

PROCEEDINGS OF THE ORDINARY BOARD MEETING OF THE VARIED BOARD OF CANTONMENT BOARD, DEOLALI HELD ON 29TH APRIL, 2021 AT 1130 HOURS IN THE OFFICE OF THE CANTONMENT BOARD, DEOLALI BY VIDEO-CONFERENCING MEDIUM.

Present :

- | | | |
|---|----------------------|--------------------|
| 1 | Brig. JS Goraya | - President |
| 2 | Shri Ajay Kumar, CEO | - Member-Secretary |

01 ACCRUAL BASED ACCOUNTING SYSTEM (ABAS) : EXTENSION OF SERVICES OF SSK & CO., CHARTERED ACCOUNTANTS, NASHIK.

Ref : This office letter No. 58/Adm/E-1/1310 dt. 11.03.2020 & letter dt. 23.03.2021 from SSK & Co., Chartered Accountants, Nashik.

Vide ibid letter dt. 11.03.2020, SSK & Co., Chartered Accountants, Nashik was engaged by the Office of the Cantonment Board Deolali as Chartered Accountants for Accrual Based Accounting System (ABAS) on payment of **Rs. 35,000/- per month plus GST with deputation of one full time B.Com Assistant**, for a period up to 31.03.2021.

Now M/s SSK & Co., Chartered Accountants, Nashik have requested vide their letter dt. 23.03.2021 for renewal of their firm's engagement as Chartered Accountant for ABAS project for the period from 01.04.2021 to 31.3.2022 with **revised fee of Rs. 35,000/- (Rs. Thirty five thousand only) per month plus GST, without any staff on deputation to our Office.** This will however include ABAS Project related consultancy along with TDS & GST Consultancy (additional scope of which has been mentioned in their letter dtd. 23.03.2021).

Further, the staff –Shri Sandeep Lahamge, earlier provided by the firm, is required to be engaged as Junior Assistant on contract basis w.e.from 01.04.2021 to 28.02.2022 on payment of Rs. 23283/- per month.

To consider and approve.
The relevant file is placed on the table.

01 RESOLUTION : Considered and approved.

02 INSSUANCE OF FIRE NOC IN DEOLALI CANTT AREA :
ENGAGEMENT OF CONSULTANT.

Ref: Health Committee Resolution No. 01 dt. 5.2.2021 confirmed vide CBR No. 7 dt. 09.02.2021.

Vide ibid Health Committee Resolution, the Committee decided the matter of issuance of Fire NOC in Deolali Cantonment area, wherein it was also resolved that all concerned owners of businesses/schools/hospitals etc..have to submit Fire Audit Report from the consultant, so engaged by the Cantonment Board.

In view of the above, it is required to engage a consultant in the matter.

To consider and approve engagement of consultant.
Relevant papers are placed on the table.

02 **RESOLUTION** : Considered and it was decided to engage the Consultants for conducting the Fire Audit, as required to be submitted by the owners concerned of businesses/schools/hospitals etc. within Deolali Cantonment limits.

The Consultants :-

- (i) should be registered with the Directorate of Fire Services, Govt. of Maharashtra & having Registered Office at Nashik,
- (ii) should have continuous preceding 03 years Licence Certificate from the the Directorate of Fire Services, Govt. of Maharashtra,
- (iii) should have completed minimum 50 Nos. of Fire Audits in the preceding 03 years &
- (iv) should quote the rates not more than Current Schedule of Rates (CSR) fixed on yearly basis by the Public Works Dept.'s (PWD)- (Electrical Wing), Govt. of Maharashtra subject to minimum of Rs. 1000/-.

03 FILLING OF VACANCIES ON COMPASSIONATE APPOINTMENT
ARISEN DURING THE YEAR 2021.

There are 21 direct vacant posts at the end of November 2020 and as per the Policy of Compassionate Appointments, 5% vacancies can be filled on compassionate grounds. As per reservation criteria, 01 post is to be filled on compassionate ground. One applicant can be given direct appointment on compassionate ground as the applicant is within the age limit required for giving appointment in Cantonment Board. Welfare Committee (Chaired by the CEO) recommended that the applicant i.e. Shri Manoj Shantaram Shelar be given appointment to the post of Safaikarmachari.

