

AGENDA**1. TAKING OATH AS PER SECTION 17 OF THE CANTONMENT ACT, 2006.**

Reference Agenda No. 1 dated-14.12.2016.

As per Section 17 of the Cantonment Act 2006 every person who is by virtue of his office or person who was nominated or elected to be the member of the Board shall before taking his seat at the meeting of the Board is required to take oath of allegiance to the Constitution of India.

Resignation of Nominated member Col. S. Pandey has been accepted by the GOC-in-C, EC as required under section 18 (1) (b) of Cantonment Act, 2006.

As per section 12 (4) (f) of the Cantonment Act, 2006 the Officer Commanding the Station had nominated IC-48770K Col. Arvind Batra as nominated member of the Board in place of Col. S. Pandey.

The acceptance of resignation copy received is placed on the table.

Oath will be taken in the next Board meeting (Nominated Member IC-48770K-Col. Arvind Batra being absent in the meeting).

ACTION TAKEN REPORT**2. APPROVE AND CONFIRM THE PREVIOUS SPECIAL MEETING HELD ON 14.12.2016****1 MONTHLY STATEMENT OF ACCOUNTS**

Noted.

2. INVESTMENT.

Noted.

3. APPROVAL OF SHILLONG CANTONMENT STREET VENDORS (PROTECTION OF LIVELIHOOD AND REGULATION OF STREET VENDING) RULES 2016 AS PER STREET VENDORS (PROTECTION OF LIVELIHOOD AND REGULATION OF STREET VENDING ACT, 2014).

The Draft Shillong Cantonment Street Vendor Protection of Livelihood and Regulation of Street Vending Rules 2016 has been submitted to PD DE EC, Kolkata vide this office letter No. SHG/6/BOUCHEIR ROAD/5536, dated-14.12.2016. Further, Cantonment Board, Shillong has requested Joint Secretary, Urban Affairs Department, Government of Meghalaya to forward a duly notified copy of rules made under Section 2 (1) of the Street Vendors (Protection of Livelihood and Regulation of Street vending) Act, 2014 to Cantonment Board, Shillong.

4. PROPOSAL FOR PURCHASE OF DUMPER TRUCK FOR SANITATION PURPOSE OF SHILLONG CANTONMENT BOARD

Provision of Rs. 16,00,000/- each for Civil area and for Bungalow area has been kept in BE for 2017-18 (Original) in F4(b) head.

5. SUPPLY AND INSTALLATION OF DRDO BIOGIESTER TOILETS IN VARIOUS PLACES IN CANTONMENT AREA.

DRDO Biodigester septic tanks are being installed in Shillong Cantonment replacing existing Septic tanks for the Community Toilets.

6. CONSTRUCTION OF RCC OVER HEAD RESERVIOR AT JHALUPARA BAZAR AND PINE WALK AREA, SHILLONG CANTONMENT.

Request has been made to the PD DE EC, Kolkata to accord approval for according permission for laying of pipelines within the defence area of Shillong Cantonment vide this office letter No. SHG/6/RESERV/PHE/JNNURM/5594, dt-3.1.2017

The PD DE EC, Kolkata vide para 2 (v) letter No. 363040/LC-3/O.H Reservoir/SHG/DE//2, dt-10.2.2017 has conveyed that regarding laying of pipelines, the Sy. No. with classifications and management should be clearly mentioned showing the same on the GLR plan with extract of GLR attached for each Sy. Number. The total area being covered (i.e length x width) will also be required to be projected. In case the ownership of the pipeline remains with the PHE, sanction for the Govt for laying of the pipeline will be required to be obtained. For that, proposal has to be routed through the DEO. Even if the ownership remain with the Cantt. Board, Govt approval will be required for laying of pipeline over land not under the management of the Cant Board or where purpose/use is being changed.

7. PURCHASE OF GARBAGE CYCLE /RICKSHAWS.

Budget Provision will be kept in the Revised B.E. for the Year 2017-18.

8.MONITORING OF WORKS BEING EXECUTED BY CANTONMENT BOARD:

The PD DE EC, Kolkata has requested to render his advice vide this office letter No. SHG/6/TC/2015-16/5548, dt-15.12.2016. However the PD DE EC, Kolkata vide letter No. 363051/Misc/LC-3/III/54, dt-21.12.2016 has advised that Cantonment Board will engage a quality checking technical evaluator which may be either Central or State Govt agency to check the quality of works being executed by the Cantt Board. Accordingly, this office vide letter No. SHG/6/TC/2016-17/MONITORING/5691, dt-9.2.2017 addressed to Chief Engineer, CPWD, Shillong, letter No. SHG/6/TC/2016-17/MONITORING/5692, dt-10.2.2017 addressed to Director, NIT, Shillong, letter No. SHG/6/TC/2016-17/MONITORING/5695, dt-10.2.2017 addressed to Director, IIT Guwahati and letter No. SHG/6/TC/2016-17/MONITORING/5701, dt-13.2.2017 addressed to EE Project Division II, CPWD Guwahati has requested to let this office know of their willingness to provide services as a Third party evaluator for checking of quality of works which is still awaited.

3. TO NOTE CIRCULAR AGENDA DATED-19.12.2016

AUTHORISATION TO CHIEF EXECUTIVE OFFICE, CANTONMENT, SHILLONG TO SANCTION EVERY CONTRACT WHICH INVOLVES A VALUE OR AMOUNT UPTO RUPEES ONE LAKH ON BEHALF OF THE BOARD.

To consider and approve the authorization of the Chief Executive Officer of the Cantonment Board, Shillong to sanction every contract which involves a value or amount upto Rupees One Lakh on behalf of the Board.

Resolution:

The Board considered and resolved that every contract which involves a value or amount upto rupees one Lakh shall be sanctioned by the Chief Executive Officer on behalf of the Board.

4. TO NOTE CIRCULAR AGENDA DATED-03.01.2017

Shillong Cantonment Building Byelaw, 2016

प्रधान निदेशालय र. स . का पत्र संख्या 362590/SIIG/LC-3/DE/3 दिनांक 07 Dec 2016 received on 15 Dec 2016.

A draft Shillong Cantonment Building Byelaws, 2016 duly approved by the board vide CBR No. 8 Dt. 24.08.2016 has been submitted to the PD DE EC to be forwarded to the DGDE for obtaining the approval of the central government (in the Ministry of Law for vetting). The PD DE EC vide letter referred above has raised some observations (Copy of the letter enclosed) which has been incorporated as mentioned below

2. The observations on the building Bye Laws -2016 of Shillong Cantonment has been examined by this office and the following amendments are made in the Draft Shillong Cantonment Building Bye laws 2016 Version 2.0 (Copy enclosed).
 - (i) The Guidelines received from the DGDE for necessitating of preparing a Zoning/Land use plan have been taken on Top priority. Till date the building and constructions are being regulated as per the GLR (General and Register) and specifically mentioned in the terms and conditions of the Lease agreement where in the details/Description of the land earmarked for particular purpose has been provided which cannot be deviated by the authority managing the land without the Sanction of the Competent Authority.
 - (ii) The Board was apprised about the Guidelines for Building Bye laws contained in para 10 as reflected in CBR No. 8 dated 24.08.2016, wherein the Member Secretary informed and highlighted the members that as Shillong comes under seismic zone 5, FAR should not exceed 125 which was seconded by the President Cantonment board along with SEMO, GE and Col Vishal Chauhan (Nominated member) but the Board discussed and resolved by majority Draft Shillong Cantonment Board Building Bye laws 2016 be submitted to the competent authority with FAR of 1.7 in respect of Civil area and 0.5 for Bungalow Area and accordingly draft Shillong Cantonment Building Bye laws 2016 was approved.
 - (iii) It is correct that Guidelines provides in no case the basement should be used for residential/commercial purpose. In draft Shillong Cantonment building bye law 2016 No. 37.2, it has specifically mentioned that Basement shall not be used for residential purpose and the purpose for which the same is to be used has been given in draft Shillong Cantonment building bye law 2016 No. 37.2 (a) to (f) which does not speak about the residential/commercial purpose. In Byelaws 37.3 (k), kitchens have been allowed in the basement which shall be equipped with electric ovens, stoves, gas only. No coke or fire wood will be used. In draft Shillong Cantonment building bye law 2016 No. 23.3, 23.4 and 23.5 (a), only meant towards FAR only and cannot for residential/commercial purpose which has been barred under draft Shillong Cantonment building bye law 2016 No. 37 and as such the Board has approved the same. However, the same has been incorporated in Draft Shillong Cantonment Building Bye laws 2016_Version_2.0 as mentioned below.

The same was read as follows in Draft Shillong Cantonment Building Byelaws 2016_version_1.0

23.4 The basement shall be counted towards FAR if used for Offices or commercial establishments. Now the same shall be read as follows in Draft Shillong Cantonment Building Byelaws 2016-Version-2.0

23.4 The basement shall be counted towards FAR. (Updated as per observations raised by PD DE EC vide letter No. 362590/SIIG/LC-3/DE/3 dt.07 Dec 2016)

The same was read as follows in Draft Shillong Cantonment Building Byelaws 2016_version _1.0
 The same was read as follows in Draft Shillong Cantonment Building Byelaws 2016 Version 1.0

23.5 The following shall not be included in covered area and FAR calculation:

- (a) A basement under a building used as parking space and for air conditioning plant room, other building services and storage as defined at Bye laws No.37.0.

37.2 Basements shall not be used for residential purposes and used only for:

- (a) Storage or household or other goods except inflammable materials;
- (b) Dark room;
- (c) Strong room, bank cellars etc ;
- (d) Air-conditioning equipment and other machines used for services and utilities of the building;
- (e) Parking on obtaining a no objection certificate from the Competent Authority.
- (f) Stack room of libraries.

37.3 (j) A Kitchen bath and water closet shall not be sanctioned in the basement unless the sewer levels allow the same and there is no chance of backflow and flooding of sewage. If sanctioned they shall be placed against the external walls of the basement (which shall also be the external walls of the building) and shall be adequately lighted and ventilated. The area of such kitchens, baths and water closets shall be counted in the FAR.

(k) A kitchen when sanctioned in the basement shall be equipped with electric ovens, stoves, gas only. No coke or firewood will be used.

(m) In case of basements of office and commercial occupancy sufficient number of exit ways and access ways shall be provided as per norms stated in the National Building Code of India.

Now the same shall be read as follows in Draft Shillong Cantonment Building Bye laws 2016 _Version _ 2.0

23.5 The following shall not be included in covered area and FAR calculation :

- (a) A basement under a building used as parking space as defined at Bye laws No. 37.2. (Updated as per observations raised by PD DE EC vide letter No. 362590/SHG/LC- 3/DE/3 dt.07 Dec 2016)

37.2 Basements shall not be used for residential purposes and commercial purposes and used only for:

- (a) Parking on obtaining a no objection certificate from the Competent Authority. (updated as per observations raised by PD DE EC vide letter No. 362590/ SHG/ LC-3/ DE/3 dt.07 Dec 2016)

37.3 (j) Kitchen, bath and water closet shall not be sanctioned in the basement.

(k) Deleted as per PD DE EC letter No. 362590/S HG/ LC -3/ DE/3 dt.07 Dec 2016

(m) Deleted as per observations raised by PD DE EC vide letter No.362590/ SHG/LC- 3/ D E/3 dt .07 Dec 2016

(iv) In draft Shillong building byelaw 2016 No. 23. 1 , The Shillong cantonment Board has approved 2 dwelling units per plot in an area of plot upto 100 square metres, in accordance with the broad framework provided in the said guidelines based on the specific requirement of the Shillong Cantonment. However, the same has been

incorporated in Draft Shillong Cantonment Building Bye laws 2016_Version_2.0 mentioned below as mentioned below.

