

**PROCEEDINGS OF THE SPECIAL MEETING OF CANTONMENT BOARD, BELGAUM
HELD ON THURSDAY, THE 08th MAY 2025 @ 1200 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.

No Special Invitees attended the meeting.

The CEO welcomed the President of the Cantonment Board for the meeting.

AGENDA No. 01

Revised Draft Model Building Bye- Laws of Belgaum Cantonment

Ref 1: PDDE, SC Pune letter No. 962/Building Bye Laws/Belgaum/DE/C/2025 dated 30.04.2025
Ref 2: This office letter No. Building Bye Laws/13 dated 08.04.2025
Ref 3: CBR No. 06 dated 08.04.2025
Ref 4: CBR No. 04 dated 08.04.2025

As per CBR u/ref 3, this office had forwarded the draft building bye laws to the PDDE, SC, Pune vide letter u/ref 2. In response to the above letter, PDDE, SC Pune vide letter u/ref 1 has directed this office to amend/revise the following provisions in draft building byelaws as per TERI report.

Zone -I Inside (Civil Area)					
Sl No.	Queries raised by the PDDE SC Pune as per TERI report	Provisions made in the revised Building Bye laws			
a.	i. Maximum FSI recommended by the Board is 2.5. Maximum FSI recommended by the TERI is 2.0 in civil area.	The Maximum FSI inside civil area is 2.0			
	ii. Maximum Height recommended by Board is in range of 7.5m 21m. Whereas TERI has recommended 16m and few other Cantt Boards have made provision of 18m.	Building Heights, Maximum Number of Storeys & Maximum Ground Coverage Permissible in Zone I as per the following:			
	iii. As per recommendations of TERI, maximum number of storeys may not exceed G+2 (excluding stilts and basement), however Board has recommended maximum number of storeys as Stilt with Basement/ Ground +First+ Second+ Third.	Sl. No	Area of Plot in Square metres	No. of Floors	Maximum Height of the building
		1	Up to 100 sqm	Ground + First+ Second	18 m
		2	100 sqm to 300 sqm	Stilt + Ground + First +Second	18 m
					90%
					75%
	iv. Maximum Ground				

coverage as recommended by TERI is 50%-90%, which is not mentioned in the Bye-Laws proposed by Board.	3	More than 300 sqm	Basement / Stilt + Ground + First + Second	18 m	60%
<p><i>Note: 1. For plots having less than 50 sqmts set back is not proposed since width and depth of plot is very less. The max ground coverage for these plots is proposed as 100% since municipal service such as water supply connection, UGD and Electric connection can be given from adjacent Rd touching the plot.</i></p> <p><i>2. The maximum height recommended is 18m which is as per restrictions imposed by GOC in C in 1984.</i></p>					
v. Minimum plot size proposed for residential use is 9.5 sq.m. However as per TERI recommendation, "No construction should be permitted on plots of less than 50 sq. meters".	<p>"For new construction minimum size of the plot for residential purposes is 50 sqm. However, for the old authorised buildings /plot the decision for granting permission shall be taken by the CEO/CB based on the available documents and rules/policy in force, Sanctioned FSI. Wherever there is existing structure/building that exceeds coverage and FSI, re-erection shall be permitted as per the approval granted to the original structure prior to the FSI restrictions in the Southern Command"</p>				

Zone -II Inside (Outside Civil Area)					
Sl No.	Queries raised by the PDDE SC Pune as per TERI report	Provisions made in the revised Building Bye laws			
b.	i. Maximum FSI recommended by the Board is 1.0. However, Maximum FSI recommended by the TERI is 0.5 in outside civil area.	i. The Maximum FSI outside civil area is 0.5			
		ii. Building Heights, Maximum number of Storeys & Maximum Ground Coverage Permissible in Zone II as per the following:			
		Sl.No	Area of Plot in Square meters	No of Floors	Maximum Height of the building
		1	up to 100 sqm	Ground + First+ Second	18 m
		2	100 sqm to 300 sqm	Stilt + Ground + First +Second	18 m
c.	i. For Fort Area, similar justification and changes may be done as per suggestions as per requirements	3	More than 300 sqm	Basemen t / Stilt + Ground + First +Second	18 m
		Zone I for Civil area i.e. High-density zone in Main Cantonment and Zone II for outside Civil area i.e. low-density zone is proposed for Main Cantonment and Fort Zone. Zone III is included in Zone II.			
3.	In Para 7.5 of the proposed Bye Laws, CB has proposed that "...	For new construction minimum size of the plot for residential purposes is 50 sqm. However, for the old authorized buildings /plot the decision for granting			

minimum size of the plot shall not be less than 50sqm provided that for existing authorized buildings having a plot size of less than 50sqm the said restriction shall not apply. The Cantonment Board or Competent Authority can suitably take decision on less size plot than minimum size specified on case-to-case basis". However, CB may fix minimum plot size to prevent any ambiguity.

permission shall be taken by the CEO/CB based on the available documents and rules/policy in force, Sanctioned FSI.

