

**PROCEEDINGS OF THE ORDINARY MEETING OF CANTONMENT BOARD,  
BELGAUM HELD ON TUESDAY, THE 08<sup>th</sup> APRIL 2025 @ 0930 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.*

*The 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**

	Feb 2025 Rs.
Opening Balance	13,27,85,123.60
Add: Receipts (+)	97,86,853.00
Total :	14,25,71,976.60
Deduct : Expenditure (-)	3,50,80,982.82
Closing Balance	10,74,90,993.78

*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 Feb 2025 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**

A) To consider the Birth and Death Reports for the month of Feb 2025 & Mar 2025.

Sl.No.	Report from	Feb 2025	Mar 2025
	<b>BIRTHS:</b>		
1.	Cantonment area (House)	00	00
2.	Cantonment Board General Hospital	00	02
3.	Military Hospital	17	06
4.	Railway Hospital	00	00
5.	Other Place	00	00
	<b>Total</b>	<b>17</b>	<b>08</b>
	<b>STILL BIRTHS:</b>	00	00
	<b>DEATHS :</b>		
1.	Cantonment area (House)	01	02
2.	Cantonment Board General Hospital	00	00



3.	Military Hospital	01	00
4.	Railway Hospital	00	00
5.	Other Place	00	00
	<b>Total</b>	<b>02</b>	<b>02</b>

B) To consider the footfalls of the Cantonment General Hospital (Allopathic, Ayurveda, Homeopathy, Dental and Radio Diagnosis and Lab Investigations).

*Report of Resident Medical Officer & all concerned files are placed before the Board for noting.*

#### RESOLUTION No. 03

Considered & noted.

#### AGENDA No. 04

#### Noting of Circular Agenda:

To note the decision dated 17.03.2025 taken by the Board by circulation giving approval to the Preparation of draft building bye-laws of Belgaum Cantonment as per TERI report.

*Copy of above-mentioned Circular Agenda is placed before the Board for noting.*

#### RESOLUTION No. 04

Considered & noted.

#### AGENDA No. 05

To note decision dated 21.03.2025 taken by the Board by circulation giving approval to the Disposal of lease hold rights in respect of following shops/premises in Belgaum Cantonment Area on monthly fees basis for a period of three years from the date of handing over the rights:-

S. No.	Shop Nos. and location
1.	Shop Nos. 7,10,12 to 15 at Grocery Market, Belgaum Cantonment
2.	Shop Nos. NR-11 and NR-12 at Railway Bus Stand, Belgaum Cantonment
3.	Shop No. O-5 & O-6, Shopping Complex in Office Compound
4.	Sulabh Shouchalaya Public Toilet Block (H-37) at GLR Sy. No. 324/1, near Cattle Market, Belgaum Cantonment
5.	Work shop Building H-14, Old Post office Road at GLR Sy. No. 251/6, Belgaum Cantonment

*Copy of above-mentioned Circular Agenda is placed before the Board for noting.*

#### RESOLUTION No. 05

Considered & noted.

#### AGENDA No. 06

#### Draft Model Building Bye-Laws of Belgaum Cantonments-reg.

Ref: 1. DG,DE, Delhi letter No.12/1/Building Bye-laws/Gen/C/DE/2022 Vol-III PC (FMS 80429) dated 31.01.2025.

2. PD,DE, SC,Pune letter No.962/XIV/DE dated 04.02.2025.

3. Public notice published in news papers in daily Sakal/Vijay Karnataka/Indian Express on 22.02.2025 as per the office letter No. Building Bye-Laws/2974/ dt 21.02.2025.

4. This Office Circular Agenda No. 01 dated 17.03.2025.

As per the letter u/ref 02, the higher authorities have directed this office to prepare draft Building Bye-laws for Belgaum Cantonment based on TERI report including FSI algorithm by engaging an expert agency to determine various /variable parameters.

As per the notice u/ref, the matter was published in the local newspapers for engagement of expert agency for preparation of draft building bye-laws of Belgaum Cantonment as per TERI (The Energy Research Institute) report following the guidelines of sustainable buildings. As a result, the quotations were received from following three parties:

1. Sankalp Associates,
2. Vision Solutions
3. Yenagi Automation



Among these, the lowest quotation was received from Vision Solutions, Hubli. Therefore, the Board approved the selection of Vision Solutions, Hubli vide Circular Agenda u/ref 04.

Accordingly, the Vision Solutions has prepared and submitted the Draft Model Building Bye-Laws of Belgaum Cantonment as per TERI report for onward submission to higher authorities.

The matter is placed before the Board for consideration and approval of the Draft Building Bye-Laws prepared by the expert agency, prior to submission to higher authorities.