- 6.17 Minimum size of plot should not be less than 50 Sq . Meter (Added as per instructions issued by PDD E EC vide letter No. 3625 90/S HG/ LC-3/ D E/3 dt.0 7 Dec 2016)
- (v) The condition regarding the lease and old Grant stand incorporated in Draft Shillong Cantonment Building Bye laws 20 16_ Version_2 .0 mentioned below .
- 6.12 Plinth Area of all existing and proposed building/buildings
- a) A copy of the lease agreement will be part of the documents to be submitted if the property is under lease agreement and the site plan shall be in conformity with the lease old rights / terms.
- b) If the site is old grant then plan/proposed building shall be in confirmation to the old grant terms and the land policies.
- c) Indemnity bond admitting govt. rights to be submitted. (Added as per instructions issued by PD DE EC vide letter No. 362590/SHG / LC-3/ DE/3 dt.07 Dec 20 1 6)
- (vi) The Guidelines for framing of the building Byelaws by the Cantonments given in para 1 7 under the head Smart cantonments has been taken in view while giving effect in draft Shillong building byelaw 2016 and particularly in No. 58. Electrical Services, No .59 Energy Conservation Measures, No. 60 Lightening Protection of Building, No. 61 Plumbing service, No. 62 Requirements of Water Supply in Building, No. 63 rain water Harvesting and ground water regulations, No. 64 Requirements of Sanitary fittings.
- (vii) In point No. 59.1 of the draft Shillong building bye law 2016, the provision for use of CFL is replaced with LED and the same has been amended in the point No . 59. 1 of the draft Shillong building bye law 201 6 as mentioned below.

The same was read as follows in Draft Shillong Cantonment Building Bye laws 2016_ Version_1.0

59.1. Use of Compact Florescent Lamps and Electric Chokes:

- (a) The use of incandescent lamps and conventional chokes in all new buildings, institutions constructed in Government sector, Government aided sector, Boards and Corporations and Autonomous bodies is banned with immediate effect .
- (b) It will be mandatory that in these existing buildings the defective incandescent lamps and chokes when replaced would be replaced by only compact fluorescent, lamps (CFL) and electronic chokes.
- (c) The Competent Authority will effect necessary modification in the local demand notices within two months time from the issue of this notification to promote the use of Compact Fluorescent Lamps and electronic chokes instead , of conventional bulbs and chokes while releasing/sanctioning new connections/load s in such buildings.

Now the same shall be read as follows in Draft Shillong Cantonment Building Bye laws 2016_ Version_2.0

59.1. Use of LED and Electric Chokes:

- (a) The use of incandescent lamps and conventional chokes in all new buildings, institutions constructed in Government sector, Government aided sector, Boards and Corporation s and Autonomous bodies is banned with immediate effect.
- (b) It will be mandatory that in these existing buildings the defective incandescent lamps and chokes when replaced would be replaced by only LED and electronic chokes.
- (c) The Competent Authority will effect necessary modification in the local demand notices within two months time from the issue of this notification to promote the use of LED and electronic chokes instead , of conventional bulbs and chokes while releasing/sanctioning new connections/load s in such buildings .
- (viii) The penalties for the unauthorized construction and violation of the Bye laws has been specifically mentioned in the Cantonments Act, 2006 and the effect in respect of this has been duly incorporated in point No. 19 of the draft Shillong

building bye law 2016.

- (ix) In point No. 22 of the of the draft Shillong building byelaw 2016, The Shillong Cantonment Board has approved the setback keeping in view the local conditions of the Cantonment and the same has been incorporated in the draft Shillong Cantonment building byelaw 2016.
 - (x) The standard / maximum size and number of stairways have been provided /incorporated for Educational and community buildings which have been approved by the board by majority votes.
 - (xi) The word "Barrier Free" has been added in the definition as point 2.94 in Draft Shillong Cantonment Building Byelaws 2016_Version_2.0.
- 2.94 "Barrier free" means a barrier free environment which enables people with disabilities to move about safely and freely and to use the facilities within the built environment.
- (xii) The point 6.12 (a), (b),(c) has been added in Draft Shillong Cantonment Building Byelaws 2016_Version_2.0.
 - (xiii) The point 6.13 has been added in Draft Shillong Cantonment Building Byelaws 2016 Version 2.0
 - (xiv) The point 6.14 has been added in Draft Shillong Cantonment Building Byelaws 2016-Version-2.0
 - (xv) 'Hotel' has been defined as a building used as abode for more than 15 persons who are lodged for compensation with or without meals in the Cantonment Model Building Byelaws 2014. No other legal definition of the same has been found and as such no contravention in definition in point No. 2.50 of the Draft Shillong Cantonment Building Byelaws 2016.
 - (xvi) The same has been added/ incorporated in the Draft Shillong Cantonment Building Byelaws 2016_Version_2.0.
 - (xvii) The draft notice has been improved and incorporated in the Draft Shillong Cantonment Building Byelaws, 2016_Version_2.0
 - (xviii) The copy of the errors marked by pencil has not been received as yet. However, care has been taken to do the needful. In view of the above, addition /deletion have been made in the draft Shillong Cantonment Building byelaws, 2016 Version 2.0 and draft Public Notice as per the observations/guidelines received from PDDE EC Office and also on the basis of CBR No. 8 Dated 24.08.2016 of cantonment Board, Shillong. Hence, to consider and approve the Draft Shillong Cantonment Building Byelaws, 2016 version 2.0 (Copy enclosed).

RESOLUTION:

Considered and Approved.

5. TO NOTE CIRCULAR AGENDA DATED-06.01.2017

BUDGET ESTIMATES FOR THE YEAR 2016-17 (REVISED) AND 2017-18 (ORIGINAL)

As directed by PDDE, EC Kolkata vide letter No. 362540/LC-3/XXIV/21 Dt 05.01.2017 and No. 362540/LC-3/XXIV/18 Dt 28.12.2016 (Copy enclosed), Cantonment Board, Shillong has been advised to amend BE's and submit the same to PDDE EC on or before 10th Jan. 2017 so that the same can be verified and sent to GOC-in C for approval.

PD DE EC has proposed the following modifications:

Receipt-

Head	Head of Receipt	Average of last 3 years	Actual receipt 2015-16	Budget Estimate 2016-17 (R)	Budget Estimate 2017-18 (O)
I	Rate & Taxes (Except Service Charges)	21,41,330.00	19,34,024.00	23,43,453.00	22,60,795.00
	Service Charges	1,43,71,968.00	0.00	1,82,13,747.00	1,82,13,747.00
II	Realization under special Act	0.00	0.00	0.00	0.00
III	Revenue derived from properties and powers apart from taxation (except conservancy receipt)	1,83,13,408.00	1,77,12,714.93	1,89,03,146.00	1,92,64,880.00
	Conservancy Receipt	1,03,41,226.00	1,40,49,681.00	1,42,55,456.00	1,56,81,002.00
IV	Misc (Recoveries on account of Services to private individuals)	34,29,927.00	34,88,797.00	47,00,000.00	48,00,000.00
	Total Income from Local Sources	4,85,97,859.00	3,71,85,216.93	5,84,15,802.00	6,02,20,424.00
V	Ordinary Grant-in-Aid	7,00,05,867.00	2,85,19,130.00	11,48,127.20	3,07,07,784.30
	Special Grant-in-Aid	0.00	0.00	0.00	0.00
	Contribution from other sources	23,15,685.00	14,18,353.00	24,50,000.00	25,50,000.00
VI	Extra Ordinary & Debt	22,08,50,253.00	25,25,28,362.98	88,54,565.00	88,54,565.00
	Opening Balance	1,27,73,088.30	1,44,70,307.91	3,35,01,684.00	1,50,18,782.20
	Grand Total	35,45,42,752.30	33,41,21,370.82	10,43,70,178.20	11,73,51,555.50

Expenditure-

Head of Expenditure	Average of last 3 years	Actual expenditure during 2015-16	Expenditure incurred till 15.11.16 and/or work order placed for an amount of	Budget Estimate 2016-17 (R)	Budget Estimate 2017-18 (O)
Establishment of all Heads					

Establishment & Contribution		1,80,61,427.33	1,90,24,906.94	1,23,97,134.90	2,30,00,000.00	2,76,00,000.00
Mily Conservancy F-9		89,27,569.00	1,09,74,685.29	79,64,376.55	1,42,55,456.00	1,56,81,002.00
Pension (I)		1,17,86,603.00	92,83,680.00	53,65,974.00	96,06,669.00	1,21,86,508.00
Total		3,87,75,599.33	3,92,83,272.23	2,57,27,485.45	4,68,62,125.00	5,54,67,510.00
Contingencies of all Heads						
A	General Administration	27,81,004.00	11,37,507.45	4,02,303.20	30,00,000.00	31,70,835.00
B	Collection of Revenue	45,206.00	2,08,411.94	0.00	2,25,795.00	2,24,845.00
E	Public Safety & Convenience	27,40,439.00	17,71,979.20	10,26,532.50	31,14,716.00	26,43,476.00
F	Medical Services & Sanitation	19,43,574.00	10,19,089.70	2,44,631.87	65,00,000.00	78,81,320.00
G	Public Instructions (Primary & Sec Schools)	4,95,487.00	11,25,084.94	1,80,606.70	18,63,195.00	14,20,515.00
	Total	80,05,710.00	52,62,073.23	18,54,074.27	1,47,03,706.00	1,53,40,991.00
Public Works						
D-1	Original Works out of Service Charges	0.00	0.00	0.00	6,51,000.00	1,00,00,000.00
	Projects under "Creation of Capital Assets"	0.00	0.00	0.00	0.00	0.00
D-2	Maintenance & Repair	98,03,165.00	35,94,020.74	63,68,358.00	1,20,00,000.00	89,00,000.00
	Total	98,03,165.00	35,94,020.74	63,68,358.00	1,26,51,000.00	1,89,00,000.00
Misc						
C	Refunds	0.00	0.00	0.00	0.00	0.00

J	Survey of Land	8,28,447.00	0.00	0.00	4,00,000.00	2,00,000.00
K	Cost of water	9,56,693.00	9,94,183.00	4,28,371.00	13,80,000.00	13,00,000.00
L	Office & Misc Exp	16,89,879.00	40,48,121.00	5,47,878.00	45,00,000.00	68,91,886.00
	Total Misc	34,75,019.00	50,42,304.00	9,76,249.00	62,80,000.00	83,91,886.00
	Total upto Budget Head L	6,00,59,493.33	5,31,81,670.20	3,49,26,166. 72	8,04,96,831.00	9,81,00,387.00
M	Extra Ordinary Debt	28,33,01,244.00	34,74,38,016.00		88,54,565.00	88,54,565.00
	Closing Balance	1,22,18,617.58	3,35,01,684.62		1,50,18,782.20	1,03,96,603.50
	Grand Total	35,55,79,354.91	33,41,21,370.82		10,43,70,178.20	11,73,51,555.50

The ordinary Grant-in Aid as worked out by PD DE EC is worked out as under :-

Grants & Contribution from Central Govt.	2016-17 (R)	2017-18(O)
Ordinary Grant-in-Aid projected by the Board	3,32,02,111.20	3,65,73,432.30
Ordinary Grant-in Aid recommended by the Board on 06.01.2017	22,69,439.30	1,22,27,254.30

In addition, As per PD DE EC letter No. 362540/LC-3/XXIV/21 Dt 05.01.2017, the board has “.....proposed construction of the Guest House under D1 Head for the current financial year for Rs. 1, 70, 00,000.00. However, since the proposal has not yet finalized/sanctioned, it is unlikely that the amount will be utilized during the current year 2016-17. Hence the same has been recommended to be deleted. For the financial year 2017-18, no proposal has yet been received and the projected amount Rs. 1 crore under D1 Head has been recommended to be deleted. If any fresh proposal is received for carrying out works for smart Cantonment initiative, Solid/liquid waste management or for Swachh Bharat Campaign, the same can be catered for separately under Rule 17-A read with rule 19(b) of the Cantonment account Code, 1924 and Special Grant-in-Aid can be sought separately.”

