

**PROCEEDING OF AN SPECIAL & ORDINARY MEETING OF THE BOARD
SCHEDULED TO BE HELD ON 27th APRIL, 2022 AT 7:30 P.M IN THE
OFFICE OF THE CANTONMENT BOARD HYDERABAD.**

P r e s e n t

1.	Brig. Zulfiqar Bajwa, Station Commander	-	PRESIDENT
2.	Abdul Aziz	-	Vice president
3.	Brig Mobeen Ahmed	-	Nominated Member
4.	Lt Col Muhammad Tariq	-	Nominated Member
5.	Lt Col Atta Ullah,	-	Nominated Member
6.	Maj Azmat Jalal	-	Nominated Member
7.	Maj Muhammad Rashid	-	Nominated Member
8.	Faqeer Muhammad	:	Elected Member
9.	Abid Hussain	:	Elected Member
10.	Kazi Ashhad Abbasi	:	Elected Member
11.	Tahir Pervaiz Shaikh	:	Elected Member
12.	Irfan Ali Khan	:	Elected Member
13.	Mukhtiyar Ahmed	:	Elected Member
14.	Mr. Shah Hussain Bukhari	:	Elected Member
15.	Ghulam Ali Qureshi	:	Elected Member
16.	Shah Hussain Bukhari	:	Elected Member
17.	Azharuddin Shaikh	:	Elected Member
18.	Durga Das	:	Elected Member
	Tayyba Naseer Sundho, CEO	-	SECRETARY

A b s e n t.

1.	Col Umer Khurshid	-	Nominated Member
2.	Maj Shahid Nawaz	-	Nominated Member
3.	Maj Muhammad Asim Khan	-	Nominated Member
4.	Muhammad Adnan Khan, Sub Eng	-	Nominated Member
5.	Abdul Rehman Pathan	:	Elected Member

The Proceedings of the meeting commenced with the recitation of the Holy Quran.

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1. OATH TAKING OF THE MEMBER:

Before transacting the business of the meeting, an oath from the following nominated member of the Board will be administered by the PCB Hyderabad as required under section 18(1) of the Cantonments Act, 1924.

- i. Mr. Muhammad Adnan Khan, Sub Eng B&R (Gde-I) of GE (A) Hyd.

Resolution:-

Mr. Muhammad Adnan Khan, Sub Eng B&R (Gde-I) of GE (A) has not attended the meeting.

2. OFFICE NOTE: APPROVAL UNDER SECTION 25 OF CANTONMENT ACT 1924.

To note and confirm the following office notes in which action were taken by the Cantt Executive Officer in public interest with the prior approval of President, Cantt Board U/s 25 of the Cantonments Act, 1924.

- A: CBH Office Note No 2/PCB/Note/1163 dated 14 March 2022.
 B: CBH Office Note No 2/PCB/Note/1162 dated 04 April 2022.
 C: CBH Office Note No 2/PCB/Note/1173 dated 12 April 2022.

Resolution:-

Considered and noted.

3. MONTHLY ACCOUNTS.

To note Monthly Statements of Accounts (Receipt & Expenditure) and Statement of Arrears for the month of **February, 2022 & March, 2022** as required under Rule 90 of the Pakistan Cantonments Account Code 1955, summarized as under:-

Receipt & Expenditure Cantt Fund A/c	February , 2022 (in millions)	March , 2022 (in millions)
Opening Balance	99.568	96.896
Receipts during the month	42.885	31.564
Total	142.453	128.46
Expenditure during the month	45.557	38.166
Closing Balance	96.896	90.293

Resolution:-

Considered and noted.

4. SANITARY DIARY UNDER SECTION 129 OF THE CANTT ACT 1924.

To note sanitary diary for the month of March, 2022 received from SHO Hyderabad Cantt as required under section 129 of the Cantt Act, 1924. As per diary the sanitation of the Hyderabad Cantt has been reported satisfactory.

Resolution:-

Considered and noted.

5. ARREARS STATEMENT FROM 01-02-2022 TO 31-03-2022.

S.#	Nature of Tax	Arrears on 31-01-2022 (in million)	Arrears Recovery 01-02-2022 31-03-2022 (in million)	Balance (in million)
1	Property Tax	42.748	10.004	32.744
2	Water Charges	37.599	4.463	33.136
3	Sewerage Charges	8.907	1.27	7.637
4	Conservancy Charges	13.333	1.700	11.633
5	Cantt Fund Building (Residential)	18.081	0.484	17.597
6	Cantt Fund Building (Commercial)	38.405	1.218	37.187
	Total:	159.073	19.139	139.934

Resolution:-**Considered and noted.****6. HYDERABAD CANTT: SUB-DIVISION OF BUNGALOWS ON PLOT NO. 50-A MEASURING 813.33 SQ.YDS SURVEY NO.142, DOHS-I HYDERABAD CANTT.**

To consider MEO Hyderabad Circle Hyderabad letter No.H-15/REV/HS/50-A dated: 09-03-2022 requesting therein to issue NOC from municipal/congestion point of view to the proposed sub-division of Bungalow/Plot No.50-A measuring 813.33 Sq.yds, Survey No.142, DOHS-I Hyderabad Cantt into two plots as per site plan attached with the MEO letter mentioned above which are as under:-

- i. Bungalow on Plot No.50-A, measuring 410.00 Sq. Yds (Main bungalow).
- ii. Plot No.50/A-1, measuring 400 Sq. Yds (Proposed vacant at site).