*Report of Assistant Engineer & all concerned files are placed before the Board for noting.*

#### RESOLUTION No. 06

The matter is discussed in detail. The PCB directed the CEO to specify competent authority for sanctioning building plans in respective zones and mention as open terrace in Non FSI spaces. He also directed the CEO to mention height of tree in para 37.1. Further, the Nominated member suggested for keeping setbacks for laying of PNG pipe line. The Hon'ble MLA also suggested for keeping the FSI and building height permissible as per neighboring municipality. After a thorough discussion the Board resolved that, after incorporating the necessary changes, the proposal of draft Building Bye-laws be forwarded to the higher authorities for further consideration in the matter.

#### AGENDA No. 07

##### Preparation of Cantonment Electoral Roll for the Year 2025.

As per the provisions contained in Rule 10 of the Cantonment Electoral Rules, 2007, the Cantonment Electoral Roll of all the Wards for the year 2025 has to be carried out.

The Preliminary Electoral Roll has to be published on 01<sup>st</sup> July, 2025. In this connection, the work of preparation of Electoral Roll is to be carried out by the Cantonment Board Marathi, Urdu, English Medium School Teachers & Office Staff.

Therefore, the matter is brought before the Board to consider and note.

*The Report of the Office Supdt. along with the relevant papers is enclosed herewith.*

#### RESOLUTION No. 07

Considered & noted.

#### AGENDA No. 08

##### Regarding black listing of the firm Fab Media Works, Belgaum for non-payment of outstanding dues in respect of hoardings erected in Belgaum Cantonment Area.

The Cantonment Board vide CBR No. 19 dated 29/03/2016, approved the highest bid quoted by Fab Media Works, Belgaum for 03 hoardings at various locations. The hoardings were allotted to the said firm for a period of two years, from 01/04/2016 to 31/03/2018. The details of hoardings are as under:-

Sl. No.	Hoarding site	Size in Sq. ft.
1	South Telegraph Road	1000 Sq.ft
2	Khanapur Road	450 Sq.ft.
3	Khanapur Road	1000 Sqft.

As per the terms of the tender, the contractor was responsible for erecting and maintaining the structures and handing them over to the office upon expiry of the contract period on 31/03/2018. Prior to expiry, this office directed the contractor to hand over the hoarding structures vide letter No. 10/LAND/ADV/1678 dated 28/03/2018. However, the contractor failed to comply. This office has issued 24 notices between March 2018 and February 2023, demanding clearance of outstanding dues and handover of the structures. Despite multiple reminders, the contractor failed to respond or comply.

Subsequently a letter No. ELN/Cantonment/CR-01/2022-23 dated 16/03/2023 was received from the District Election Officer and Deputy Commissioner, Belagavi. This letter instructed the removal of all unauthorized hoardings, banners, and buntings as per the directions from the Hon'ble Chief Electoral Officer of Bangalore for the Karnataka Legislative Assembly General Elections - 2023. In response, this office informed the District Election Officer and Deputy Commissioner, Belagavi via letter No. 10/LND/ADV/1483 dated 17/03/2023 that all unauthorized hoardings, buntings, and banners would be removed by this office on the 18th



and 19th of March 2023. Accordingly, as per office order No. 103 dated 17/03/2023, a special drive was conducted, and all unauthorized hoardings of the contractor, along with unauthorized banners and buntings, were removed by this office on the 18th and 19th of March 2023.

After removal of hoardings this office vide various notices informed the contractor to clear the outstanding dues of ₹4,51,915/- towards advertisement fees, damage charges, and GST upto the period ending 18/03/2023. Despite multiple notices, the former contractor failed to clear the outstanding dues. Many notices were returned under the remark "Address not found." Subsequently, Shri Rajan Soni telephonically communicated regarding the notice issued to him on 23rd April 2024.

In response, Shri Rajan Soni, vide his email/letters dated 26/04/2024, 26/08/2024, 15/10/2024, 27/10/2024, 17/01/2025, and 05/02/2025, submitted that he was allotted three hoardings. However, he claimed:

- (i) He was not allowed to erect the hoarding near Inox due to objections from Shri Sajid Daval.
- (ii) He could not erect the hoarding at Khanapur Road near the fish market due to objections from the Fish Market Association, resulting in a loss of ₹1,00,000/-.
- (iii) He transferred rights for two hoardings from Ahuja Realty to Arihant Hoardings, represented by Mr. Sandeep Rokade.
- (iv) He requested consideration for only one hoarding at Gogte Circle (20 x 20 feet) and enclosed a photograph.