As per the DGDE guidelines issued vide letter dt. 18.07.2013- Para (13) (d), it is stated that if the Competent Authority i.e. the Board disagree with the Committee's recommendation, the case shall be referred to the PDDE, the Command, for a decision.

To consider and decide

The report of the Welfare Committee is placed on the table along with concerned papers.

03 RESOLUTION : Considered and it was resolved that Manoj Shantaram Shelar be given appointment to the post of Safaikarmachari in the Pay Scale of Rs. 16600 – 52400 (as per VIIth Pay Commission), as recommended by the Welfare Committee constituted for the purpose.

04 TO NOTE SANCTION OF THE PRESIDENT, CANTT. BOARD :-

To note the Sanction under Section 26(2) of the Cantonments Act, 2006 of the President, Cantt. Board, Deolali issued for following for various purposes.

SN	Date of Sanction by the President, Cantt Board	Subject / Description
1	08.03.2021	For re-appropriation of Budgetary allocation of Basic Function Code 410-2419 (for Raw Water charges) by increasing it by Rs. 15,00,000/- & Budgetary allocation of Basic Function Code 420-4125 by decreasing it by Rs. 15,00,000/-.
2	28.03.2021	Approval of proposal of Rotary Club of Deolali relating to beautification of Cantonment Hospital entrance and surrounding area by way of installation of sculpture in the honour of Corona Warriors (Doctors/Nurses/Health Workers) at an estimated cost of around Rs. 3.5 Lakh.
3	31.03.2021	Regarding execution of contract agreement in between the President, Cantt Board Deolali with M/s Khillari Infrastructure Pvt Ltd (KIPL) for Operation & Maintenance of Sewage Treatment Plant for the year 2021-25 on the basis of Performance Security Deposit of Rs. 13,20,000/- made by M/s KIPL.
4	01.04.2021	Regarding approval for 25% deduction in weekly instalment of Rs. 31330/- to M/s KV Enterprises, Nashik Road on a/c of Right of collection of daily market fee for the period from 01.03.2021 to 30.06.2021 , due to closure of Sunday Market w.e.from 10.03.2021 for prevention of Corona cases.
5	02.04.2021	For re-appropriation of Budgetary allocation of Basic Function Code 890-4159 (for CCTV & materials) by increasing it by Rs. 1,22,000/- & Budgetary allocation of Basic Function Code 860-2912 by decreasing it by Rs. 1,22,000/-.

04 RESOLUTION : Considered and noted.

05 CONCESSION IN LEASING MARKET FEE COLLECTION.

Ref: This office letter No. 207/Rev/E-3/1307 dt. 12.04.2021 &
Letter dated 16.04.2021 from M/s KV Enterprises, Nashik Road.

The Right of Collection of Daily Market Fee was given to M/s KV Enterprises, Nashik Road with an amount of Rs 14,81,000/- for the period of one year w.e.f. 01.03.2020 to 28.02.2021 as approved vide CBR No 03 dated 27.02.2020.

The contract of the said contractor has been extended for further period of 3 months with effect from 01/03/2021 to 31/05/2021 at the rate of Rs. 31330/- per week. Since the tender for the financial year 2021-22 is in process.

The contractor M/S KV Enterprises vide his letter dated 25/03/2021 requested to give 30-35% deduction in the weekly installment since the Sunday market has been closed down with effect from 10 March 2021 vide this office notice number 58/ADM/E-1/1039 dt. 10/03/2021 for the prevention of COVID-19 cases.