The land is held on lease in Sch-IX-A of the CLA Rules, 1937 having an area measuring 813.33 Sq.yds and situated at DOHS-I under the management of MEO Hyderabad Circle Hyderabad.

The site has also been visited/checked by the SDM of this office and reported that the building plan of said bungalow was approved by the Board vide CBR No.14(i) dated 05-12-2017 of existing ground floor and proposed 1st floor, but at site only ground floor has been constructed. Front site road is 30' wide. Hence, no municipal/congestion/disturbance will be occurred from the said sub-division.

Resolution:-**Considered and approved.**

7. DETAIL OF CANTT FUND COMMERCIAL PROPERTIES.

CBR No.09 dated 03-03-2022:-

To consider the report of Assistant Revenue Supdt. Regarding premium and rent policy of Cantt Fund properties reforms circulated vide HQ ML&C letter No.40/8/FB/ML&C/2003-III dated 18-11-2021, with the directions to receive the rent of said properties and shifting of non-premium properties to nearby market rent. Letters for meeting were issued by this office vide letter Nos. 17/Cantt Fund/910,911,912,913,914 & 915 dated 11-03-2022 and letter Nos. 17/Cantt Fund/1098 & 1099 dated 05-04-2022. However, meeting in this regard with the reps of Cantt Fund Properties was held on 08-04-2022 & 12-04-2022, but no outcome or positive response has been received from the tenants so far.

To move further in the matter in the light of the aforementioned policy, a list of Cantt Fund Properties with comparison report of monthly rent received and market rent is put up for the perusal of the Board:-

S.#	Description of Property	Total Units	Measuring Minimum Sqft	Measuring Maximum Sqft	Premium /Security to CB	Monthly Rent	Approved Rent by the Board
SALAHUDDIN SARAK SHOPS							
1	Shop	1 to 69 Shop Total	280	312	35000 each	10,465	@ Rs. 80 per Sqft
LIAQUAT PARK SHOPPING CENTRE							
2	Shop	1 to 32 Shops Total	280	280	17000 each	7,666	@ Rs. 75 per Sqft
LIAQUAT ROAD NEAR R/OFFICE SHOPS							
3	Shop	1 TO 5 Shops Total	288	522	120000 each	10,841	@ Rs. 70 per Sqft
OPPOSITE VENUS CINEMA SHOPS							
4	Shop	1 to 8 Shops Total	120	240	15000 each	5,138	@ Rs. 60 per Sqft
GENERAL BUS STAND SHOPS							
5	Shop	1 to 11 Shops Total	127	160	54000 each	7,331	@ Rs. 60 per Sqft
MAKKI SHAH ROAD SHOPS							
6	Shop	1 to 114 Shops Total	150	200	15000 each	4,867	@ Rs. 70 per Sqft
MOLANA MUHAMMAD ALI JOHAR ROAD SHOPS							
7	Shop	1 to 102 Shops Total	120	160	13000 each	2,224	@ Rs. 60 per Sqft
AUTO BHAN ROAD SHOPS							
8	Shop	1 to 25 Shops Total	330	440	60000 each	10,088	@ Rs. 80 per Sqft
KATCHA QILA NEAR INSAF HOTEL SHOPS							
9	Shop	1 to 13 Shops Total	120	120	28000 each	4,819	@ Rs. 60 per Sqft
OLD MUTTON MARKET							
10	Shop	1 to 17 Shops/Office Total	130	252	10000000 Premium paid by Builder	2,523	@ Rs. 50 per Sqft
DEFENCE SHOPPING CENTRE SHOPS							
11	Shop	1 to 21 Shops Total	160	160	2475000 Premium paid by Builder	4,119	@ Rs. 70 per Sqft
DEFENCE PLAZA SHOPS							
12	Shop	1 to 61 Shops Total	315	700	16250000 Premium paid by Builder	4,415	@ Rs. 80 per Sqft

QUAID SHOPPING CENTRE SHOPS

13	Shop	1 to 125 Shops Total	288	390	14407807 Premium paid by Builder	4,654	Basement @ Rs. 70 per Sqft Ground Floor @ Rs. 85 per Sqft 1 st Floor @ Rs. 80 per Sqft 2 nd Floor @ Rs.75 per Sqft
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SHELTER PLAZA SHOPS

14	Shop	1 to 77 Shops/Offi ces	228	352	800000 Premium paid by Builder	2,066	Basement @ Rs. 60 per Sqft Ground Floor @ Rs. 75 per Sqft 1 st Floor @ @ Rs.70 per Sqft 2 nd Floor @ Rs.65 per Sqft
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Resolution:-

The Board discussed at length and unanimously decided to fix the rent of these properties per sqft according to the sizes of the shops, considering the location, prevailing market rent, and minimal premium and rents w.e.f 01-07-2022 for a period of 03 years subject to fulfillment of all the codal formalities.

