall be finalized for further necessary action thereafter.


Note: The CEO informed the Board that as per CBR No. 16 dated 25.09.2024, the Nominated Member had shared that Dr. Ravi Patil, an Orthopedic specialist from Vijay Ortho & Trauma Centre, Belagavi had expressed his willingness to serve as an Orthopedic Consultant at the Cantonment General Hospital, Belgaum and they were also ready to sponsor the medical equipment's (like ECG Machine - 03 channel, Cautery Machine - (Bipolar under water cutting) and Needle & Syringe destroyer (Electrical)) for the Cantonment General Hospital. However, during scrutiny of the records it has come to the knowledge that Vijay Ortho & Trauma Centre, Belagavi has issued an experience certificate regarding the employee of this office which is at present under the dispute. Hence, considering the present situation, the Board is unable to accept the said proposal of Vijay Ortho & Trauma Centre, Belagavi.

The Chief Executive Officer informed the Board that the equipment listed in the agenda side of above said CBR is essential for the efficient operation of the Cantonment General Hospital. Therefore, it is necessary to procure these materials through GeM.

Sd/-
Chief Executive Officer
Cantonment Board
Belgaum
(Shri. RAJEEV KUMAR, I.D.E.S.)

Sd/-
President
Cantonment Board
Belgaum
(Brig. JOYDIP MUKHERJEE)

Dated the 22nd October 2024


Office Superintendent, Cantonment Board, Belgaum.