The matter is placed before the Board for reconsideration and approval of the provisions made in the revised Draft Building Bye-Laws as per TERI report and directions of higher authorities.

Report of Assistant Engineer, Revised Draft Building Bye-laws, all concerned letters and files are placed before the Board for approval.

RESOLUTION No. 01

Considered and Approved. After incorporating the above provisions, revised draft building bye-laws proposal be forwarded to higher authorities.

AGENDA No. 02

Cutting and removal of 31 Nos. of trees, Belgaum Cantonment.

- Ref: 1. This office letter No. 4/PWD/91/1793 dated 03.10.2024
 2. Letter No. SASM/BUV/MARA/MM/2024-25/1197 dated 06.01.2025.
 3 This office public notice no. 4/PWD/91/2772 dated 15.01.2025
 4. This office public notice no. 4/PWD/91/2772 dated 31.01.2025
 5. This office public notice no. 4/PWD/91/126 dated 11.04.2025.
 6. Station Headquarters, Belagavi letter No. 121/2/Q5 (Trees) dated 02.05.2025

This office vide letter u/ref 1 had requested Forest Authorities, Belagavi for valuation of 31 Ncs. of trees in Cantonment Area. The Forest Authorities vide letter u/ref 2 have submitted the valuation of 31 trees. The e-auction notice was published 2 times for 31 trees vide this office letters u/ref 2 & 3 in local newspaper (Vijay Karnataka, Pudhari and Indian Express) for wide publicity. No bidder has participated in the said tree auction.

This office once again published the e-auction notice in local newspapers (Vijay Karnataka, Pudhari and Indian Express) on 12.04.2025 vide letter u/ref 5. The technical bid has been opened on 29.04.2025. During technical bids, it has been noticed that, 3 people have participated in the e-auction process.

The e-auction bids have been opened on 05.05.2025 at 05 PM. Details of e-auction are as under:

SL No.	Name of the Contractor	Bide value in Rs.	Remarks
1.	A K Hawaldar Wooden Packers	2,16,200	H-1
2	M/s Dhanashri Enterprises	2,15,200	H-2
3	SNS Traders	2,14,200	H-3

For e-auction 3 bidders submitted their requisite documents. The documents were verified on 29.04.2025. Accordingly, they were allowed to submit their bids on 05.05.2025. Three bidders have submitted their highest offer. Among above three bidders, A K Hawaldar Wooden Packers has submitted the highest offer. The offer submitted by him is Rs. 2,16,200/- which is higher than the reserved price of Rs. 2,13,200/- (as per valuation of trees given by forest authorities) fixed by the Board.

Therefore, the matter is placed before the Board for consideration and approval.

Report of Assistant Engineer, concerned letters and files are placed before the Board for approval.

RESOLUTION No. 02

The Chief Executive Officer informed the Board that trees in question to be removed are mainly Nilgiri trees which deplete the ground water table. The Board is planting more trees for environment sustainability.

After detailed discussion, it is resolved that the highest bid received from A. K. Hawaldar Wooden Packers amounting to Rs. 2,16,200/- be approved for cutting and removal of 31 no's of trees in question. The necessary procedure be followed for cutting and removal of tress.

AGENDA No. 03

Annual Administration Report :

To consider the Annual Administration Report of the Board for the year 2024-25 in the prescribed format as required u/s 50 of the Cantonments Act, 2006.

Report of Office Superintendent and Annual Administration Report is enclosed herewith for your consideration.

RESOLUTION No. 03

Considered & Approved.

AGENDA No. 04

Financial Statements :

To consider the Financial Statements of the Board for the year 2024-25 in the prescribed format as required under Rule 194 (2) of CBAR, 2020.

Report of Accountant and all concerned files are enclosed herewith for your consideration.

RESOLUTION No. 04

Considered & Approved.

The following additional point was taken up for consideration with the permission of the Chair.

During the meeting, the CEO brought to the notice of the Board regarding the low performance of 10th class students in their SSLC final exams of Cantonment Board Marathi High School and Cantonment Board Urdu High School during the academic year 2024-25.

The Board formed a committee consisting of the following members to bring out the reasons for low percentage in the SSLC final exams of above mentioned schools and submit its report to Board.

1. Smt. Marielyn Correa, Educational Auditor, Cantonment Board Schools.
2. Shri. Udaysingh Rajput, Chairman, School Management Committee, Cantonment Board Schools.
3. Shri. Santosh R. Darekar, Special Invitee, School Management Committee Member, Cantonment Board Schools.

Therefore, the Board resolved to constitute a committee consisting of the aforesaid members.

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

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

Dated the 08th May, 2025


Office Superintendent, Cantonment Board, Belgaum.