8. GRANT OF EXTENSION OF LAND MEASURING 231.25 SQ. YDS TO BUNGALOW ON PLOT NO.28, SVY NO.156/15, DOHS-I HYDERABAD CANTT (DP NO.217 FOR THE YEAR 2015-2016).

To consider MEO Hyderabad Circle Hyderabad letter No.H-15/156/28 dated 19-09-2019 & No.H-15/156/28/78 dated 23-06-2021 requesting therein to issue NOC from municipal/congestion point of view to the proposed extension of land measuring 231.25 Sq. Yds in respect of Bungalow on Plot No.28, Survey No.156/15, DOHS-I Hyderabad Cantt. The proposed area for extension is the part of Svy No. 156 and classified as B-4 land informed by the MEO, Hyderabad vide letter No.H-15/156/28/77 dated 02-10-2020.

The land is held on lease on Sch-IX-A (residential purpose) of the CLA Rules, 1937 having an area measuring 1000-00 Sq. Yds and situated at DOHS Phase-I, under the management of MEO Hyderabad Circle Hyderabad.

The site has been inspected by the technical staff of this office and reported that said excess area measuring 231.25 Sq. Yds is correct (boundary wall constructed) within the alignment of adjoining bungalow.

Resolution:-

The Board considered and rejected. Case be sent to MEO office for demolition of encroached area to keep the spaces open in the colony (DOHS-I).

9. PURCHASE OF NEW TRACTOR FOR GARDEN BRANCH:

To consider the lowest rates for supply of New Tractor MF-240 for Garden Branch for an additional water Bowzer to cover the area due to increase in the work load. Quotations were invited through wide Publicity/Advertisement via print media i.e Daily "Dunya" Karachi dated 04.03.2022, Daily "Regional Time" Karachi dated 04.03.2022 and through PPRA web site and ML&C E-tender portal. The budget provision exists under head E-6 (b). The Following Firms have quoted their rates:-

S#	Particulars	Qty	M/s Millat Tractors Limited Lahore		M/s Pak Zareae Industries Hyd		M/s Innovative Engineering Nexus (Pvt.) Ltd Karachi		M/s Kwalty Enterprises	
			Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount
1.	New Tractor MF-240 with complete equipments / tools etc	1	1251600	1251600	1251600	1251600	1702350	1702350	2188600	2188600
Total				1251600		1251600		1702350		2188600

As per comparative statement, **M/s Millat Tractor Lahore and M/s Pak Zareae Industries Hyd (Dealer of Millat Tractor Limited Lahore in Hyderabad)** has quoted the lowest rates of **Rs. 12,51,600/-**.

Resolution:-

Considered and lowest rates of Rs. 12,51,600/- quoted by M/s Pak Zareae Industries Hyd (Dealer of Millat Tractor Limited Lahore in Hyderabad) are approved.

10. PURCHASE OF NEW HYDRAULIC TROLLEY FOR SANITATION BRANCH:

To consider the lowest rates for supply/Fabrication of New Hydraulic Trolley for Sanitation Branch, due to increase in work load, the quotations for this purpose were invited via wide Publicity/Advertisement through print media i.e Daily "Dunya" Karachi dated 04.03.2022, Daily "Regional Time" Karachi dated 04.03.2022 and through PPRA web site and ML&C E-tender portal. The budget provision exists under head F-4(b). The Following Firms have quoted their rates:-

S #	Particulars	Qty	M/s Azmat Ali & Brothers Hyd		M/s Pak Zareae Industries Hyd		M/s National Agro Industries Hyd		M/s Kwalty Enterprises	
			Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount
1	Hydraulic Tractor Trolley made of M.S Sheet 3.25MM, Size 7'x14'x2½ 'Complete Die Press Body, 04 Nos. New Tyres Imported size 900-20 CEAT Brand with J6 Hub, Single Axle Size 6" x 6" Square or Round Solid Bar, Main Chassis will be	1	1050000	1050000	1075000	1075000	1150000	1150000	1581000	1581000

Made up of MS channel Size 8x3, Floor will be made by chassis MS channel Size 7 x 3, One No. Heavy Duty Jac Cylinder, 02 Nos. Quick Action Coupler for Easy Attachment/ Detachment, tractor compatibility 55 HP or Above, Colour Primary with Anti rusting Coat as per your advice.									
Total			1050000		1075000		1150000		1581000

As per comparative statement, **M/s Azmat Ali & Brothers Hyd** has quoted the lowest rates of **Rs. 1050, 000/-**.

Resolution:-

Considered and lowest rates of Rs. 10,50,000/- quoted by M/s Azmat Ali & Brothers Hyd are approved.