The said request was put up to the President, Cantt Board, Deolali vide Note to PCB dtd. 01.04.2021 and the President, Cantt Board Deolali approved 25% deduction in the weekly installment of Rs. 31330/- to be paid by the contractor concerned. Accordingly the same was intimated to M/s KV Enterprises vide this office letter 207/Rev/E-3/1307 dt. 12.04.2021.

Now M/s KV Enterprises, vide their letter dt. 16.04.2021 requested that “since 14.04.2021 fresh lockdown measures have been imposed and accordingly only the vegetable & fruit vendors allowed to do business. This is directly impacting our collection. Hence we again make a kind request to consider ground realities and provide further concession of 50% in our weekly instalment.”

To consider and decide.

Relevant papers are placed on the table.

05 RESOLUTION : Considered. The Board perused letter received from Station HQs, Deolali bearing NO.27/ACD/CEO/62/Q3L dt. 20.04.2021 forwarding a copy of Cantt. Cell, OL Branch, HQ Southern Command letter No. 100444/Pune/Board Meeting/Q(L) dt. 05.03.2021 wherein it is mentioned that the provisions of Cantt Board Actts Rules 2020 (CBAR 2020) Section 204, which mentions that “Money due in respect of land rent (including house rent), sales of wood, fruits, grass and miscellaneous contracts, which have been ascertained to be irrecoverable shall not be written off the accounts except with the previous sanction of the Central Govt. “

On the backdrop of above, request made by the contractor concerned cannot be acceded to. Hence the same is rejected.

The Board further resolved that the condition of waiver of instalment / concession in payment of instalment in case of natural calamities such as lock-down, flood, heavy rainfall be included in future agreements.

06 LEGAL OPINION IN THE MATTER OF MR. IRFAN SHAIKH, PLOT NO.14, BUNGLOW IN DEOLALI CO-OP HOUSING SOCIETY, LAM ROAD.

Ref: (i) Legal opinion letter dated 08.03.2021

It has come to the notice of this office that Mr. Irfan Shaikh, resident of Deolali Co-op Housing Society is using his residence for running Commercial Lodging which is a violation of Cantonments Act 2006, clause 244(1). Therefore this office vide letter dated 11.11.2020 informed Mr. Irfan Shaikh to stop the lodging services and pay penalty as per Cantonments Act 2006.

However Mr. Irfan Shaikh has submitted legal opinion in the matter and has also claimed that the lodging was for paying guests only through AIRBNB platform which does not involve violation of law. Further this office forwarded the subject matter to Adv. S.R. Nagarkar for legal opinion.

Vide ibid letter, Adv. S.R. Nagarkar has given his legal opinion in the matter of Mr. Irfan Shaikh, Plot No.14, bungalow in Deolali co-op housing society, Lam road. He has opined the following:-

- i. The matter of keeping paying guest in the residential bungalow would not amount to change in user or conversion of residential or commercial or commercial use of the premises.
- ii. The matter does not attract Sec.244 of Cantonment Act and notice dt.11.11.2020 will not stand in the eye of law.
- iii. But since the owner is generating income out of the premises being used for and occupancy by paying guest, for that purpose it would amount to commercial use for the purpose of levying house taxes.

To consider and decide.

Relevant files are placed on the table.

06 RESOLUTION : Considered and the Board perused the Legal Opinion.

It was resolved to revoke the Notice issued to the applicant under Section 244 of the Cantonments Act, 2006. However, the house tax will be levied on commercial basis, as per advice of Cantonment Board's Legal Advisor.

07 DEMOLITION OF OLD MUTTON CHICKEN MARKET BUILDING IN SADAR BAZAR

Ref: (i) CBR No.15 dated 12.10.2020.

Vide CBR under reference it was resolved to work out the valuation of mutton and chicken market buildings. Accordingly this office called quotations for valuation work and the lowest quoted valuer Mr. Mukul Patil, Nashik submitted the valuation report of both the buildings. The valuation report was forwarded to GE, MES, Deolali vide this office letter No.407/PW/E-8/1082 dated 12.03.2021 for scrutiny and vetting. However GE vide letter No.2055/63/E2 dated 18.03.2021 informed this office that the valuation cannot be vetted by their office.