Amended BE is put up to the board (Copy enclosed) for the Consideration and approval of the board as instructed by PD DE EC vide letter No. 362540/LC-3/XXIV/21 Dt 05.01.2017.

Resolution

Considered and approved.

6. TO NOTE CIRCULAR AGENDA DATED-09.01.2017

EXTENSION OF CONTRACT FOR ENGAGING CHARTERED ACCOUNTANT FOR IMPLEMENTATION OF ABAS.

Reference CBR No. 7 dated 14/12/2015.

It is submitted that the services of Chartered Accountant viz. Shruti Pradhan and Associates on contract basis was extended vide CBR under reference for twelve months w.e.f 15th Jan 2016 to 14th Jan 2017 for implementation of ABAS .

Further DG, DE, New Delhi vide letter No.56/DGDE/Coord/Double Entry/Vol-V dt. 14/12/2016 and PD,DE, EC letter No. 362123/LC-3/E-Governance/DE/91 dated 19/12/2016 had directed this office to ensure that the chartered accountants outsourced for implementation of ABAS are available with Cantonment Board for finalizing and working of the ABAS system when it starts form January 2017.

In view of the above, extension for another year may be considered.

Resolution:

Considered and approved

7. TO NOTE CIRCULAR AGENDA DT 06.2.2017

1. Repairs and Maintenance work:

To Consider and approve the following estimates for repairs and maintenance work of Cantonment Fund Properties

The estimates have been prepared on the basis of MES SSR 2010

SL NO.	Name of Work	Estimated cost	Action taken
1.	Site development of Cantonment Board Community Hall premises.	Rs. 1,00,000/-	Work Order has been issued vide No.SHG/6/TC/R&M/BUILDING/2015-16/ Dt. 7.3.2017
2	R & M of Cantt. Board JRG Hospital	Rs.1,00,000/-	
3	R & M of Cantt. Board Office Building	Rs. 2,00,000/-	
4	R & M of CEO's Residence cum Boundary wall/fencing	Rs. 4,00,000/-	
5	R & M of Cantt. Board Community Hall at Jhalupara bazar	Rs. 3,00,000/-	Work Order has been issued vide No.SHG/6/TC/R&M/BUILDING/2015-16/ Dt. 7.3.2017
6	R & M of Cantt. Board Bajoria Park	Rs. 1,00,000/-	
7	Boundary wall/fencing of cantonment Board Office premises	Rs. 4,00,000/-	
8	Repairing and improvement of footpath within Pine walk area (Footpath along Cantt. Board Road Starting from junction of MES Power House to Bungalow No.1 Cantt.)	Rs. 6,00,000/-	Work Order has been issued vide No.SHG/6/TC/R&M/FOOTPAT/RD/2015-16/ Dt.6.3.2017
9	Improvement and maintenance of Roads and Footpaths within Pine walk	Rs. 4,00,000/-	Work Order has been issued vide No.SHG/6/TC/R&M/FOOTPAT/RD/2015-16/5806 Dt.7.3.2017

	Area		
10	Repairing and Improvement of Roads and Footpaths within Civil Area	Rs. 7,00,000/-	
11	R & M of drain running along 60 A JB starting from lane along H.No.45 JB	Rs. 1,30,000/-	Work Order has been issued vide No.SHG/6/TC/R&M/DRAIN/2016-17/5806 Dt.7.3.2017
12	R & M of drain starting from H.No.46 JB to 56 JB: Covering of drain with slab cover.	Rs.1,00,500/-	
13	R & M of drain starting from Jhalupara Bazar Road near H.No.54 JB to Cherra road via Group Latrine behind H.No.56 JB	Rs. 4,00,000/-	
14	R & M of all drains in Civil Area and Bungalow Area.	Rs. 3,00,000/-	
15	General maintenance of water supply line of Cantt. Board within Civil Area and Bungalow Area of Shillong cantt.	Rs. 1,00,000/-	

Budget provisions for all the above works have been kept in the Budget Estimate for the year 2016-17.

Resolution:

Considered and approved.

2. Installation of One no. of High Mast at the junction of old Arunachal Secretariat Building Premises and M.H premises more particularly near culvert at N.H instead of installing at Holiday Home premises:

Reference CBR No. 2 Dt 20.2.2015

The Board vide CBR referred to above had considered and approved for installation of High Mast at seven places and also had constituted a committee to ascertain the exact location to be installed.

The committee so constituted had submitted its report Dt 10.3.2015 and recommended the locations for installation of 7 Nos of High Mast:

Accordingly, tender for supply and installation of 7 Nos of High Mast has been invited and work order has been placed on approval of tender vide CBR No. 3 Dt 24.8.2016.

The Contract agency has erected at six location except one no. i.e within the premises of Holiday Home.

However, it has been noticed by PCB, GOC 101 Area, that the area along N.H in between Petrol Pump and M.H Gate remains dark and thus the pedestrians faces inconvenience. Further, the particular stretch is an accident prone area due to curve and darkness.

In the circumstances stated above, one no. of High Mast may be installed at the junction of Old Arunachal Pradesh Secretariat Building Premises and M.H premises more particularly near Culvert at N.H.

Hence to consider the issue of installation of one no. of High Mast at the junction of old Arunachal Secretariat Building Premises and M.H premises more particularly near culvert at N.H instead of installing at Holiday Home Premises.

Resolution:

Considered and approved.

8. TO NOTE CIRCULAR AGENDA DATED-01.03.2017

BUILDING BYE LAWS OF SHILLONG CANTONMENT.

A Draft Building Bye-Laws-2016 of Shillong Canotnment duly approved by the Board vide CBR No. 8 dated-24.8.2016 has been forwarded to the PDDE, EC vide letter No. SHG/7/BLDG-BYE-LAW/2016/5243, dt-26.8.2016. The PDDE, vide letter No. 362590/SHG/LC-3/DE/3 dt-7.12.2016 has raised some observations which has been considered and approved vide Circular Agenda Resolution No. 1 dt-3.1.2017 and forwarded a revised Draft Building Bye-Laws-2016 of Shillong Canotnment vide letter No. SHG/7/BLDG BYE-LAW/20165596, dt-3.1.2017.

The PDDE, EC vide letter No. 362590/SHG/LC-3/DE/5, dt-27.1.2017 had suggested some modification to be made in the Draft Building Bye laws-2016.

Accordingly, the modification has been made and the modified/corrected Draft Building Bye-Laws-2016 has been submitted to the PDDE, EC vide letter No. SHG/7/BLDG BYE-LAW/2016/5668, dt-1.2.2017.

The PDDE, Ec vide letter No. 362590/SHG/LC-3/DE/7. Dt-2.2.2017 had forwarded to Director General, Defence Estates, New Delhi for obtaining approval.sanction of the Central Govt.

The DGDE, vide leter No. 12/1/BLDG-Bye-Laws/Shillong/C/DE/15, dt-15.2.2017 has asked for a copy of existing Building Bye-Laws of Shillong Cantonment which has been forwarded vide this office letter No. SHG/7/BLDG BYE-LAW/2016/5708, dt-15.2.2017.

However, the DGDE vide letter No. 12/1/BLDG-Bye-Law/Shillong/C./DE/15, dt-17.2.2017 has observed the following:

1. No information has been provided whether a zoning/land use plan has been prepared as per para 3 of the guide lines forwarded vide DGDE, Govt. of India MoD letter No 12/1/BLDG BYE-LAWS/GEN/C/DE/2015, dt-23.5.2016.
2. Provision has been made for specific building types viz educational, assembly & community, buildings, commercial centres, health facilities, group housing on residential plots, industrial buildings, go-downs.

The DGDE further directed that the matter may be re-examined for such specific buildings with reference to the land tenure (lease/old grant/pvt. If any) i.e whether existing land tenures provide for such

buildings. It has also directed that the matter be examined with reference to para 4 of guidelines regarding maintaining the basic military character of the Cantonment and security needs of military areas not being adversely affected in any manner etc, and to submit the same immediately.

In this connection, it is to mention that the Zonal /land use plan has not been prepared. In this regard it is submitted that the land which has been placed under the management of the Board is governed under the provisions of CLAR 1937 and the land which has been vested to the Board is being used for the purposes for which it has been vested, however, the land use plan as per GLR is being prepared.

Further, the Defence land has been leased out to private parties in Schedule VI of CLAR 1925 and in Schedule VIII of CLAR 1937 for the purposes of Dwelling, bakery house, Dwelling cum-Shop, Motor garage, godown, chowkidar shed, Motor lorry garage, Motor garage (house for Commercial purpose), Dwelling-cum-Commercial, Dwelling house for servant sheep goat. Dwelling house for servants and a house to stock goat and sheep and slaughter house, Commercial purpose, Shops and godowns, School within the Area of Shillong Cantt.

Considering the land tenure and the purpose for which the Defence land has been leased out to private parties, a revised Draft Building Bye-Laws deleting the provisions of Specific Buildings types viz, assembly & community, buildings, commercial centres, health facilities, group housing on residential plots, Industrial buildings, go-downs, fuel stations, hostel/guest house/Lodging and Boarding houses etc. Has been prepared and enclosed with the Agenda.

Hence to consider and approve the revised Draft Building-Bye-Laws 2016 of Shillong Cantonment.

Resolution:

Considered and approved. The revised draft Building Plan be forwarded to the competent authority for obtaining approval of the Central Govt.

9. TO NOTE CIRCULAR AGENDA DATED-07.03.2017

ENGAGEMENT OF BDS DENTIST (DOCTOR) IN JRG CANTT. GENERAL HOSPITAL, SHILLONG CANTT

To consider for appointment of BDS Dentist on contract basis in JRG Cantt. General Hospital through outsourcing agency to provide additional medical services to the general public in Shillong Cantonment area.

Budget provision has been kept for 2016-17(R) and 2017-18(O) under F 1 (a).

Resolution:

Considered and approved

10. TO NOTE CIRCULAR AGENDA DATED-17.03.2017

TENDER FOR COLLECTION OF PARKING FEE RIGHT FROM T.B. HOSPITAL ROAD , TRENCHING GROUND ROAD, BOUCHIER ROAD , CANTONMENT BAZAAR ROAD AND SPACE INFRONT OF CANTT. GODOWNS FOR ONE YEAR.

It is submitted that this office had invited tenders for collection of parking fee rights from T.B. Hospital road, Trenching Ground road, Bouchier Road , Cantonment Bazaar Road and Space Infront of Cantt. Godown vide notice No. Letter No.04/EC/CB/SHG/PARKING/ published in the newspaper 'The Shillong Times' on 8/2/2017 and 'Times of India' on 9/2/2017 through e-tendering as per the instructions of DG,DE, New Delhi letter No. 83/62/e-publishing/DGDE/Coord dated 13th May 2014.

No bids were received for Cantonment Bazaar Road and Space Infront of Cantt. Godown and extension noticed dt. 28/2/2017 was issued for the same.

Two bids were received by this office for T.B. Hospital road, Six bids for Trenching Ground road and five bids for Bouchier Road. Further after extension notice two bids was received for Cantonment Bazaar Road and three bids for Space Infront of Cantt. Godown. The Technical Committee constituted for evaluation of technical bid have gone through the relevant papers and tender documents for collection of parking fee rights from T.B. Hospital road, Trenching Ground road, Bouchier Road and Cantonment Bazaar Road and Space Infront of Cantt. Godown have made the recommendations that since all the bidders for above mentioned parking sites have submitted the required document specified as per Tender documents, the Technical Evaluation Committee have recommended to open the financial bid as scheduled.