11. PURCHASE OF NEW RUSSIAN TRACTOR FOR SANITATION BRANCH:

To consider the lowest rates for supply of New Russian Tractor for Sanitation Branch for lifting of rubbish. Quotations were invited through wide Publicity/Advertisement via print media i.e Daily “Dunya” Karachi dated 04.03.2022, Daily “Regional Time” Karachi dated 04.03.2022 and through PPRA web site and ML&C E-tender portal. Following Firms have quoted their rates:-

S#	Particulars	Qty	M/s Facto Belarus Tractors (Private) Ltd		M/s Innovative Engineering Nexus (Pvt.) Ltd Karachi		M/s Kwaliti Enterprises	
			Rate	Amount	Rate	Amount	Rate	Amount
1.	New Russian Tractor with complete equipments / tools etc	1	3200000	3200000	4185090	4185090	4888700	4888700
Total				3200000		4185090		4888700

As per comparative statement, **M/s Facto Belarus Tractors (Private) Ltd** has quoted lowest same rates of **Rs. 32, 00,000/-**.

Resolution:-

The Board considered and decided that instead of purchasing the Tractor 05 Nos. Rikshaw Mini trippers to be purchased keeping in view the sanitation and rubbish lifting from the narrow and congested streets in various wards of Cantonment.

12. PURCHASE OF NEW WATER BOWZER FOR GARDEN BRANCH.

To consider the lowest rates for supply/Fabrication of New Water Bowzer 1000 Gallons for watering of green belts and roads in addition to existing Bowzer to cover the area due to increase in the work load. Quotations were invited through wide Publicity/Advertisement via print media i.e Daily “Dunya” Karachi dated 04.03.2022, Daily “Regional Time” Karachi dated 04.03.2022 and through

PPRA web site and ML&C E-tender portal. The budget provision exists under head E-6(b). The Following Firms have quoted their rates:-

S#	Particulars	Qty	M/s HF Enterprises Hyd		M/s Pak Zaraee Industries Hyd		M/s National Agro Industries Hyd		M/s Kwaliti Enterprises	
			Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount
1.	Water Tanker will be made up of 3.25MM MS Sheet Chassis will be Square in Shape Fabricated by MS Channel Size 8" x 3" with To Aber Stand, Single Axle Size 6" x 6" Solid Bar Having J6 Hub New. Bearing & Rim Size 900-20, 04 Nos. Tyres Imported (CEAT Brand), Sprinkler System, 05 Nos. Delivery /suction valves tool box filling system consist of pump with succession & delivery complete operated with tractor, anti rusting colour inside & outside under coat with premier coating, 01 No. Canvas Pipe Dia 2.3" Length 15' feet.	1	840000	840000	850000	850000	925000	925000	1038500	1038500
Total				840000		850000		925000		1038500

As per comparative statement, **M/s HF Enterprises Hyd** has quoted lowest the rates of **Rs. 840000/-**.

Resolution:-

Considered and lowest rates of Rs. 8,40,000/- quoted by M/s HF Enterprises Hyd are approved.

13. REPLACEMENT OF BATTERIES IN CGH & SMMC:

To consider the lowest rates for the Supply/fixing of Batteries for various departments i.e. (OT & Labour Room, Computer System, CCTV System, Lab. Equipments) of Cantt General Hospital & Surraiya Memorial Maternity Centre, Cantt Board Hyderabad as the existing batteries need replacement after every (02) Two years as lastly they were replaced in 2018. For the purpose quotations were invited from reputed Firms/Contractors vide quotation letter No.13/quotation/7977 dated 04-02-2022. Following contractors have quoted their rates:-

S#	Particulars	Qty	M/s Azmat Ali & Brothers Hyderabad		M/s Shakir Enterprises Hyderabad		M/s Akhtar Enterprises Hyderabad	
			Rate	Amount	Rate	Amount	Rate	Amount
1	New Batteries AGS (200 Amp)	10 Nos.	33000	330000	37500	375000	39750	397500
Total				330000		375000		397500

As per comparative statement, **M/s Azmat Ali & Brothers Hyderabad** has quoted lowest the rates of **Rs: 330000/-**.

Resolution:-

The Board considered and approved with the directions to adjust the amount of old batteries in the rates received for the purchase of these new batteries.

14. PURCHASE OF NEW GARDENING MACHINERY:

To consider the lowest rates for supply of Gardening machinery for maintenance of Greenbelts and Parks as the existing machinery is very old and needs frequent repair. The quotations were invited from reputed Firms/Contractors vide quotation letter No.13/quotation/8074 dated 25-03-2022. Following contractors have quoted their rates:-

S#	Particulars	Qty	M/s Venus Traders Hyderabad		M/s Shakir Enterprises Hyderabad		M/s Al-Maryam Engineering Hyderabad	
			Rate	Amount	Rate	Amount	Rate	Amount
1	Brush Cutter	03 Nos.	39100	117300	40200	120600	41350	124050
2	Petrol Engine Lawn Mower	02 Nos.	110500	221000	112000	224000	115000	230000
3	Electric Lawn Mower	01 No.	47600	47600	48700	48700	49650	49650
4	Hedge Trimmer	02 Nos.	28050	56100	29200	58400	30150	60300
Total				442000		451700		464000

As per comparative statement, **M/s Venus Traders Hyderabad** has quoted lowest rates of **Rs: 442000/-**.

Resolution:-

Considered and lowest rates of Rs. 4,42,000/- quoted by M/s Venus Traders Hyderabad are approved.