This office considered all his requests and he has been informed, through this office's correspondence, of the detailed factual position regarding the allotment and subsequent removal of the hoardings for the period from 2016 to 2023. In this connection supporting documents confirming that **two hoardings were taken on demand** has also been provided to him. He has also been informed that bills for the two hoardings were issued based on the revised sizes, and payments for these bills have also been cleared up to **October 2020 by the firm**. Therefore, the demand raised by this office for the two hoardings is accurate and justified.

Further he has been informed that he has failed to formally notify the Board in writing about any issues regarding non erection of the hoarding at the fish market site and Inox theatre at the relevant time. Such notification would have been necessary to consider any adjustment or reduction in the demand and based on the available office records, it is not feasible to accept his request to consider only one hoarding for payment. His request cannot be entertained at this stage due to the **lack of written evidence** substantiating the non-erection of the hoarding near the fish market. Finally, vide this office letter No. 10/LAND/ADV/3180 dated 13/03/2025 he has been directed to clear the outstanding dues of Rs. 4,51,915/- within a period of 7 days failing compliance his firm will be blacklisted and action will be initiated against him to recover the dues.

In response to the said letter, the former contractor, viz., Shri Rajan Soni vide his letter nil received in this office on 18/03/2025 has submitted that he is ready to pay the amount of only one hoarding erected as they have erected only one hoarding of size 400 Sq.ft., beside Desai Building. Further he has submitted that he would like to go for a legal action and he will be sending a court notice to this office before 31/03/2025.

Despite multiple notices and clear communication from this office, the former contractor, Shri Rajan Soni, has failed to clear the outstanding dues of ₹4,51,915/- related to the allotment of two hoardings. His repeated misrepresentations regarding the number of hoardings allotted and erected, along with his failure to formally notify the Board of any non-execution issues at the relevant time, have been duly considered and found unsubstantiated.

Given his continued non-compliance and refusal to settle the full amount due, this office has no alternative but to take strict action. Therefore this office vide letter No. 10/LAND/ADV/Hoardings/3275 dated 20/03/2025 has referred the case to the Cantonment Board Legal Adviser to file an application before the judicial magistrate under the Section 324 of the Cantonments Act 2006 against the ibid firm to recover the above mentioned outstanding dues. Beside as per letter dated 13/03/2025, name of Shri Rajan Soni and his firm viz., Fab Media Works may be **blacklisted** for a period of 10 years from participating in any future contracts



or tenders with this office. The matter is brought before the Board for their kind consideration and to take suitable decision.

*Report of Revenue Supdt. alongwith relevant documents are placed on the table.*

**RESOLUTION No. 08**

The Board discussed the matter in detail and unanimously resolved to blacklist the name of Shri. Rajan Soni and his firm viz., Fab Media Works for a period of 10 years from participating in any future contracts or tenders with this office.

**AGENDA No. 09**

**Regarding black listing of the firm viz., Avon Arts, Belgaum for non-payment of outstanding dues in respect of hoardings erected in Belgaum Cantonment Area.**

The Cantonment Board, vide CBR No. 19 dated 29/03/2016, approved the highest bid quoted by Avon Arts, Belgaum for following 05 hoardings at various locations. The hoardings were allotted to Avon Arts for a period of two years, from 01/04/2016 to 31/03/2018. Detail of hoardings are as under:-

Sl.No.	Hoarding Site	Size	Size of allotted hoarding
1	Station Road	40'x15'	600
2	Havelock Road	30'x20'	600
3	Bogarves Circle	30'x10'	300
4	Bogarves Circle	30'x10'	300
5	Bogarves Circle	30'x10'	300
			2100

In the year 2018-19, a site inspection has been carried out by this office and taken the actual measurement of the existing hoardings on 15/04/2021 which comes to 1593 Sq.ft. and bills have been regularly issued for 1593 Sq.ft. and not for 2100 Sq.ft.

As per the terms of the tender, the contractor was responsible for erecting and maintaining the structures and handing them over to the office upon expiry of the contract period on 31/03/2018. Prior to expiry, this office directed the contractor to hand over the hoarding structures vide letter No. 10/LAND/ADV/1678/A dated 28/03/2018. However, the contractor failed to comply. This office has issued 24 notices between March 2018 and February 2023, demanding clearance of outstanding dues and handover of the structures. Despite multiple reminders, the contractor failed to respond or comply.