The last approved tender amount by the Board and estimated amount as per tender documents for below mentioned parking sites is appended below:

SL	NAME OF PARKING LOT	LAST APPROVED TENDER AMOUNT & CONTRACTOR BY THE BOARD	ESTIMATED AMOUNT AS PER TENDER DOCUMENTS
1	T.B. Hospital road	Rs. 2,20,500/- Sh.Ballinder Lyngdoh	Rs. 2,42,550/-
2	Trenching Ground Road	Rs. 5,89,100/- Sh.Ballinder Lyngdoh	Rs. 6,48,010/-
3	Bouchier Road	Rs. 7,00,010/-Sh.Yosil Cliff Mawlein	Rs.7,70,011/-
4	Cantonment Bazaar Road	Rs. 16,10,000/- Sh. Droshing Lyngdoh	Rs. 1771000/-
5	Space Infront of Cantt. Godown	Rs. 12,58,000/- Sh. Droshing Lyngdoh	Rs. 1383800/-

The technical committee has approved two bids for T.B. Hospital road, six bids for Trenching Ground road, five bids for Bouchier Road and two bids for Cantonment Bazaar Road and three bids for Space Infront of Cantt. Godown for opening of financial bids. The financial bids were opened on 9th March 2017 for T.B. Hospital road, Trenching Ground road and Bouchier Road and for Cantonment Bazaar Road and for Space Infront of Cantt. Godown financial bids were opened on 16th March 2017. Comparative statement is appended below:-

S L N o.	Name of tenderer/ bidder	T.B. Hospital Road Tender ID 2017_DGDE_1 72956_4	Trenching Ground Road Tender ID 2017_DGDE_1 72956_2	Bouchier Road Tender ID 2017_DGDE_1 72956_3	Cantonment Bazaar Road Tender ID 2017_DGDE_1 72956_1	Space Infront of Cantt. Godown Tender ID 2017_DGDE_1 72956_5
1	Harish Kr. Kushwaha	-	8,50,561.00	820556	-	-
2	Sh. Yosil Cliff Mawlein	-	7,51,000.00	856000	-	-
3	Sh. Ballinder Lyngdoh	1,65,551.00	8,00,651.00	800000	-	-
4	Darihun Sohtun	-	7,45,000.00	-	-	-

5	Sh. Droshing Lyngdoh	-	10,10,000.00	1120000	2358000.00	1438000.00
6	Prince Leo Kharmalki	4,98,800.00	14,68,800.00	1238800	-	1538800.00
7	Armstrong Paliar	-	-	-	2122000.00	-
8	Elibester Langstieh	-	-	-	-	1400100.00

In view of the above, the committee recommends that the highest rate of **Rs. 4,98,800/-** , **Rs. 1468800/-**, **Rs. 1238800/-** and **Rs. 1538800.00** for the collection of parking fee from T.B. Hospital Road, Trenching Ground Road , Bouchier Road and Space Infront of Cantt. Godown respectively has been quoted by Prince Leo Kharmalki, and the Tender for the collection of Parking Fees from T.B. Hospital Road, Trenching Ground Road, Bouchier Road and Space Infront of Cantt. Godown may **be given/awarded to the Highest Bidder (H1) bidder** i.e. Prince Leo Kharmalki.

Further, the committee recommends that the highest rate of **Rs. 2358000/-** for the collection of parking fee from Cantonment Bazaar Road has been quoted by Droshing Lyngdoh and collection of Parking Fees from Cantonment Bazaar Road **may be given/awarded to the Highest Bidder (H1) bidder** i.e. Droshing Lyngdoh .

It is to mention that for the 5 parking sites the bidders have quoted Rs. 27,25,590/- more than that of the last approved rate increasing the revenue of the Board by Rs. Rs. 27,25,590/- .

It is to note that as per Rule 160 (xi) of the General Financial Rules, 2005; pertaining to Transparency, competition, fairness and elimination of arbitrariness in the procurement process: Bidders should not be permitted to alter or modify their bids after expiry of the deadline for receipt of bids.

All relevant papers are placed on the table.

Resolution:

Considered and approved.

11. TO NOTE CIRCULAR AGENDA DATED-21.03.2017

APPROVAL OF TENDER : Construction of Canopy with M.S structure and ACP sheet (4500 mm x 1500 mm) for Rain Shelter

Reference NIT No. SHG/6/DEV-RAIN/SHELTER/ dt 3.2.2017 and NIT No: SHG/6/DEV-RAIN/SHELTER/ Dt: 27th February 2017 published in "The Shillong Times" dt 5.2.2017 and Dt.1.3.2017 for the Work of Construction of Canopy with M.S structure and ACP sheet (4500 mm x 1500 mm) for Rain Shelter E-Tender ID : 2017_DGDE_171670_1

2No of bids have been received in response to tender notice referred to above.

A Technical Evaluation Committee was constituted and the committee has examined the technical bids and the findings of the Committee are as under:

The bidder SH. HARISH AGARWAL and Marak Supply and Agencies has qualified in the Technical Bid.

In this connection, it is submitted that the tender for the said work has been published on 5.2.2017 and since no response has been received, the tender period has been extended and published in the News Paper "The Shillong Times" dt.1.3.2017 and received response from the above 2 bidders only.

Considering the above, the committee recommended for opening of Financial Bid.

The Financial bids for the Work of Construction of Canopy with M.S structure and ACP sheet (4500 mm x 1500 mm) for Rain Shelter has been opened today on 21st March, 2017 and all the comparative statement of financial bid is as under:

Sl.No	Description of Work / Item(s)	No. of Qty	Units	Item Code	Marak Supply and Agencies		HARISH AGARWAL	
1.00	M.S. STRUCTURE							
1.01	Supply and installation of M.S Structure for shed as per the design with vertical members in the size of 100 x 50 x 6mm @ 900 mm centre & horizontal members in the size of 50 x 50 x 6 mm @ 900 mm centre welded as per the design fixed on the floor with fastener including R.C.C. footings and S&F Galvanised, corrugated mild steel sheeting with two corrugated side lap, fixed with coach screws and washers, in roofs, walls etc. with grade of zinc coating 275.	1.00	1 / Set	item1	175000.00	175000.00	180000.00	180000.00
2.00	ACP Cladding							
2.01	Supply and installation of 3 mm thick Alstrong Aluminium Composite panel, PVdf coated, by forming tray on aluminium hollow tube in the size of 38 x 25 x 1.1 mm by forming tray as per the design.	78.00	78 / Sq. mtr	item12	206700.00	206700.00	202800.00	202800.00
3.00	GLASS CLADDING							

3.01	Supply and installation of 12 mm thick clear tempered glass mounted on the wall surface with stainless steel stud in the size of 900 x 1500	2.00	2 / Set	item3	63600.00	63600.00	66000.00	66000.00
4.00	GLASS CLADDING							
4.01	Supply and installation of 12 mm thick clear tempered glass mounted on the ceiling surface with stainless steel stud in the size of 900 x 900	3.00	3 / Set	item4	82500.00	82500.00	84000.00	84000.00
5.00	ELECTRIFICATION							
5.01	Supply and installation of LED light fittings with 18 + 18 watt LED as per the design complete with wiring.	10.00	10 / Set	item5	50000.00	50000.00	52000.00	52000.00
6.00	MISC ELECTRIFICATION							
6.01	Supply and installation of Rope Light complete around the glass edge complete with wiring & switch / MCB as per the design (within the shed).	1.00	Lump Sum	item6	35000.00	35000.00	35000.00	35000.00
7.00	PAVER BLOCK FLOORING							
7.01	Supply and installation of colored Paver Block flooring in the height of 80 mm complete as per the design.	7.50	7.50 / Sq. mtr	item7	17160.00	17160.00	13500.00	13500.00
Total in Figures					629960.00	629960.00	633300.00	633300.00

The necessary approval for construction of one rain shelter at an estimated cost of Rs.6,51,000/- has been granted by the GOC-in-C, Eastern Command vide Minute Sheet No. 305110/Cantt Bd/Shillong/Q3(Land) Dt.16.12.2015 and communicated to the PDDE,EC vide HQ Eastern Command letter No.305110/Cantt Bd/Shillong/Q3 (Land) Dt.22.12.2015 and communicated to this office vide PDDE, EC letter No.362709/LC-3/Estt./VOL-VII/49 Dt.12.1.2016.

In this connection, it is to mention that the sanctioned amount for the above said work is Rs.6,51,000/-.

In view of the above, the committee recommends that the Lowest Rate (LI) quoted by MARAK SUPPLY & AGENCIES for Rs.629960.00 is reasonable and referred to the Board for consideration and approval.

Hence, to consider and approve the Lowest Rate quoted by MARAK SUPPLY & AGENCIES for Rs.629960.00.

Resolution

Resolution:

Considered and approved.

12. TO NOTE CIRCULAR AGENDA DATED-30.03.2017

EXTENSION OF CONTRACT AGREEMENT

Reference Circular Agenda Resolution No. 1 Dt-6.2.2017 has approved the Repair and maintenance works for Buildings, **Roads & Footpaths, Water Supply and Drains** to be carried out during the current Financial year.

Accordingly, Work orders for the works duly approved by the Board vide Circular Agenda Resolution No. 1 Dt-6.2.2017 has already been issued with completion period by 30th March 2016.

However, the contract agency Sh. D.C. Khongsit vide letter Dt-2.0.3.2017, Mark Supply and Agencies vide letter dt-22.3.2017 and Sh. Harish Agarwal vide letter Dt-20.3.2017 has requested to grant extension of time for the period of 6 months, 7 months and 5 months respectively in order to complete the awarded works and also requested to extent the contract agreements as the current agreements will expire on 31.3.2017.

In this connection, it is to mention that all the works provided under Budget head D (2) may not be possible to execute and complete within the current financial year due to paucity of time and hence, it is required to extend the following Contract Agreements for a period of 6 (six) months under the provision of Clause 11 of the Contract Agreements so that all the works provided in the Budget 2016-17 and 2017-18 may be executed:

1. contract Agreement No. SHG/6/M&R/BUILDING/2015-16 for Repiar and maintenance of Cantonment Fund properties: Building.
2. Contract Agreement No. SHG/6/TC/R&M/FOOTPAT/RD/2015-16/ for Repair and maintenance of Cantonment Fund properties: Roads & Footpahts.
3. Contract Agreement No. SHG/6/TC/M&R/FENCING/2015-16 for Repair and maintenance of Cantonment Fund properties: **Fencing/Walling of vacant land.**
4. Contract Agreement No. SHG/6/TC/R&M/WATER SUPPLY/2015-16/for Repair and maintenance of Cantonment Fund properties: **Water Supply.**
5. Contract Agreement No. SHG/6/TC/R&M/DRAINS/2015-16/for Repair and Maintenance of Cantonment Fund properties: **Drains**

RESOLUTION

Considered and Approved.

13. TO NOTE CIRCULAR AGENDA DATED-06.04.2017

1. ENGAGEMENT OF SECURITY GUARD IN OFFICE PREMISES AND CANTT STAFF QUARTERS: SHILLONG CANTONMENT.

To consider and approve the engagement of Security guard in the office premises and Cantonment staff colony, Shillong Cantonment.

The Cantonment staff colony was under encroachment since long and all the encroachments from Cantonment staff colony has been removed on 05.04.2017 and 06.04.2017.

On removal of encroachment, the work of fencing of the area has also started.

But is noticed that every now and then people are making entry to the premises with wrong motives i.e trying to re-encroach the area.

Further, due to removal of encroachments the movement of public in to the office premises has also increased and causing disturbance and to prevent any untoward incident. Hence, it is required to engage 2 (two) nos of Security guard at the office premises of Cantonment Board and 3 (three) nos at Cantonment Staff colony. The Security guard at Cantonment Staff colony will vigil the area and prevent the Defence land from encroachment.

The security guard may be engaged from the existing outsourcing agency i.e Colonel Shishupal Security Consultancy & Services, Shillong with the approved rates.

RESOLUTION

Considered and Approved.