To consider and decide.

07 **RESOLUTION** : Considered and it was resolved to get the valuation vetted from the Govt. Valuers in r/o structures pertaining to Old Mutton & Chicekn Market Buildings in Sadar Bazar.

08 BUILDING PLAN: -

To consider the building application dated 04.02.2021 submitted by Mr. Ramesh M. Naikwade, C/o, Sonar Engineers & planners, S-36, Regimental plaza, 2nd floor, Bytco point, Nashik road, Nashik, Survey No. 39/3/B/2, Plot No. 10 of Bhagur for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **129.98 Sq. Mtrs** as per 7/12 extract and the total built up area is **63.44 Sq. Mtrs**. The site is situated at North Side of Sainik Sty. road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

08 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

09 **BUILDING PLAN:** -

Ref: CBR No. 44 dated 28.06.2018.

To consider the building application dated 28.01.2021 submitted by Mr. Sayyed Fakhrudin Mirsajanali, The President, Jumma Masjid Trust, Bhagur, Rev. CTS No. 899/1, of Bhagur for the construction of **Religious** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **3793.40 Sq. Mtrs** as per CTS extract and the total built up area is **854.10 Sq. Mtrs**. The site is situated at West Side of Rest Camp road.

The previous building plan was sanctioned vide CBR No. 44 dated 28.06.2018 for built up area admeasuring 854.10Sq.Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 09 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant is required to demolish the existing structure before obtaining the plinth completion certificate.

The applicant is required to submit NOC from District Collector, Nashik for the construction of proposed Masjid before commencement of the work.

10 **BUILDING PLAN:** -

To consider the building application dated 24.02.2021 submitted by Mr. Prashant P. Balkawade & other 01, C/o, Sonar Engineers & planners, S-36, Regimental plaza, 2nd floor, Bytco point, Nashik road, Nashik, Survey No. 56/4A, Plot No. 39 & 40 of Bhagur for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **255.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **125.18 Sq. Mtrs**. The site is situated at North Side of Donwada Road 02.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 10 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

11 **BUILDING PLAN: -**

To consider the building application dated 05.03.2021 submitted by Mrs. Smita Ashok Sonawane, Through GPA Holder Mr. Karsan Premji Rangani, R/o Laxmi Shanti Society, Lam Road, Near Lotus Hotel, Vihitgaon, Nashik Road on Survey No. 35/1 (Part), Plot No.22 of Belatgaon for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **311.03 Sq. Mtrs** as per 7/12 extract and the total built up area is **154.09 Sq. Mtrs**. The site is situated at South Side of Mahalaxmi Mandir Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 11 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant is required to make proper approach road with black top along with provision of street lights before obtaining Completion Certificate.

- 12 **BUILDING PLAN:** -

Ref: CBR No. 05(01) dated 04.06.2014.

To consider the building application dated 25.03.2021 submitted by Mr. Shavir S. Irani & others 02, 17, Adelphi Arcade, Deolali Camp on Survey No.159/3, 159/4, 159/5/A/7A, Plot No. 08 of Shigwe Bahula for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **3107.70 Sq. Mtrs** as per 7/12 extract and the total built up area is **1552.10 Sq. Mtrs**. The site is situated at East Side of Shigwa Village Road.

The previous building plan was sanctioned vide CBR No. 05 (01) dated 04.06.2014 for built up area admeasuring 1552.10 Sq Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 12 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

- 13 **BUILDING PLAN:** -

To consider the building application dated 31.03.2021 submitted by Mr. Ramdas Laxman Shinde & others 05, R/o Balgruh Road Lam Road Deolali camp, Nashik, Revenue Survey No. 39/A/3/A/2, of Belatgaon for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **3400.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **1700.00 Sq. Mtrs**. The site is situated at North Side of Balgruha Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 13 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The Sanctioned building plan will be released only after submission of Non Agricultural (NA) Order & NA Tax Receipt from the District Revenue Authorities.