15. PURCHASE OF NEW ACs.

To consider the lowest rates for the Supply of 03 x 1.5 Ton Split AC's for Computer Lab of CP Women Skill Development Centre, CB Public High School & Girls College and Land Branch CB office Hyderabad Cantt. Quotations were invited from reputed Firms/Contractors vide quotation letter No.13/quotation/8116 dated 09-03-2022. Following contractors have quoted their rates:-

S#	Particulars	Qty	M/s HF Enterprises Hyderabad		M/s Efficient Enterprises Hyderabad		M/s Shakir Enterprises Hyderabad	
			Rate	Amount	Rate	Amount	Rate	Amount
1	1.5 Ton Split AC (GREE Model 18 LM)	3 Nos.	137280	411840	138400	415200	140270	420810
Total				411840		415200		420810

As per comparative statement, **M/s HF Enterprises Hyderabad** has quoted lowest rates of **Rs: 411840/-**.

Resolution:-

Considered and lowest rates of Rs. 4,11,840/- quoted by M/s HF Enterprises Hyd are approved.

16. ENHANCEMENT IN MONTHLY TUITION FEE.

To consider the report of Principal CB Public High School & Girls College for enhancement in the monthly tuition fees for classes from play group to class XII, as no increase in the tuition fees has been done since long.

The proposed enhancement in the current fees is as under:-

Class	Current Fee	Proposed Enhancement
PG to Class X	3000/-	3400/-
XI to XII	3200/-	3800/-

Resolution:-

The Board considered at length and fixed the monthly tuition fees for classes from play group to class XII as appended below with 10% increase annually:-

Class	Current Fee	Approved Fee
PG to Class VIII	3000/-	3400/-
IX to X	3200/-	3600/-
XI to XII	3200/-	3800/-

17. PROVISION/INSTALLATION OF 10 SETS OF COMPUTER SYSTEMS CORE-I3 (BRANDED), 500 GB HARD DRIVE, LCD 19", MOUSE, KEYBOARD ETC COMPLETE WITH CABLES FOR CB PUBLIC SCHOOL & GIRLS COLLEGE, DOHS-II, HYD CANTT.

To consider an amount of Rs.497,500/- for provision/installation of 10 sets of Computer System Core-I3 (BRANDED), 500 GB Hard drive, LCD 19", mouse, keyboard etc complete cables etc for CB Public School & Girls College, DOHS-II, Hyderabad Cantt.

Resolution:-

Considered and approved.

PROCEEDING OF BUILDING COMMITTEE

18. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO.203, MEASURING 600.00 SQ.YARDS, DOHS-II, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:08-02-2022 submitted by lessee Mr.Fayaz Ahmed s/o Gul Sher Shaikh, lessee of Plot No.203, measuring 600.00 Sq.Yards, situated at DOHS-II, Hyderabad Cantt for the approval of proposed building plan (residential) for construction of Basement, Ground floor & 1st floor. The Building Plan has been scrutinized according to the building by laws of Cantt Board Hyderabad and found correct. Detail is as under:-

- | | | |
|-----------------------------|---|---|
| 1. Name of Lessee | - | Mr. Fayaz Ahmed |
| 2. Area of plot | - | 5400.00 Sft/600.00 Sq.Yards |
| 3. Nature of holder's right | - | Lease in Schedule IX-C of the CLA Rules, 1937 |

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Basement	3600.00	3414.16
ii.	Ground Floor	3600.00	3455.26
iii.	1 st Floor	3600.00	2971.25
iv.	Stair Tower	--	250.50
Total covered area proposed			10091.17

- The Scrutiny fee/allied charges comes to Rs.1,216,394/-.
- NOC from land point of view has been received vide MEO, Hyderabad letter No.H-15/DOHS/II/203/25 dt:09-03-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved.

19. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO.26, MEASURING 533.00 SQ.YARDS, DOHS-II, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:27-07-2021 submitted by lessee Mst.Pashmina & O2 others, lessees of Plot No.26, measuring 533.00 Sq.Yards, situated at DOHS-II, Hyderabad Cantt for the approval of proposed building plan (residential) for construction of Basement, Ground floor & 1st floor. The Building Plan has been scrutinized according to the building by laws of Cantt Board Hyderabad and found correct. Detail is as under:-

- | | | |
|-----------------------------|---|---|
| 1. Name of Lessee | - | i) Mst.Pashmina
ii) Mst. Arbina
iii) Mst. Noma Shafqat Baloch |
| 2. Area of plot | - | 4797.00 Sft/533.00 Sq.Yards |
| 3. Nature of holder's right | - | Lease in Schedule IX-A of the CLA Rules, 1937 |

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Basement	3198.00	1960.00
ii.	Ground Floor	3198.00	3192.00
iii.	1 st Floor	3198.00	2747.50
iv.	Stair Tower	--	285.00
Total covered area proposed			8184.50

- The Scrutiny fee/allied charges comes to Rs.999,033/-.

- NOC from land point of view has been received vide MEO, Hyderabad letter No.H-15/DOHS/II/26/61 dt:24-02-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved.