14. CANTONMENT DEVELOPMENT PLAN

The DG DE vide letter No.76/CDPs/C/DE/2015/FMS No.50336, dt-29.7.2015 and PD, DE, EC letter No. 362123/MISC/POLICY/LC-3/II/35, dt-3.8.2015 has directed to prepare cantonment Development plan, land use plan for Shillong Cantonment including the following Core activities:

(i)Water Supply, (ii) Sewerage, (ii) Drains, (iv) Roads, (v) Street Lights,(vi) Schools, (vii) Hospitals, (viii) Solid Waste management

(ix) Environmental Protection

However, this office vide letter No.04/EC/CB/SHG/ENGG/DEV-PLAN/DE/4216, dt-30.11.2015 has informed the PD DE EC that the following projects has been proposed under Cantonment Development Plan:

1. Sanitation: a. Under Ground Sewerage System and Sewerage Treatment Plant. b. Procurement of Garbage Compactor Truck dumper, c. DRDO bio digester toilets.
2. Rain Water harvesting
3. Water Treatment Plant.
4. Education Sector: Reconstruction and up gradation of Cantt. Board School Building
5. Health Sector: Construction and up gradation of Cantt. Board JRG Hospital Building (Level)

6. Construction of Cantt. Board Guest House.

Further, the DG DE vide letter No.76/CDPs/C/DE/2015/FMS No.50336, dt-2.11.2015 has also directed to prepare perspective plans and specific projects based on gap analysis of various core infrastructure elements with special emphasis on (i) Under Ground Sewerage System, (ii) Solar Energy specifically Roof top Solar panels on Cant. Board Buildings for energy usage on self sustaining basis, (iii) adequate water supply, (iv) land scaping public spaces and facades in Civil Areas by utilizing low cost methods, (v) Recycling of water and (vi) Waste re cycling by following participative planning process. It has also advised to adopt low cost options and frugal solutions for conversion of Cantonment in to Smart Cities.

Apart from the above, the higher authorities have directed to prepare land use plan for Shillong Cantonment and as such in order to comply with the direction of the higher authorities, the Board vide CBR No.1 Dt. 9.6.2016 had resolved and approved extension of period of empanelled Architectural Firms for one year i.e from 01.04.2016 till 31.3.2017 for consultancy services to Shillong Cantonment Board for development projects/land use plan/preparation of DPRs for various projects as and when required. This office vide letter No.SHG/6/ARCH/2016/5006 Dt.17.6.2016 had requested the empanelled Architectural Firms to submit financial bid for the same but no further response has been received from the empanelled Architectural Firm except from the Excell Consultancy Services and hence, no further progress could be made.

It is further to mention that this office vide letter No. SHG/6/DEV-PLAN/5700 Dt.13.2.2017 has requested the Chief Architect, CPWD Guwahati to prepare DPR for Up gradation of Cantt. Board School building and Cantt. Board JRG Hospital Building. The Chief architect, CPWD Guwahati vide letter No.CA(ER-II)/SHG-CAN/189/2017 93 Dt.21.2.2017 has requested the Chief Engineer, (NEZ-I), CPWD, Cleave Colony Shillong to instruct the concerned Executive Engineer to furnish the following information and also with a request to the CEO, Cantt. Board to provide allotment and possession letter of the site and detail requirements:

1. Digital survey Site Plan.
2. Floor Plan of existing Cantt. Board School Building and JRG Hospital along with floor area.

However, a Cantonment Development plan (2016-17 to 2019-2021) with the following projects have been prepared

Sl No	Details of year wise CDP plan						Remark
	Name of Project	Year: 2016-17	Year: 2017-18	Year: 2018-19	Year: 2019-20	Year: 2020-2021	
1	Construction of canopy with M.S structure & ACP sheet for Rain shelter	Sanction & commencement of work	Project completion				Approved vide GOC in C, EC vide HQ EC letter No.305110/CanttBd/Shillong/Q3(Land) Dt.22.12.2015 and the tender process is on. Notice Inviting Tender has been published on 5.2.2017.

2	Constructi on & up gradation of Cantt. Board School Building	-	Preparation of DPR	Sanction & commencement of work	Project complet ion		
3	Constructi on & up gradation of Cantt. Board JRG hospital Building		Preparation of DPR	-do-	-do-		
4	Rain Water Harvesting		Preparation of DPR	Sanction & commencement of work	Project complet ion		
5	Constructi on of cantonmen t Board Class IV staff Quarters at Sy No.21.		Preparation of Revised estimate	Sanction & commencement of work	Project complet ion		
6	Constructi on of RCC Over Head Reservoir at Jhalupara Bazar and pine walk area, Shillong Cantonme nt	DPR prepared and submitted by PHE	Sanction & commencement of work				
	<u>Revenue earning project</u>						
1	Reconstruc tion of Cantt. Board Godowns at Sy. No. 21/1						Draft plan has been prepared by engaging an Architect and approved vide CBR No. 7 Dt 28.02.2012.

2	Constructi on of Cantt. Board Guest House					Proposal submitted vide letter No. SHG/6/DEV/GUEST/HOUSE/2016/4785 Dt.18.4.2016 under Budget Head D(1)f. The last correspondence made vide this office letter No.SHG/6/DEV/GUEST/HOUSE/2016/5586 Dt.28.12.2016.
3	Revenue earning project at SY. NO.135/37 Area=1385 2.08 sq.ft					Proposal for reclassification from B-4 to Class C has been submitted vide this office letter No. SHG/7/RECLASSI/SY.NO135/37/688 Dt.3.9.2009 and the last correspondence made vide this office letter No. SHG/7/RECLASSI/SY.NO135/37/5783Dt.8.3.2017.
4	Revenue earning project at SY. NO.15/79 and at SY. NO.15/69, Area=1251 2.81 Sq.ft Area= 6442.01 Sqft					Proposal for reclassification from B-4 to Class C has been submitted vide this office letter No. SHG/7/RECLASSI/SY.NO15/79/689 Dt.3.9.2009 and SHG/7/RECLASSI/SY.NO15/69/689 Dt. 29.3.2010 and the last correspondence made vide this office letter No. SHG/7/RECLASSI/SY.NO15/79/5787Dt. 8.3.2017 and SHG/7/RECLASSI/SY.NO15/69/5785Dt. 8.3.2017.
5	Revenue earning project at SY. NO.15/5, Area= 5605.00 Sqft					Proposal for reclassification from B-4 to Class C has been submitted vide this office letter No. Dt. and the last correspondence made vide this office letter No.
6	Revenue earning project at SY. NO. 135/1 (Low Lying Area of RNT Marg), Area=41,389 Sqft					Proposal for reclassification from B-4 to Class C has been submitted vide this office letter No. SHG/7/RECLASSI/SY.NO15/5/690 Dt. 3.9.2009 and the last correspondence made vide this office letter No. SHG/7/RECLASSI/SY.NO15/5/5786 Dt.8.3.2017.
7	Revenue earning project at SY NO.26, Area =					Proposal for reclassification from B-4 to Class C has been submitted vide this office letter No. SHG/7/RECLASSI/SY.NO 26/59 Dt.25.4.2008 and the last correspondence made vide this office letter No. SHG/7/RECLASSI/SY.NO

0.284 Acre						26/5782Dt.8.3.2017.
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Hence, to consider and approve the Cantonment Development Plan of Shillong Cantonment.

15. CONSTRUCTION OF COMMERCIAL COMPLEX AT THE EXISTING SITE OF SY. NO. 21/1 WITH PROVISION OF PARKING AND ALL CIVIC AMENITIES.

Refer to letter dated 25/04/2017 from the elected members of the Cantonment board, Shillong (Copy of the same is placed on the table) regarding revenue generation projects for Cantonment Board, Shillong by way of construction of Commercial complex vis-a-viz the CBR already taken by Cantonment Board, Shillong for the auctioning of the Godowns. However, it is to be mentioned that the Godown's expired occupancy rights holders have filed various court cases which are still pending in the courts.

The Shillong Cantonment Board is a deficit Board and heavily dependent on the Central Government for balancing the Budget by Ordinary Grant in Aid and by Special Grant in Aid for meeting development expenditure.

The rising cost in establishment and in the cost of contingencies has put a severe pressure to maintain the existing level of services.

Therefore, a conscious effort has to be taken to augment the resources by executing the revenue earning project on land having of commercial potentiality vested to the Cantonment Board.

The existing Cantonment Board Godowns are of Assam Type constructions built many years back and the facilities of drainage system, toilets, parking of vehicles etc. needs improvement.

Moreover under utilization of land is leading to loss of huge revenue.

In order to improve the prevailing situation it is required to develop a project that not only will improve the Cantonment Area but also will generate huge amounts as revenue to the Cantonment Board.

A draft plan for construction of Godown/shops at the existing site of Sy. No. 21/1 with provision of parking and all civic amenities has been prepared by engaging an Architect (approved vide CBR No. 7 Dt 28.02.2012).

The Draft plan of the project consists of the following:

No of Floors	Approximate built up area	Provisions kept
Basement/Lower Ground Floor	1600.00 Sqm	Shops/Godowns with provision of Gen Set and Toilets and parking of Heavy vehicles.
Ground	1600.00 Sqm	Shops/Godowns with provision of Toilets
1 st Floor	1600.00 Sqm	Shops/Godowns with provision of Toilets and parking of Heavy vehicles.
2 nd Floor	1600.00 Sqm	Shops/Godowns with provision of Toilets

The total build up area would be $1600 \times 4 = 6400.00$ Sqm and the Cantonment Board may give periodical occupancy rights of the built up area i.e shops and Godowns for 30 years wherein periodical occupancy rights of the shops/godowns would be auctioned based on the condition that the auctioneers will have to pay 10 years rentals as advance which will be adjusted towards rent.

In addition to above, the parking area may be auctioned on yearly basis which will also fetch good revenue to the Board.

The Board may seek in principal approval of the competent authority for the project for construction of Godown/shops at the existing site of Sy. No. 21/1 with provision of parking of vehicles and all civic

amenities. Soon after receiving the approval of the project, the DPR for the project, terms and condition of the occupancy right, auctioning procedures will be undertaken.

Hence, to consider the issue of submitting proposal to the Competent Authority for according in principal approval for the following:

1. Sanction of Project for construction of Godowns/Shops at the existing site of Sy. No. 21/1 with provision of parking of vehicles and all civic amenities.
2. To grant periodical occupancy rights of shops/Godowns/office space/ Commercial institutes, professionals etc for 30 years to the highest bidder by way of auctioning and taking advance rent for 10 years period under the provisions of the Cantonments Act, 2006 read with Rule 8 of the Cantonment Property Rule 1925.

16. MUTATION OF H.NO.8JB

Originally, the lease hold right of Holding No. 8 JB was in the name of Sh. Anirudh Bhandari executed on 15.06.1935 in Schedule VI of CLAR 1925.

The lease hold right of the holding had been mutated in the name of Sh. Bijoy Singh Bhandari vide C.A.C Resolution No. 1 dt 22.12.1966 duly approved vide CBR No. 10 Dt 22.12.1966.

The lease of the holding for the 1st term had expired on 31.3.1962 and the same has been renewed in Schedule IV of CLAR 1937 and executed on 20.9.1967 for further period of 30 years w.e.f 01.4.1962.

The legal heirs/relatives vide their application Dt. 9.11.2015 has informed that the lessee Sh. Bijoy Singh Bhandari has expired on 31.12.2014 and has submitted the following documents and requested to mutate their names from that of (L) Bijoy Singh Bhandari in respect of lease hold right of Holding No. 8 JB.

1. Legal heir certificate dt 28.10.2015 declaring the following

Legal heir of (L) Bijoy Singh Bhandari:

Sl No.	Name	Relationship with the Deceased	Age
1	SHRI PRAKASH BHANDARI	SON	57 YRS
2	SHRI NIRMAL BHANDARI	SON	54 YRS
3	MS. SHUBA BHANDARI	DAUGHTER	48 YRS
4	MS. SARITA BHANDARI	DAUGHTER	45 YRS
5	SHRI BIDUR SINGH BHANDARI	BROTHER	63 YRS
6	SMTI MALATI CHETTRI	SISTER	72 YRS
7	SMTI HEMA DEVI	SISTER-IN-LAW	74 YRS

2. Indemnity Bond executed on 28.10.2015
3. Affidavit/Declaration Dt 28.10.2015 for the purpose to mutate/transfer the lease hold right of Holding No. 8 JB in their names.
4. Declaration/No claim Dt 28.8.2015 from Ms Shuba Bhandari and Ms Sarita Bhandari both daughter of (L) Bijoy Singh Bahndari.
5. Copy of renewal of lease executed on 20.9.1967.
6. Death certificate of (L) Bijoy Singh Bhandari.