- 14 **BUILDING PLAN:** -

To consider the building application dated 04.03.2021 submitted by Mr. Anil Kishore Singh & Mrs. Uma Anil Singh, GPAH of Mr. Shamin Anwar Pirjade, C/o Nilesh V. Bhati, Nashik Road, Revenue Survey No.102, 103, 104, 105, 106/2, 106/3, 107, 120/3, Plot No.01 of Shigwe Bahula for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **377.91 Sq. Mtrs** as per 7/12 extract and the total built up area is **188.48 Sq. Mtrs**. The site is situated at North Side of Lawrence Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 14 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

- 15 **BUILDING PLAN:** -

To consider the building application dated 17.03.2021 submitted by M/s. Harak Patil Construction, Through Pro. Yogesh K. Harak, 17, Adelphi Arcade, Deolali Camp, Revenue Survey No.87/15/21 of Wadner Dumala for the construction of **Residential Cum Commercial** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **4000.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **2000.00 Sq. Mtrs**. The site is situated at East Side of Wadner Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 15 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The applicants is required to submit Commercial NA Order before obtaining Plinth Completion Certificate.

16 **BUILDING PLAN: -**

To consider the building application dated 25.03.2021 submitted by Mr. Kalu U. Ronghate & Other 01, C/o B. A. Mojad& Associates, Mithai Street, Deolali Camp, Revenue Survey No.79/3/B of Bhagur for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **132.25 Sq. Mtrs** as per 7/12 extract and the total built up area is **45.00 Sq. Mtrs**. The site is situated at South Side of Donwada Road 01.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 16 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

- 17 **BUILDING PLAN: -**

To consider the building application dated 30.03.2021 submitted by Mr. Ashok Grover & other 01, C/o Dharam Papneja, 17, Adelphi Arcade, Deolali Camp, Revenue Survey No.158/1 Plot No.12 & 13 of Village Shigwe for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **499.10Sq. Mtrs** as per 7/12 extract and the total built up area is **249.50 Sq. Mtrs**. The site is situated at West Side of Shigwe Village Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 17 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

However, the sanctioned building plan will be released only after release of Final Layout.

- 18 **BUILDING PLAN: -**

To consider the building application dated 06.04.2021 submitted by Mr. Vijay Vishwanath Ingle, C/o B. A. Mojad & Associates, Mithai Street, Deolali Camp, Revenue Survey No.54/2/2/A Plot No. 03 of Wadner Dumla for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **260.77 Sq. Mtrs** as per 7/12 extract and the total built up area is **128.68 Sq. Mtrs**. The site is situated at East Side of Wadner Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

18 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

19 **BUILDING PLAN: -**

Ref: CBR No. 12 Sr. No 03 dated 05.05.2017

To consider the building application dated 24.03.2021 submitted by M/S Karda Construction Through Partner Mr. Naresh Karda, 17, Adelphi Arcade, Deolali Camp, Rev. Survey No. 42/3/1 & 43/3/1 of Vihitgaon for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **15200.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **7598.00 Sq. Mtrs**. The site is situated at North Side of Mahalaxmi Mandir Road.

The previous building plan was sanctioned vide CBR No. 12 Sr. No 03 dated 05.05.2017 for built up area admeasuring 7361.28 Sq.Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 19 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

20 **BUILDING PLAN: -**

Ref: CBR No. 51 (45) dated 29.01.1985

To consider the building application dated 22.03.2021 submitted by Mr. Pramod Pandurang Adke & Others 03, R/o Sharda Hsg Society, Lam Road, Near Mahalaxmi Temple Naka No. 06, Deolali Camp on Survey No.35/1 Part Plot No. 01 of Belatgaon for the construction of **Residential Cum Commercial** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **448.53 Sq. Mtrs** as per 7/12 extract and the total built up area is **221.228 Sq. Mtrs**. The site is situated at South Side of Mahalaxmi Mandir Road.