20. APPROVAL OF REVISED BUILDING PLAN IN RESPECT OF PLOT NO.E/A-2, MEASURING 284.37 SQ.YARDS, SVY NO.120, TANDO JEHANIAN, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:16-03-2022 submitted by Mst. Sindhu Mumtaz w/o Irfan Almani, owner of Plot No.E/A-2, measuring 284.37 Sq.Yards, Svy No.120, situated at Tando Jehanian, Hyderabad Cantt for the approval of revised building plan (residential) for construction of Ground floor & 1st floor. The Building Plan has been scrutinized according to the building by laws of Cantt Board Hyderabad and found correct. Detail is as under:-

1. Name of owner/attorney - Mst. Sindhu Mumtaz
2. Area of plot - 2559.37 Sft/284.37 Sq.Yards

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Ground Floor	1706.00	1669.47
ii.	1 st Floor	1706.00	1542.38
iii.	Stair Tower	--	123.25
Total covered area proposed			3335.10

- The Scrutiny fee/allied charges comes to Rs.280,458/-.
- Affidavit regarding no litigation on the said plot has been submitted by the lessee.
- Advertisement for inviting objection from general public vide publication in "The Daily Ibrat" dt:09-03-2022.
- Verification of documents by Micro Filming Officer & Photo Registrar, Board of Revenue, Sindh, Hyderabad received with Sub-Registrar Hyderabad letter No.SRO/Hyd/95/- of 2022 dt:15-03-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved subject to re-verification from land point of view from MEO and re-visit of the Building Committee.

21. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO.G-01, MEASURING 188-8 SQ.YARDS, SVY NO.120, TANOD JEHANIAN, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:23-02-2022 submitted by Mr. Muhammad Afzal s/o Muhammad Ali, owner of Plot No.G-01, measuring 188-8 Sq.Yards, Svy No.120, situated at Tando Jehanian, Hyderabad Cantt for the approval of proposed building plan (residential) for construction of Ground floor & 1st floor. The Building Plan has been scrutinized according to the building by laws of Cantt Board Hyderabad and found correct. Detail is as under:-

1. Name of owner/attorney - Mr. Muhammad Afzal
2. Area of plot - 1700.00 Sft/188-8 Sq.Yards

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Ground Floor	1133.00	1130.00
ii.	1 st Floor	1133.00	1130.00
iii.	Stair Tower	--	233.00
Total covered area proposed			2493.00

- The Scrutiny fee/allied charges comes to Rs.308,765/-.
- Advertisement for inviting objection from general public vide publication in "Daily Kawish" dt:14-02-2022.
- Verification/Search Certificate of ownership by Sub-Registrar vide Application No.50/2022 dt:22-02-2022.
- NOC from land point of view from MEO Hyderabad vide letter No.H-24/T.J/B-P/98 dt:30-03-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved subject to re-verification from land point of view from MEO and re-visit of the Building Committee.

22. EXTENSION IN TIME LIMIT FOR CONSTRUCTION IN RESPECT OF PLOT NO.173, DOHS-II, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:01-03-2022 submitted by Mr. Jalal Shah, lessee of Plot No.173, DOHS-II, Hyderabad Cantt for grant of 01 year extension for completion of residential building as provided u/s 183-A of Cantonment Act, 1924. The brief of the case is that the building plan of subject plot was approved by the Board vide CBR No.45 dt:09-09-2021. As per site, structure work & brick masonry work has been completed. The stipulated time of Building plan was expired on 11-10-2021. Now, the lessee has applied for 1st extension of 01 year in time limit for construction w.e.f. 12-10-2021 to 11-10-2022.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

The Board considered and granted 1st extension of 01 year w.e.f. 12-10-2021 to 11-10-2022.

23. EXTENSION IN TIME LIMIT FOR CONSTRUCTION IN RESPECT OF PLOT NO.174, DOHS-II, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:01-03-2022 submitted by Mr. Jalal Shah, lessee of Plot No.174, DOHS-II, Hyderabad Cantt for grant of 01 year extension for completion of residential building as provided u/s 183-A of Cantonment Act, 1924. The brief of the case is that the building plan of subject plot was approved by the Board vide CBR No.46 dt:09-09-2021. As per site, structure work & brick masonry work has been completed. The stipulated time of Building plan was expired on 11-10-2021. Now, the lessee has applied for 1st extension of 01 year in time limit for construction w.e.f. 12-10-2021 to 11-10-2022.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

The Board considered and granted 1st extension of 01 year w.e.f. 12-10-2021 to 11-10-2022

24. APPROVAL OF REGULARIZATION PLAN IN RESPECT OF PLOT NO.361/1-2, SVY NO.41, SADDAR BAZAAR, HYDERABAD CANTT (COMMERCIAL).