This office vide letter No. SHG/7/8JB/ dt-17.2.2017 has requested the CBLA to furnish his legal opinion in respect of Mutation of Lease Hold Right of Holding No. 8 JB, Jhalupara Bazar, Shillong Cantonment in the name of Sh. Prakash Bhandari, Sh. Nirmal Bhandari, Sh. Bidur Singh Bhandari, Smt. Malati Chettri and Smt. Hema Devi.

Sh. S.P. Mahanta, CBLA vide his letter Dt.12.9.2016 has opined that mutation can be allowed in favour of the applicant.

This office vide letter No.SHG/7/8JB/5374 Dt.6.10.2016 has directed the applicants to deposit a sum of **Rs.15,000/- (Rupees Fifteen Thousand) only being the charges for publication in News Paper in respect of mutation** of Lease hold right of Holding No.8JB which has been deposited vide 4B Receipt No.108481 Dt.25.10.2016.

A public notice has been published in the Local News Paper "The Shillong Times" Dt. 17.2.2017 informing that the lease hold rights of holding No. 8 JB, Sy.No. 135/22 within the notified Civil Area of

Shillong Cantonment is proposed to be mutated in the name of Sh. Prakash Bhandari, Sh. Nirmal Bhandari, Sh. Bidur Singh Bhandari, Smt. Malati Chettri and Smt. Hema Devi from that of Sh. Bijoy Singh Bhandari, the recorded lessee of Holding No.8 JB, Sy. No.135/22, Jhalupara Bazar, Shillong Cantonment and anybody having objection if any to the proposed mutation may submit to the Chief Executive Officer, Shillong Cantonment Board within 30 (thirty) days from the date of issue of this public notice.

No objection has been received in respect of the proposed mutation.

Hence, to consider the issue of mutation of lease hold rights of holding No. 8 JB, Sy.No. 135/22 in the name of Sh. Prakash Bhandari, Sh. Nirmal Bhandari, Sh. Bidur Singh Bhandari, Smt. Malati Chettri and Smt. Hema Devi from that of (L) Bijoy Singh Bhandari.

Relevant documents are placed on the table.

17. MUTATION OF H. NO.55CB

The lease hold right of Holding No. 55 CB has been leased out to Ka Saware in Schedule VI of CLAR 1925 and thereafter the Cantonment Board vide C.A.C Resolution No. 6 dt 9.7.1969 has mutated the lease hold right of Holding No.55 CB in the name of Smt. Khiem Pathaw.

The lease of Holding No. 55 CB had lapsed and again renewed for 30 years w.e.f 1.4.1962 in the name of Smt. Khiem Pathaw, D/O Ka Saware.

The Legal heir, Smt. Butterfly Pathaw vide application dt. 5.12.2012 and 19.7.2016 requested to mutate the Lease Hold Right of Holding No. 5 CB, Cantonment Bazar, Shillong Cantonment in her name from that of her late mother Khein Pathaw and submitted the following documents:

1. Death certificate of (L) Khiem Pathaw issued by Registrar of Births and Deaths, Pomlum P.H.C vide Registration dt. 19.9.2011.
2. Death certificate of (L) Pheekshon Lyngdoh Nongbsap issued by Registrar of Births and Deaths, Pomlum P.H.C vide Registration dt. 19.9.2011.
3. Duly sworn in Affidavit Smt. Butterfly Pathaw showing particulars of Legal heirs
4. Duly sworn in Affidavit of all other legal heirs giving No objection for mutation.
5. Duly sworn Indemnity Bond.
6. Details of the Legal Heirs of (L) Smt. Khiem Pathaw.

This office vide letter No. No.SHG/7/55CB/5131 Dt.26.7.2016 has requested the CBLA to furnish his legal opinion in respect of Mutation of Lease Hold Right of Holding No. 55 CB, Cantonment Bazar, Shillong Cantonment in the name of Smt. Butterfly Pathaw.

Sh. S.P. Mahanta, CBLA vide his letter Dt.28.7.2016 has opined that mutation can be allowed in favour of the applicant Smt. Butterfly Pathaw.

This office vide letter No.SHG/7/55CB/5375 Dt.6.10.2016 has directed the applicant Smt. Butterfly Pathaw to deposit a sum of Rs.15,000/- (Rupees Fifteen Thousand) only being the charges for publication in News Paper in respect of mutation of Lease hold right of Holding No.55CB which has been deposited vide 4B Receipt No.108503 Dt.22.11.2016.

A public notice has been published in the Local News Paper "The Shillong Times" Dt.17.02.2017 informing that the lease hold rights of Holding No. 55 CB, Sy.No. 15/38, Cantonment Bazar, within the notified Civil Area of Shillong Cantonment is proposed to be mutated in the name of Smt. Butterfly Pathaw from that of her late mother Khein Pathaw and anybody having objection if any to the proposed mutation may submit to the Chief Executive Officer, Shillong Cantonment Board within 30 (thirty) days from the date of issue of this public notice.

No objection has been received in respect of the proposed mutation.

Hence, to consider the issue of mutation of lease hold rights of Holding No. 55 CB, Sy.No. 15/38, Cantonment Bazar in the name Smt. Butterfly Pathaw from that of her late mother Khein Pathaw.

Relevant documents are placed on the table.

18. CONSTRUCTION OF RCC OVER HEAD RESERVIOR AT JHALUPARA BAZAR AND PINE WALK AREA, SHILLONG CANTONMENT.

Cantonment board, Shillong vide letter No. SHG/ 6//RESERV/PHE/JNNURM/2539 Dt.18.6.2014 has submitted a proposal to PD DE EC for approval for according permission for laying of Feeder Mains within the Defence Area of Shillong Cantonment including crossing of Roads under the jurisdiction of SCB as per the Piping Route of Water Supply Lines to Cantonment Area. However, the PDDE,EC vide letter No. 363040/LC-3/O.H.Reservoir/SHG/DE/8 Dt.9.3.2017 has advised to submit comprehensive proposal.

This office vide letter No. SHG/ 6//RESERV/PHE/5762 Dt.01.3.2017 has forwarded a a copy of policy and procedure for transfer of Defence land circulated vide Govt. of India, Ministry of Defence letter No.11015/2/2012/D (Lands) Dt.11.3.2015 and No.11015/2/2012/D (lands) Dt.2.2.2016 and requested to submit the proposal in line with the policy and procedure for transfer of Defence land for laying of Feeder Mains water supply pipe lines within the area of Shillong Cantonment

However, a detailed estimate for construction of 2 Nos of RCC storage Reservoirs of capacity 1.00 ML with 3.00m staging at Jhalupara Bazar and at Pine Walk Area at an estimated cost of Rs.419.30 Lakhs each have been prepared and forwarded to this office vide Chief Engineer, PHE letter No. CE/PHE/TB:256/2016-17/17 dated- 7.10.2016 and requested for Acceptance of estimate.

In this connection, it is to mention that the part of land bearing Sy. No.135/121 is suitable for construction of 1 No. of RCC Storage Reservoirs of Capacity 1.00MI with 3.00m staging at Jhalupara Bazar

It is further to mention that the minimum area of 1000.00 Sqm with minimum width of 30.00 metre is required for construction of 1 No. Of RCC Storage Reservoirs of Capacity 1.00MI with 3.00m staging which is available at Sy. No.135/121, Jhalupara Bazar but there is no land for construction of 1 No. Of RCC Storage Reservoirs of Capacity 1.00MI with 3.00m staging within Pine Walk area of shilling cantonment. The area of land where existing water supply reservoir standing at sy. No. 52/1, classified as C for the purpose of water reservoir is 0.006 acre (24.28 Sqm) only which is not sufficient for the proposed construction.

Hence, to consider and approve the estimate for construction of 2 Nos of RCC storage Reservoirs of capacity 1.00 ML with 3.00m staging at Jhalupara Bazar and at Pine Walk Area at an estimated cost of Rs.419.30 Lakhs each and to select a suitable site for construction of RCC storage Reservoirs of capacity 1.00 ML with 3.00m staging at pine walk Area.

19. MONTHLY STATEMENT OF ACCOUNTS

To consider and approve the statement of accounts of receipts and expenditure for the following months:

To consider and approve the statement of accounts of receipts and expenditure for the following months:

November 2016

Opening Balance for the month of Nov 2016	Rs. 29944370.19
Add Collection of revenue made during Nov 2016	Rs. 2086520.00
Add Deposit:	Rs. <u>244649.00</u>
Total	32275539.19
Less Expenditure during Nov 2016	Rs. 5735711.12
Less refund	Rs. <u>74000.00</u>
Closing Balance	Rs. 26465828.07
Balance of Service Charges	Rs. 92568901.00

December 2016

Opening Balance for the month of Dec 2016	Rs. 26465828.07
Add Collection of revenue made during Dec 2016	Rs. 932332.00
Add Deposit:	Rs. <u>3000.00</u>
Total	27401160.07
Less Expenditure during Dec 2016	Rs. 2634621.00
Less refund	Rs. <u>0.00</u>
Closing Balance	Rs. 24766539.07
Balance of Service Charges	Rs. 92568901.00

January 2017

Opening Balance for the month of Jan 2017	Rs. 24766539.07
Add Collection of revenue made during Jan 2017	Rs. 166384.00
Add Deposit:	Rs. <u>47979.00</u>
Total	24980802.07
Less Expenditure during Jan 2017	Rs. 4482044.00
Less refund	Rs. <u>0.00</u>
Closing Balance	Rs. 20498858.07
Balance of Service Charges	Rs. 92568901.00

February 2017

Opening Balance for the month of Feb 2017	Rs. 20498858.07
Add Collection of revenue made during Feb 2017	Rs. 8888221.00
Add Deposit:	Rs. <u>7538200.00</u>
Total	36925279.07
Less Expenditure during Feb 2017	Rs. 4860390.00
Less refund	Rs. <u>172425.00</u>
Closing Balance	Rs. 31892464.07
Balance of Service Charges	Rs. 92568901.00

March 2017

Opening Balance for the month of Mar 2017	Rs. 31892464.07
Add Collection of revenue made during Mar 2017	Rs. 22312866.00
Add Deposit:	Rs. <u>174695442.00</u>
Total	228900772.07
Less Expenditure during Mar 2017	Rs. 13486445.00
Less refund	Rs. <u>187536200.00</u>
Closing Balance	Rs. 27878127.07
Balance of Service Charges	Rs. 92568901.00

Relevant files with details of expenditure is placed on the table

20. ANNUAL ACCOUNT FOR THE YEAR 2016-2017.

To consider and approve the Annual Consolidated Account for the year 2016-17 as detailed below. Copies of the accounts in triplicate already audited by LAO (A) Shillong will be forwarded to CDA, Guwahati.

Opening Balance for the year	-	Rs. 33501684.62
Add. Collection of revenue made during the year	-	Rs. 52032948.37

Add Deposit:	-	Rs. 515049400.00
Total	-	Rs. 600584032.99
Less Expenditure during the year	-	Rs. 58432977.59
Less Refund	-	Rs. 514272928.33
Closing Balance	-	Rs. 27878127.07
Balance of Service Charges	-	Rs. 92568901.00

The statement of annual consolidated account is put up for approval.

21. INVESTMENT.

To note the action taken by the Chief Executive Officer under section 120 (2) of the Cantt. Act 2006 for re-investing the following amounts.