The previous building plan was sanctioned vide CBR No. 51 (45) dated 29.01.1985 for built up area admeasuring 81.28 Sq. Mtrs in the name of Pandurang K. Adke & Other 01.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 20 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant is required to submit commercial NA Order from the District Collector, Nashik before obtaining the plinth completion certificate.

The Sanctioned building plan will be released only after submission of Non Agricultural (NA) Order & NA Tax Receipt from the District Revenue Authorities.

- 21 **BUILDING PLAN: -**

Ref: CBR No. 07(24)dated 13.01.2021

To consider the building application dated 30.03.2021 submitted by Mr. Ashok Grover & other 01, C/o17, Adelphi Arcade, Deolali Camp, Rev. Survey No. 158/1 Plot No. 22 & 23 of Village Shigwe Bahula for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **839.11 Sq. Mtrs** as per 7/12 extract and the total built up area is **76.36 Sq. Mtrs**. The site is situated at West Side of Shigwe Village Road.

The previous building plan was sanctioned vide CBR No.07(24)dated 13.01.2021 for built up area admeasuring 62.00 Sq. Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 21 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

However, the sanctioned building plan will be released only after release of Final Layout.

- 22 BUILDING PLAN: -

Ref: CBR No. 05 (87) dated 17.04.2015

To consider the building application dated 23.03.2021 submitted by Shree. Kutchhi V. Oswal Sthanakvasi Jain Mahajan, C/o 17, Adelphi Arcade, Deolali Camp, Survey No. 22/A/1 & 22/A/2/B, of Belatgaon for the construction of **Residential & Training Centre** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **17240.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **7495.305 Sq. Mtrs**. The site is situated at West Side of Lam road.

(Existing = 2503.12 Sq. Mtrs. + Sanctioned = 3,086.63 Sq. Mtrs. + Proposed = 2677.74 Sq. Mtrs.)

The previous building plan was sanctioned vide CBR No. 05 (87) dated 17.04.2015 for built up area admeasuring 5589.75 Sq. Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 22 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The applicant is required to submit commercial NA Order from the District Collector, Nashik before obtaining the plinth completion certificate.

23 BUILDING PLAN: -

To consider the building application dated 30.03.2021 submitted by Mr. Ashok Grover & other 01, C/o Dharam Papneja, 17, Adelphi Arcade, Deolali Camp, Revenue Survey No.158/1 Plot No.25 of Village Shigwe Bahula for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **245.26 Sq. Mtrs** as per 7/12 extract and the total built up area is **122.00 Sq. Mtrs**. The site is situated at West Side of Shigwe Village Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 23 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

However, the sanctioned building plan will be released only after release of Final Layout.

24 BUILDING PLAN: -

To consider the building application dated 09.04.2021 submitted by Mr. Amit S. Pendhari & Others 04, C/o Dharam Papneja, 17, Adelphi Arcade, Deolali Camp, Revenue Survey No.39/1/A/5 & 39/1/A/4B of Village Bhagur for the construction of **Residential Cum Commercial** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **8500.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **4200.00 Sq. Mtrs**. The site is situated at North Side of Sainik Sty. Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 24 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant is required to demolish the existing structure before obtaining the plinth completion certificate.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The applicant is required to submit commercial NA Order from the District Collector, Nashik before obtaining the plinth completion certificate.

25 BUILDING PLAN: -

To consider the building application dated 16.04.2021 submitted by Mr. Sanjay Vishnu Godse & Other 01, C/o 17, Adelphi Arcade, Deolali Camp, Revenue Survey No.150/A/2 + 151/A/2/Plot No. 01 of Village Sansari for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **530.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **263.50 Sq. Mtrs**. The site is situated at North Side of Anand Road.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

- 25 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

26 BUILDING PLAN.

Ref: i) CBR No. 35 dated 05.05.2017.

ii) CBR No. 41 dated 01.08.2017.