To consider an application dt:11-02-2022 submitted by Mr. Muhammad Iqbal Shaikh s/o Peer Bux, for the approval of regularization plan of existing Basement, Ground Floor, Mezzanine & 1st to 3rd floor of Property No.361/1-2, Svy No.41, Saddar, Hyderabad Cantt. The proposed Building Plan for Basement, Ground floor, Mezzanine, 1st floor to 3rd floor was approved by the Board vide CBR No.21(iv) dt:31-05-2019. The regularization Plan has been scrutinized. Detail is as under:-

- | | | |
|------------------------------|---|-----------------------------|
| 1. Name of Owner/lessee | - | Mr. Muhammad Iqbal Shaikh |
| 2. Area of plot | - | 2055.00 sft/228.33 sq:yds |
| 3. Nature of Holder's rights | - | Sch-IX-C of CLA Rules, 1937 |

DETAIL OF DEVIATIONS:

S#	Floors	Detail of deviation	Deviated area (sft)	
			Minor	Major
1.	Ground floor	Arcade covered	--	247.86
2.	Mezzanine	1/3 rd COS covered	--	820.18
2.	1 st floor	1/3 rd COS covered & hall converted into flat	--	2076.28
3.	2 nd floor	1/3 rd COS covered & internal deviations	352.88	716.18
4.	3 rd floor		352.88	716.18
			705.76	4576.68

A. MINOR DEVIATION

2 nd & 3 rd floor	=	705.76 sft
Cost of construction @ Rs.3500/sft (CBR No.16, dt: 24-11-2021)		
Deviated area x cost of construction		
705.76 sft x Rs.3500	=	Rs. 2,470,160 /-
Recommended Composition fee @ 6% for minor deviations (CBR No.18, dt: 22-09-2017)	=	Rs. 148,210/-

B. MAJOR DEVIATION

Ground floor to 3 rd floor (except 1 st floor)	=	2500.40 sft
Cost of construction @ Rs.3500/sft (CBR No.16, dt: 24-11-2021)		
Deviated area x cost of construction		
2500.40 sft x Rs.3500	=	Rs. 8,751,400 /-
Recommended Composition fee @ 10% for routine major deviations (CBR No.18, dt: 22-09-2017)	=	Rs. 875,140/-

C. MAJOR DEVIATION

1 st floor (hall converted into flat)	=	2076.82 sft
Cost of construction @ Rs.3500/sft (CBR No.16, dt: 24-11-2021)		
Deviated area x cost of construction		
2076.82 sft x Rs.3500	=	Rs. 7,268,870/-
Recommended Composition fee @ 20% for routine major deviations (CBR No.18, dt: 22-09-2017)	=	Rs.1,453,774/-

D. COST OF LAND

Total major deviated area ground floor	=	27.54 sq:yds
Cost of land @ Rs.90,000/sq:yds		
Area of land (deviated) x cost of land		
27.54 sq:yds x Rs.90,000	=	Rs. 2,478,600/-
Recommended Composition fee @ 10%	=	Rs. 247,860/-

Total (A+B+C+D) = Rs. 2,724,984/-

Total composition fee for major & minor deviations comes to Rs.2,724,984/-.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved.

25. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO.217, MEASURING 400.00 SQ.YARDS, DOHS-II, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:09-03-2022 submitted by lessee Mst. Faiza w/o Javed Soonharo Jiskani, lessee of Plot No.217, measuring 400.00 Sq.Yards, situated at DOHS-II, Hyderabad Cantt for the approval of proposed building plan (residential) for construction of Basement, Ground floor & 1st floor. The Building Plan has been scrutinized according to the building bye-laws of Cantt Board Hyderabad and found correct. Detail is as under:-

1. Name of Lessee	-	Mst.Faiza
2. Area of plot	-	3600.00 Sft/400.00 Sq.Yards
3. Nature of holder's right	-	Lease in Schedule IX-A of the CLA Rules, 1937

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Basement	2400.00	1988.25
ii.	Ground Floor	2400.00	2148.87
iii.	1 st Floor	2400.00	2209.87
iv.	Stair Tower	--	211.37
Total covered area proposed			6558.36

- The Scrutiny fee/allied charges comes to Rs.813,653/-.
- NOC from land point of view has been received vide MEO, Hyderabad letter No.H-15/DOHS/II/217/39 dt:05-04-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved.

26. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO.30/13, MEASURING 462.26 SQ.YARDS, SVY NO.153/12, CIVIL LINES, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:21-02-2022 submitted by lessees Mr.Suhail Rana & O2 others, lessees of Plot No.30/13, measuring 462.26 Sq.Yards, Svy No.153/12, situated at Civil Lines, Hyderabad Cantt for the approval of proposed building plan (residential) for construction of Basement, Ground floor & 1st floor. The Building Plan has been scrutinized according to the building by laws of Cantt Board Hyderabad and found correct. Detail is as under:-

- | | | |
|-----------------------------|---|---|
| 1. Name of Lessee | - | i) Mr. Suhail Rana
ii) Mr. Muhammad Shoaib
iii) Mr. Muhammad Shahid |
| 2. Area of plot | - | 462.26 Sq.Yards |
| 3. Nature of holder's right | - | Lease in Schedule IX-A of the CLA Rules, 1937 |

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Basement	2768.00	2550.00
ii.	Ground Floor	2768.00	2647.00
iii.	1 st Floor	2768.00	2647.00
iv.	Stair Tower	--	180.00
Total covered area proposed			8024.00

- The Scrutiny fee/allied charges comes to Rs.980,736/-.
- NOC from land point of view has been received vide MEO, Hyderabad letter No.H-7/30/153/Pt-13/30 dt:05-04-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved.