Sl.No.	Date of Investment	Name of Fund	Amount	Name of Bank	Period	Rate of interest
1	30.3.2017	Cantt. Fund	Rs 18,00,00,000.00	Central Bank of India	91 days	6.50%
2	30.3.2017	Service Charge	Rs 9,25,68,901.00	Central Bank of India	91 days	6.50%
3	30.3.2017	Depreciation	Rs 20,00,000.00	Central Bank of India	91 days	6.50%
4	30.3.2017	Special Grant in Aid	Rs 75,36,200.00	Central Bank of India	91 days	6.50%
5	30.3.2017	Pension Fund	Rs 60,00,000.00	Central Bank of India	91 days	6.50%
6	30.3.2017	Provident Fund	Rs 80,00,000.00	Central Bank of India	91 days	6.50%

Relevant file is kept on the table for noting of the Board as per section 120 (4) of the Cantt. Act 2006.

22. ENHANCEMENT OF DEARNESS ALLOWANCE.

To consider and approve the payment of enhance DA to the Cantonment Fund Servants and relief to pensioners/Family Pensioner w.e.f 1/7/2016 @ 6% raising the DA from 113%-119% declared by the State Govt. of Meghalaya, Finance (Pay Revision) Department vide OM No. F (PR)-47/2009/Pt.I/79, dated-14.02.2017.

As per clause 14 of the Memorandum of Settlement arrived at between the Cantonment Boards and their workmen, the Cantonment Fund Employees are eligible to be paid DA at the same rate and under the same terms and conditions as declared by the State Govt. in respect of their employees. The pensioners/Family pensioners are also to be paid the relief as per the State Govt. in accordance with the existing orders.

As per the revised rate an additional expenditure for payment of DA per month is Rs.53244 and Rs.638928 per annum. Arrears payable for the period w.e.f July 2016 to February 2017 works out to Rs.413324.00 for the employees. Further, an amount of Rs 13492.00 is the arrears which has to be deposited towards the NPS subscription of some of the employees w.e.f July 2016 to February 2017.

With respect to the pensioners/ family pensioners an additional expenditure of **Rs.21035.00** per month and **Rs.252420.00** per annum. The arrears w.e.f July 2016 to February 2017 works out to **Rs.168280.00**

A proposal of obtaining necessary sanction of the GOC-in-C Eastern Command, Kolkata under rule 19 (b) of the Cantonment Accounts Code 1924 for payment and incurring additional expenditure towards payment of DA to the employee and pensioners/family pensioners of Shillong Cantt. Board may be submitted.

Relevant paper is placed on the table for consideration of the Board.

23. HON'BLE SUPREMENT COURT ORDER DATED-27.09.2016 IN CIVIL APPEAL NO. 9730-9731 OF 2016 (ARISING OUT OF SLP (C) NO. 20687-20688 OF 2016 TITLED CNATONMENT BOARD PACHMARHI VRS GOPAL DAS KABRA & ORS).

Reference DG, DE, New Delhi letter No. 76/38/Pachmarhi/C/DE/2015/FMS 53733, dt-3.02.2017 and PD, DE, EC letter No. 363051/MISC/LC-3III/67, dt-7.02.2017

To note the contents of DG, DE, New Delhi letter referred above.

Relevant papers is put up on the table.

24. 1 EXTENSION OF EXPIRED/EXPIRING CANTONMENT CODE LEASE OF 1899 & 1912 AND CANTONMENT LAND ADMINISTRATION RULE, 1925 & 1937.

2. RENEWAL OF CANTONMENT CODE AND CLAR LEASES WHOSE FULL TERM HAS NOT EXPIRED

Reference DG, DE letter No.18/48/L/DE/57, dt-17th March, 2017

To note the contents of DG, DE, New Delhi letter referred above.

Relevant papers is put up on the table.

25. MONITORING OF WORKS BEING EXECUTED BYCANTONMENT BOARD:

Reference CBR No. 10 Dt 14.12.2016

As resolved by the Board vide CBR referred to above, this office vide letter No. SHG/6/TC/2015-16/5548 DT 12.12.2016 has requested the PD DE EC to render his advice as to who can be engaged as a Third party technical evaluator to check on execution of works.

The PD DE EC vide letter No. 363051/MISC/LC-3/III/54 DT 21.12.2016 has referred the DG DE letter No. 56/15/DG DE/Coord/Conf/Vol-V/FMS No. 52436 DT 06.10.2016 wherein it has been advised that Cantonment Board will engage a quality checking technical evaluator- it may be either Central or State Govt. Agency to check the quality of works being executed by the Cantonment Boards.

Accordingly, this Office vide letter No. SHG/6/TC/2016-17/MONITORING/5691 Dt 09.2.2017, No. SHG/6/TC/2016-17/MONITORING/5692 Dt 10.2.2017, No. SHG/6/TC/2016-17/MONITORING/5695 DT 10.02.2017 and No. SHG/6/TC/2016-17/MONITORING/5701 Dt 13.2.2017 has requested the Chief Engineer, CPWD, Shillong, The Director, NIT, Shillong, The Director, IIT,

Guwahati, E.E, Project Division II, CPWD, Guwahati respectively to let this office know their willingness to provide services as a 3rd Party evaluator for checking of quality of works.

The Chief Engineer, CPWD, Shillong vide letter No. 7/3/2014-493 Dt 23.2.2017 has intimated that CPWD is not working as a 3rd party evaluator and not taking any such type of work.

Further, no responses has been received from the IIT, Guwahati and E.E, Project Division II, CPWD, Guwahati.

However, the Registrar(i/c), NIT, Meghalaya has expressed their willingness to provide services as a 3rd party evaluator for checking of quality of works being executed by Shillong Cantonment Board and also requested to provide the following information/ clarification to enable Institute authorities to decide on the matter at the earliest:

- (i) Expense towards travelling
- (ii) Actual work(s) to be evaluated
- (iii) Honorium, etc to the Evaluator(s) from Shillong Cantonment Board.

The board may consider and approve following information/ clarification to enable Institute authorities to decide on the matter at the earliest:

- (iv) Expense towards travelling: As per the Central government approved rates for the same.
- (v) Actual work(s) to be evaluated : All the D1 works and D2 works (above Rs. 10 lakhs value)
- (vi) Honorium, etc to the Evaluator(s) from Shillong Cantonment Board : 0.5 percent of the actual value of the work.

Hence, to consider and approve the above as requested by the Registrar(i/c), NIT , Meghalaya.

Relevant documents are placed on the table.

**26. CONSTRUCTION OF CANTONMENT BOARD GUEST HOUSE AT SY. NO.88,
CLASSIFIED AS “C” ALONG BOUCHIER ROAD AT SHILLONG CANTONMENT.**

Reference Circular Agenda Resolution No.6 Dt. 8.3.2016 and noted vide CBR NO. 4 dated-21.3.2016.

As resolved by the Board vide CBR referred to above, a proposal has been submitted to the competent authority for according sanction for Rs. 2,69,82,230/- under Rule 17(A) read with Rule 19(b) of the Cantt. Account Code 1924 for construction of Cantonment Board Guest House vide this office letter No. SHG/6/DEV/GUEST/HOUSE/2016/4785 Dt.18.4.2016.

The PDDE, EC vide letter No.363040/LC-3/Guest House/SHG/3 Dt.15.6.2016 has raised some observation and asked for the clarification which has been furnished vide this office letter No. SHG/6/DEV/GUEST/HOUSE/2016/5252 Dt.6.9.2016.

The PDDE, EC vide letter No.363040/LC-3/Guest House/SHG/7 Dt.22.9.2016 has asked for the information in respect of financial viability of the project.

Accordingly, this office vide letter No. SHG/6/DEV/GUEST/HOUSE/2016/5470 Dt.24.11.2016 has requested Shruti Pradhan & Associates, Chartered Accountants to work out the annual income and expenditure of the guest house in order to ascertain that the project is financially viable and to submit report.

The report submitted by Shruti Pradhan & Associates, Chartered Accountant vide letter Dt.13.12.2016 has been forwarded to the PDDE, EC vide this office letter No. SHG/6/DEV/GUEST/HOUSE/2016/5586 Dt.28.12.2016 showing the Annual income and expenditure of the Guest House and also expressed that the project appears to be viable given the high demand for the good stay options.

The calculation sheet of the projected income and expenditure includes the assumed expenditure for Salary of Staff, printing and Stationery, Electricity, travelling expenses, Consumable & Eatables, Depreciation, Rates & Taxes, Miscellaneous expenses, Gardening costs, Excess of Income and expenditure and the assumed Income from renting out rooms, Restaurant and Laundry facilities.

The projected Income and expenditure submitted by Shruti Pradhan & Associates, Chartered Accountant vide letter Dt.13.12.2016 is as under:

Projected Income & Expenditure Account for the Guest House at Sy. No. 88, Shillong Cantonment:

Expenditure	Amount	Income	Amount
Salary of Staff	205200.00	Income from renting of rooms	
Printing and Stationery	90000.00	One Suite room	840000.00
Electricity	54000.00	One Deluxe room	648000.00
Travelling Expenses	144000.00	Eight Standard double room	3840000.00
Consumables & Eatables	660000.00	Two Economy rooms	576000.00
Depreciation	2698223.00	Restaurant	1224000.00
Rates & Taxes	125000.00	Laundry facilities	48000.00
Misc. Expenses	62500.00		
Gardening	42000.00		
Excess of Income over expenditure	1248277.00		
Total	7176000.00		7176000.00

Notes:-

- (i) The following occupancy and rates have been considered
- One suite room for 14 days per month @ Rs 5000/- per day
 - One Deluxe room for 18 days per month @ Rs 3000/- per day
 - Eight Standard Double rooms for 20 days each per month @ Rs 2000/- per day
 - Two Economy rooms for 20 days each per month @ Rs 1200/- per day
- (ii) Break up of salary

Watchmen- 2	360000.00
Cook and servers	936000.00
House keeping staff	756000.00
Total	2052000.00

- (iii) Depreciation is charges @ 10% on the building estimated cost
- (iv) The income will depend on the occupancy of the rooms
- (v) Restaurant expenses have been calculated based on the assumption that every guest will have at least one meal (lunch or dinner) during his/her tenure of stay in the guest house.
- The above Income and expenditure account has been prepared based on the above assumptions, the profitability would depend on the actual room occupancy and also the

amount of expenditure made. The project appears to be viable given the high demand for the good stay options.

The PDDE,EC vide letter Dt.14.2.2017 has asked to clarify the reasonability of room rents.

The room rents for Govt. Officials may be fixed as per their actual entitlement.

Apart from the possibilities of earning revenues, the project may not be viewed strictly in terms of revenue generation. Keeping in line with the need for creating infrastructure in the relatively underdeveloped region of the North east and Shillong being the important centre in North East with relatively inadequate infrastructure to cater to the administrative and public requirement, the project is of immense importance and the same must be examined in this spirit.

Hence, to board may send the above mentioned rates to the competent authority for administrative approval with regard to the rates.

Relevant file is put up on the table.

27. **CONSTRUCTION OF STAFF QUARTERS**

The Cantt. Board vide CBR No. 21 dated 10/7/2000 had constituted a committee under the Chairmanship of Garrison Engineer for inspection of Class IV Quarters and accordingly after inspection, the committee had submitted its report to the Board who vide CBR No. 5 dated 15/3/2001 resolved to initiate a proposal for sanction of project for construction of Class IV staff quarters.

This office vide letter No.SHG/6/CONST QURT/44 dated 10/4/2001 initiated a proposal for principal sanction of project for construction of Class IV staff quarters. The estimated figure Rs. 1,43,55,000/- for the said project was projected based on the plinth area rate and was proposed to be carried out in 5 phases.

The competent authority has accorded sanction of Rs. 28,71,000/- as Special Grant in Aid during the year 2002-2003 vide letter No. 601/4/C/DE/SHG/2002-2003 dated 19/2/2003.