To consider the building application dated 26.03.2021 submitted by Mr. Basant N. Gurnani & others 04, C/o 17, Adelphi Arcade, Deolali Camp, Rev. Survey No. 42/3/2 of Vihitgaon for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **4400.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **2199.04 Sq. Mtrs**. The site is situated at North Side of Mahalaxmi Mandir Road.

The previous building plan was sanctioned vide CBR No. 35 dated 05.05.2017 & CBR No. 41 dated 01.08.2017 for built up area admeasuring 2198.39 Sq Mtrs in the name of Mr. Narayan Waman Khalkar & Others 02, Through GPAH Mrs. Amisha Sanjay Mota & others 04.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table

- 26 **RESOLUTION:** Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

- 27 **REVISED BUILDING PLAN: -**

Ref: CBR No. 32 dated 05.05.2017.

To consider the building application dated 28.01.2021 submitted by Mrs. Benzir Anwarali Panjvani & other 01, C/o Aditya Graphics, 08, Rangoli Society, Maharaja Stop, Lam Road, Nashik Road, Nashik, Rev. Survey No. 443, of Bhagur for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **6300.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **3145.43 Sq. Mtrs**. The site is situated at West Side of Rest Camp road.

(Existing = 1614.885 Sq Mtrs. + proposed = 1530.545 Sq Mtrs.)

The previous building plan was sanctioned vide CBR No. 32 dated 05.05.2017 for built up area admeasuring 3145.43 Sq. Mtrs. in the name of Applicant.

Vide CBR NO. 06 dated 13.01.2021, it was resolved to grant extension of time to complete the construction work subject to following conditions.

The applicant should ensure that there would be no windows/opening/balcony/doors to the West side wall of the building. The building was adjacent to Defence land. Further instructed that a wall of ht. 3 Mtrs. be constructed on the terrace floor on the West side of the building.

However, the validity period of the extension of time was up to May 2021 and it was not possible to construct the building within this period and hence the applicant was asked to submit the revised building plan as per the above conditions. Accordingly, the applicant has submitted the revised building plan as per the above conditions.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 27 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The President, Cantt Board reiterated that there would be no windows/ opening/ balcony/ doors to the West side wall of the building (Type "E") as the building was adjacent to Defence land and that a wall of ht. 3 Mtrs. be constructed on the terrace floor on the West side of the building by the applicant concerned.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

28 REVISED BUILDING PLAN: -

Ref: CBR No. 03(03) dated 02.07.2020.

To consider the building application dated 04.02.2021 submitted by Col. Syed Mohammad Soheb Kirmani, C/o Planarc, 231, Lam Road, Deolali camp. Rev. Survey No. 42, Plot No 02, of Bhagur for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **923.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **178.68 Sq. Mtrs**. The site is situated at North Side of Sainik Society Road.

(Sanctioned Area = 154.76SqMtrs + proposed = 54.98 SqMtrs.)

The previous building plan was sanctioned vide CBR No. 03(03) dated 02.07.2020 for built up area admeasuring 154.76 Sq Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 28 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

29 REVISED BUILDING PLAN: -

Ref: i) CBR No. 61 dated 31.08.2018.
ii) CBR No. 31 dated 02.07.2020.

To consider the building application dated 04.02.2021 submitted by Mr. Dhiraj P. Mande & other one, C/o, Sonar Engineers & Planners, S-36, Regimental plaza, 2nd floor, Bytco point, Nashik road, Nashik, Survey No. 34/1/B, of Vihitgaon for the construction of **Commercial** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **13400.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **1866.7188 Sq. Mtrs**. (Area Recommended for the Composition by the Board Vide CBR No.31 dated 02.07.2020 = **894.7434SqMtrs** + **proposed** = **971.9754 Sq Mtrs**.) The site is situated at North Side of Mahalaxmi Mandir road.

The previous building plan was sanctioned vide CBR No. 61 dated 31.08.2018 & CBR No. 31 dated 02.07.2020 for total built up area admeasuring 3463.3838 Sq Mtrs (Composition Area -**894.7434SqMtrs** + Sanctioned area -**2568.6404SqMtrs** in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No.12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

29 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The applicant is required to submit commercial NA Order from the District Collector, Nashik before obtaining the plinth completion certificate.