Subsequently, a letter No. ELN/Cantonment/CR-01/2022-23 dated 16/03/2023 was received from the District Election Officer and Deputy Commissioner, Belagavi. This letter instructed the removal of all unauthorized hoardings, banners, and buntings as per the directions from the Hon'ble Chief Electoral Officer of Bangalore for the Karnataka Legislative Assembly General Elections - 2023. In response, this office informed the District Election Officer and Deputy Commissioner, Belagavi via letter No. 10/LND/ADV/1483 dated 17/03/2023 that all unauthorized hoardings, buntings, and banners would be removed by this office on the 18th and 19th of March 2023. Accordingly, as per office order No. 103 dated 17/03/2023, a special drive was conducted, and all unauthorized hoardings of the contractor, along with unauthorized banners and buntings, were removed by this office on the 18th and 19th of March 2023.

Thereafter, this office vide letter No. 10/LAND/ADV/947 dated 20/01/2024, directed the former contractor to submit their grievances concerning the outstanding dues and clear these dues within a period of seven days from receipt of the letter. The letter also warned that failure to comply would result in the blacklisting of the contractor's name and firm, and further legal action would be initiated against them. However, the contractor neither cleared the dues nor submitted any reply to the notice. Further, this office, showing leniency, issued another notice bearing No. 10/LAND/ADV/ 171 dated 19/04/2024, informing the contractor to show cause within 15 days from receipt of the notice as to why their firm should not be blacklisted and why legal action should not be initiated to recover the outstanding dues.

In response to the said notice, the contractor vide his letter dated 29/04/2024 has submitted that this office is issuing demand notice for 5 hoardings as mentioned above. Further in his



letter dated 25/03/2021 he has submitted that he had 3 hoarding at Bogarves Circle but due to Smart City Work on 10/01/2019, a toilet was in front of his hoarding so he had shifted hoarding measuring 600 Sq.ft to Bus Stand. In his letter he has mentioned the actual sizes of the following 03 hoardings and also requested to inspect the site and issue the advertisement bills accordingly as per correct size of hoardings. And vide his letter dated 17/08/2022 has submitted that the hoarding opposite Railway Station has been removed by this office on 03/08/2022. And he has requested to recalculate the demand.

Upon reviewing his request, this office, vide letter No. 10/LAND/ADV/2617 dated 08/01/2025, informed him that relocation of hoardings without prior authorization was not permissible, and no permission had been sought from this office for altering the sizes and locations of hoardings. Thus, his request to revise the demand based on modified sizes and locations could not be entertained.

Additionally, it was clarified that the reduction in demand for the 480 sq. ft. hoarding at the Railway Station had already been accounted for, limiting the demand to the period from April to July 2022. The contractor was finally directed to clear the following outstanding dues up to 18/03/2023:-

Particulars	Amount (In Rs.)
Damage charges,	1,99,105/-
GST	35,840/-
Advertisement fee of hoardings As demanded vide this office letter dated 19/04/2024	18,255/-
Advertisement fees for Bungalow No. 122 (2022-2023) as per letter dated 18/01/2024	17,837/-
Total	2,71,037/-


The contractor was directed to make the payment of the revised demand of Rs.2,71,037/- within 15 days from receipt of the notice. Failure to comply would result in blacklisting of the firm and action under Section 324 of the Cantonments Act, 2006, to recover the dues. However the former contractor failed to clear the outstanding dues.

In view of the above, it is evident that despite repeated notices and sufficient time, the former contractor has failed to clear outstanding dues. As per office letters dated 08/01/2025, an application before the judicial magistrate under the Section 324 of the Cantonments Act 2006 against the ibid firm may be filed to recover the above mentioned outstanding dues. Beside, name of the firm viz., Avon Arts, Belgaum, be blacklisted for a period of 10 years from participating in any future contracts or tenders with this office. Board may consider and resolve accordingly.

Report of Revenue Supdt. alongwith relevant documents are placed on the table.

#### RESOLUTION No. 09

The Board discussed the matter in detail and unanimously resolved to black list the firm, Avon Arts, Belgaum for a period of 10 years from participating in any future contracts or tenders with this office and also resolved to file an application before the Judicial Magistrate under Section 324 of the Cantonments Act, 2006, to recover the dues.

<p>Sd/-</p> <p><b>Chief Executive Officer</b></p> <p><b>Cantonment Board</b></p> <p><b>Belgaum</b></p> <p>(Shri. RAJEEV KUMAR, I.D.E.S.)</p>	<p>Sd/-</p> <p><b>President</b></p> <p><b>Cantonment Board</b></p> <p><b>Belgaum</b></p> <p>(Brig. JOYDIP MUKHERJEE)</p>
<p><i>Dated the 08<sup>th</sup> April, 2025</i></p>	
 <p>Office Superintendent, Cantonment Board, Belgaum.</p>	