The Cantt. Board after inviting tender through newspaper publication, approved the architectural plan, elevation, structural design, soil investigation reports vide CBR No. 20 dated 15/12/2004. Thereafter a detailed estimate had been prepared as per MES SSR 1996 amounting to Rs. 2.77 crore.

On the other hand industrial dispute was raised by the Cantt. Board Employees Union regarding the dilapidated conditions of the Quarters. The Hon'ble Presiding Officer, Industrial Tribunal, Guwahati vide award dated 5/6/2001 ordered that the workmen i.e the employees of the Board shall vacate the Quarter and make private arrangement for their staying and management and Cantt. Board shall pay H.R.A. Accordingly, the notice for vacation of quarters were served vide letter No.SHG/6/ALLOT-QTRS/ dated 26/9/2001 to the employees of the Board.

In response to the above, the employees union approached the Hon'ble Gauhati High Court, Shillong Bench and obtained status quo vide order dated 16/10/2001 which has been vacated vide order dated 12/9/2008 with a direction that 50% of the 48 occupants of quarters , involved in the case, shall deliver vacant position to the Shillong Cantonment Board within two months from the date of passing this order and after completion of the construction, the occupants, who vacated the quarters shall be accommodated to the newly constructed quarters, if they have not retired from service, in the meanwhile, on superannuation. It is also ordered that the remaining 50% of the 48 occupants of quarters shall vacate and deliver the vacant possession to the Shillong Cantt. Board within two months from the date on which the first group of occupants are accommodated in the newly constructed quarters and similar terms and conditions applicable to the earlier half of the 48 occupants of quarters shall also be applicable to the remaining half of the 48 occupants of quarters.

Further the Hon'ble High Court in exercise of equitable and discretionary jurisdiction, as provided under Article 26 of the Constitution of India, directed that the respondents 4 & 5 shall pay a sum of Rs.

800/- p. m HRA to the Safaiwala, who would render vacant position of the quarters to the Cantonment Board in terms of the consensus, as discussed above, and in compliance of this judgment and order. This order enhancing the HRA from Rs. 600/- to Rs. 800/- is passed in the peculiar facts and circumstances of the case and this shall not be treated as precedent in future cases.

The Shillong Cantonment Board vide CBR No.11 Dt.18.8.2011, Circular Agenda No.1 Dt.24.8.2010 and CBR NO.5 Dt.31.1.2011(Copy enclosed as Annexure "A" "B" and "C") has resolved and approved the project for construction of 48 numbers of Class IV quarters and accordingly a proposal had been forwarded to the competent authority for according sanction of Special Grant In Aid of Rs.3,71,26,122/- for construction of 48 numbers of Class IV quarters in two phases.

A proposal has been submitted to the PDDE,EC vide this office letter No.SHG/6/CONST-QURT/607 Dt.9.1.2012 for according sanction for a Special Grant-in-Aid of Rs.1,39,63,061 during the financial year 2011-12 for the 1st phase and Rs.1,85,63,061/- during the year 2012-2013 for the 2nd phase for the construction of Class IV staff quarters.

The PD,DE,EC vide letter No.363040/LC-3/SQ/SHG/6 Dt. has further forwarded the proposal to the DG,DE with a request to accord sanction of Special Grant-in-Aid of Rs.1,39,63,061 during the financial year 2010-11 for the 1st phase and Rs.1,85,63,061/- during the year 2011-2012 for the 2nd phase to the Cantt. Board Shillong for the purpose of construction of Class IV staff quarters which is still awaited.

However, the detailed estimate has been revised as per MES SSR 2010 and the summary of the estimate is as under:

SUMMARY OF COST

Estimate as per MES SSR 2010.

Nos of block to be constructed = 4 Nos

Numbers of Quarter in each Block = 12 Nos.

No of Floors = Ground + 2

No of Quarter in each Floor= 4 Nos.

1	Cost of building = 4x Rs 6523625.60 (A)	Rs. 2,60,94,502.4/-
2	Cost of site development	Rs. 15250635.34/-
3.	Cost of septic tanks = 4 x 2 x 135921.24	Rs. 10,87,369.92/-
4.	Cost of sewage disposal 4x 905364.47	Rs. 36,21,457.88/-
5.	Cost of soak well 4x 2 x 171731.72	Rs. 13,73,853.76/-
6.	Cost of water supply works	Rs. 1176124.40
7.	Cost of electrification @ 16% of (A)	Rs. 41,75,120.38/-
	TOTAL	Rs. 5,27,79,064.08

Say Rs. 5,27,80,000.00

Total cost of the project - Say Rs. 5,27,80,000.00

Project to be completed within 2 years.

Annual requirement = 5,27,80,000.00 = Rs.2,63,90,000.00

It is also to mention that the amount Rs. 28,71,000/- which has been sanctioned during the year 2002-2003 as Special Grant in Aid has been kept in Fixed Deposit and the amount of Rs.75,36,200/- is available with the Board.

It is further to mention that all the encroachments from the Cantonment Staff Colony has been evicted on 5th & 6th April, 2017 and the work for clearing of debris and fencing of the site is also in progress.

Hence, to consider the issue of construction of Staff Quarters with the available fund and to submit proposal for additional sanction from Service Charge which is a fund already available with the Cantonment Board, Shillong. Thus, no additional fund is required from the government as it can be met from the Fund available with the Cantonment Board and will require only administrative approval from the PD DE EC as a D1 project with regard to the enhanced financial estimate as the competent authority has already accorded sanction of Rs. 28,71,000/- for construction of Staff quarter as Special Grant in Aid during the year 2002-2003 vide letter No. 601/4/C/DE/SHG/2002-2003 dated 19/2/2003.

Details of revised estimates, Architectural plan design etc and other relevant papers are put up on the table.

28. BUILDING BYE-LAWS OF SHILLONG CANTONMENT.

A Draft Building Bye-Laws-2016 of Shillong Cantonment duly approved by the Board vide CBR No. 8 dated-24.8.2016 has been forwarded to the PDDE, EC vide letter No. SHG/7/BLDG-BYE-LAW/2016/5243, dt-26.8.2016. The PDDE, vide letter No. 362590/SHG/LC-3/DE/3 dt-7.12.2016 has raised some observations which has been considered and approved vide Circular Agenda Resolution No. 1 dt-3.1.2017 and forwarded a revised Draft Building Bye-Laws-2016 of Shillong Cantonment vide letter No. SHG/7/BLDG BYE-LAW/2016/5596, dt-3.1.2017.

The PD DE EC vide letter No. 362590/SHG/LC-3/DE/5, dt-27.1.2017 had suggested some modification to be made in the Draft Building Bye laws-2016 which has been forwarded vide letter No. SHG/7/BLDG BYE-LAW/2016/5736, dt-23.2.2017.

The PDDE, EC vide letter No. 362590/SHG/LC-3/DE/7. Dt-2.2.2017 had forwarded to Director General, Defence Estates, New Delhi for obtaining approval/sanction of the Central Govt.

The DGDE, vide letter No. 12/1/BLDG-Bye-Laws/Shillong/C/DE/15, dt-15.2.2017 has asked for a copy of existing Building Bye-Laws of Shillong Cantonment which has been forwarded vide this office letter No. SHG/7/BLDG BYE-LAW/2016/5708, dt-15.2.2017.

The PDDE, vide letter No. 362590/SHG/LC-3/DE/15 dt-24.02.2017 has raised some observations which has been considered and approved vide Circular Agenda Resolution dt-01.03.2017 and forwarded a revised Draft Building Bye-Laws-2016 of Shillong Cantonment vide letter No. SHG/7/BLDG BYE-LAW/2016/5771, dt-07.03.2017.

The PDDE, EC vide letter No. 362590/SHG/LC-3/DE/19. Dt-27.03.2017 had forwarded to Director General, Defence Estates, New Delhi for obtaining approval/sanction of the Central Government with certain observations.

The DGDE, vide letter No. 12/1/BLDG-Bye-Laws/Shillong/C/DE/15, dt-13.04.2017 has advised CEO Cantonment Board, Shillong to take necessary action for further modification of the Draft bye-laws to bring them in accordance to the guidelines of Building Bye-laws in reference to following points mentioned in para 5 & 6 of PD DE EC letter No. 362590/SHG/LC-3/DE/19. Dt-27.03.2017.

Para 5 (i) No provision has been kept under the draft Building Bye-laws to deal with the commercial Buildings. Since as per the various leases existing in the Shillong Cantonment Board, there are different types of commercial leases, it is required that the building byelaws should cater for such commercial establishments. F.A.R., Ground coverage and number of units per plot for different types of commercial establishments are required to be provided in the building bye-laws.

(ii) The draft building bye-laws provide for the F.A.R. 170 for all plots in the civil area whereas as per the model building Bye-laws Approved by the M.o.D., maximum F.A.R. permissible should be 125.

Para 6. In view of the above, the directorate is of the view that draft Building Bye-laws required further modification by Shillong Cantonment Board.

Accordingly, following modifications has been incorporated in the revised Draft Building-Bye-Laws 2016 of Shillong Cantonment.

No. 23 : GROUND COVERAGE AREA PERMISSIBLE FAR AND TENEMENT DENSITY:

23.1 For plots, the maximum covered area, FAR and number of dwelling units per residential plot, residential cum commercial shall be as per Table 5.0.

Table 5.0: Permissible Ground Coverage, FAR and Dwelling Units per plot within Notified Civil Area

S.No.	Area of plot in square metres	Maximum ground coverage as %	F A R	Dwelling units per plot
1	Up to 100	80	125	2
2	Above 100 to 200	80	125	@not more than 1 unit for 100 sq metres
3	Above 200 to 500	80	125	-do-
4	Above 500 to	80	125	-do-
5	Above 1000 to	80	125	-do-
6	Above 1500 to	80	125	-do-
7	Above 2000	80	125	-do-

Table 5.1: Permissible Ground Coverage, FAR and Dwelling Units per plot within Bungalow Area i.e. other than Notified Civil Area

S.No	Maximum ground coverage as %	F A R	Dwelling units per plot
1	50	50	@not more than 1 unit for 100 sq metres

23.2 For plots, the maximum covered area, FAR per commercial plot, shall be as per Table 5.2.

Table 5.2: Permissible Ground Coverage, FAR per plot within Notified Civil Area

S.No.	Area of plot in square metres	Maximum ground coverage as %	F A R
1	Up to 100	80	125
2	Above 100 to 200	80	125
3	Above 200 to 500	80	125
4	Above 500 to	80	125
5	Above 1000 to	80	125
6	Above 1500 to	80	125
7	Above 2000	80	125

Table 5.3: Permissible Ground Coverage, FAR per plot within Bungalow Area i.e. other than Notified Civil Area

S.No	Maximum ground coverage as %	F A R
1	50	50

Hence to consider and approve the revised Draft Building-Bye-Laws 2016 of Shillong Cantonment.

30. Procurement of Fully automatic Organic waste convertor and Segregation machine

Segregation of waste and Waste management is an important activity which has to be continuously monitored and taken care of in the contemporary times. There is an urgent requirement to look into the latest mode and techniques along with the product specifications for Segregation of waste and Waste management pertaining to Cantonment Board, Shillong.

Under these circumstances, a committee may be formed comprising Sanitary Inspector and One elected member and one nominated member to look into the latest technologies available in the contemporary times to assess requirement for Segregation of waste and Waste management. The committee may submit the report within one month so that the Budget provision for the same can be kept in the Revised Budget estimate for the Financial Year 2017-18 for the same.

Hence, to consider and approve the composition of the committee to assess and finalise the requirement and the technology along with the product specifications and estimated cost to be kept in the Revised Budget estimate for the Financial Year 2017-18 for Segregation of waste and Waste management suitable for Cantonment Board , Shillong's local requirements..

31. Decision on the Date and time of Next Ordinary Board meeting.

To consider and approve the date and time of the next Ordinary Board meeting pertaining to the Cantonment Board, Shillong