27. APPROVAL OF PROPOSED BUILDING PLAN IN RESPECT OF PLOT SVY NO.145, MEASURING 1050-00 SQ.YARDS, TANDO MAI MAHAN, HYDERABAD CANTT (RESIDENTIAL).

To consider an application dt:29-04-2021 submitted by Mr. Amir Khan Jamali s/o Farooque Ahmed Jamali, Plot Svy No.145, measuring 1050-00 Sq.Yards, situated at Tando Mai Mahan, Hyderabad Cantt for the approval of proposed building plan (residential) for construction of Basement, Ground floor & 1st floor. The Building Plan has been scrutinized according to the building by laws of Cantt Board Hyderabad and found correct. Detail is as under:-

1. Name of owner/attorney - Mr. Amir Khan Jamali
2. Area of plot - 9450.00 Sft/1050-000 Sq.Yds

S#	Description	Allowable Covered area (sft)	Proposed Covered area (sft)
i.	Basement	6300.00	2162.00
ii.	Ground Floor	6300.00	5390.02
iii.	1 st Floor	6300.00	5390.02
iv.	Stair Tower (18'-6" x 7'-0")	--	129.50
Total			13071.54

- The Scrutiny fee/allied charges comes to Rs.1,476,512/-.
- Affidavit regarding no litigation on the said plot.
- Advertisement for inviting objection from general public vide publication in "Daily Sobh" dt:10-12-2022
- Verification from Mukhtiarkar.
- NOC from land point of view from MEO Hyderabad vide letter No.H-24 145/105 dt:06-04-2022.
- The proposed building plan is found according to building bylaws and recommended for approval.

RECOMMENDATION OF BUILDING COMMITTEE

Considered and recommended for approval

Resolution:-

Considered and approved subject to re-verification from land point of view from MEO and re-visit of the Building Committee.

28. CANTONMENT BOARD HYDERABAD BUILDING BYE-LAWS 2022.

Reference CBR No.29 dt:03-03-2022

To consider RHQ Karachi Region, Karachi letter No.1/454/DKR/BCC /Vol-12/26 dt:22-12-2021, wherein the DML&C has directed to solicit the approval of Board regarding approval of Draft Building Bye-laws of Cantonment Board Hyderabad. It is apprised that the task was given to Building Byelaws Regional Committee (BBRC) and the draft of Building Byelaws was also vetted by consultant Ms. Komal Parvez, Landscape Architect Studio, Karachi. The draft of Cantonment Board Hyderabad Building Bye-Laws 2022 was placed before the Board and Board vide CBR under reference has resolved as under:-

“Considered and resolved to publish the Bye-laws for inviting public objections if any. The objections received shall be placed before the Board.”

In the light of the resolution of the Board, the draft of Cantonment Board Hyderabad Building Bye-Laws 2022 were advertised in Daily “Dawn” dated 31-03-2022 but no objection has been received or recorded so far on these draft Bye-laws from general public.

Resolution:-

Considered and approved. However, any input from Garrison Headquarter if received will be incorporated in consultation with the Building Bye-laws Regional Committee.

29. ESTABLISHMENT OF PRIVATE OPD IN CGH.

Reference CBR No.18 dated 30-12-2021.

To consider the SOPs formulated by the SMO, Cantonment General Hospital in consultation with Comdt CMH, for running of the evening OPD in CGH, vide CBR under reference.

The following SOPs have been formulated for running of the said OPD in CGH.

- a. The OPD timing will be from 05:00 pm to 10:00 pm daily except Sundays, However, in the Holy month of Ramzan the timing will be finalized after discussion with the consultants.
- b. The consultation fee of all the consultants will be charged at the time of registration/ token at reception.
- c. After payment of the fee, the patient then will go for his/her vital examination (Blood Pressure, height, weight, etc.)
- d. Any patient who wants an advance appointment should have to call on the provided phone numbers by registering the patient's name. This appointment will only be valid after the payment of the consultant's fee at least 30 minutes before the given time.
- e. Cash received in the previous working day will be deposited in Cantonment Board Hyderabad daily through an e-challan generated on ML&C software.

- f. All the SOP's of COVID-19 should be strictly followed by the patients and they should have their COVID-19 vaccination card (if fully vaccinated) with them at the time of confirmation.
- g. The share of the consultant will be handed over to the consultant daily at the time of closure of the OPD.
- h. No political discussion is allowed within the premises of the hospital.
- i. There will be a common receptionist cum computer operator, who can manage & maintain the OPD patients and percentage record.
- j. Payments of Utility bills will be the responsibility of the Cantonment Board Hyderabad.
- k. Preference will be given to those Consultants/Gynecologists and other Consultant Physicians who have at least FCPS, MCPS, or equivalent with a minimum of 5 years of clinical experience or established consultants with a good reputation.

Resolution:-

Considered and approved. Brig. Mobeen Ahmed Comdt CMH (Nominated member) will supervise functioning of evening OPD.

Sd/xxx...
Tayyba Naseer Sundho
Executive Officer
Hyderabad Cantt

Sd/xxx...
Brig:
Zulfiqar Bajwa
President
Cantonment Board
Hyderabad