30 **REVISED BUILDING PLAN: -**

Ref: CBR No. 04(20) dated 14.10.2017.

To consider the building application dated 25.03.2021 submitted by M/S. Gayatridham Co. Op. Hsg. Sty., C/o 17, Adelphi Arcade, Deolali Camp, Rev. Survey No. 30/6 & 31/5 of Sansari for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **7000.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **3492.75 Sq. Mtrs**. The site is situated at North Side of Sansari Lane 02.

(Existing = 692.625SqMtrs + proposed = 2,800.125SqMtrs.)

The previous building plan was sanctioned vide CBR No. 04(20) dated 14.10.2017 for built up area admeasuring 3492.75SqMtrs in the name of The Chairman Kohinoor Co-op. Hsg. Sty.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 30 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

31 REVISED BUILDING PLAN: -

Ref: CBR No. 07(13) dated 13.01.2021.

To consider the building application dated 10.03.2021 submitted by Mrs. Ashwini D. Dholi & others 02, Partners, Vrundavan Infra, C/o, Sonar Engineers & planners, S-36, Regimental plaza, 2nd floor, Bytco point, Nashik road, Nashik, Rev. Survey No. 56/4A, Plot No. 20, 21 & 22 of Bhagur for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **380.61 Sq. Mtrs** as per 7/12 extract and the total built up area is **190.10 Sq. Mtrs**. The site is situated at North Side of Donwada Road 02.

The previous building plan was sanctioned vide CBR No. 07(13) dated 13.01.2021 for built up area admeasuring 190.10SqMtrs in the name of Mr. Druv Haresh Chheda, Partner, Avit Buildcon.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 31 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

Ref: CBR No. 02(01) dated 30.01.2020.

To consider the building application dated 08.04.2021 submitted by Mr. Dinkar Murlidhar Palde, R/o Flat No. 02, Diamond Park, Lam Road, Deolali Camp, Rev. Survey No. 29/1/2/3/9A19B10/10B/12/7 of Belatgaon for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **5000.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **2500.00 Sq. Mtrs**. The site is situated at South Side of Balgruha Road.

The previous building plan was sanctioned vide CBR No. 02(01) dated 30.01.2020 for built up area admeasuring 2497.46Sq.Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 32 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

33 REVISED BUILDING PLAN: -

Ref: CBR No. 3(28) dated 03.06.2020.

To consider the building application dated 09.04.2021 submitted by M/S. Ishan Enterprises, Through Partner Mr. Naresh Karda, C/o 17, Adelphi Arcade, Deolali Camp on Rev. Survey No. 41/A/1/8/43/3 of Belatgaon for the construction of **Residential Cum Commercial** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **7784.27 Sq. Mtrs** as per 7/12 extract and the total built up area is **3892.135 Sq. Mtrs**. The site is situated at East Side of Lam Road.

(Exist = 510.01 + Sanctioned Area = 3374.695 + Proposed = 7.43)

The previous building plan was sanctioned vide CBR No. 3(28) dated 03.06.2020 for built up area admeasuring 3884.705 Sq Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table

33 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The applicant is required to submit commercial NA Order from the District Collector, Nashik before obtaining the completion certificate.

34 **REVISED BUILDING PLAN: -**

Ref: CBR No. 01(03) dated 23-07-2020.

To consider the building application dated 20.04.2021 submitted by Mr Anil B. Karanjule, C/o 17, Adelphi Arcade, Deolali Camp on Rev. Survey No. 4/2A/2 of Bhagur for the construction of **Residential Cum Commercial** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **7361.00 Sq. Mtrs** as per 7/12 extract and the total built up area is **3680.00 Sq. Mtrs**. The site is situated at West Side of Bhagur Pandhurli Road.

The previous building plan was sanctioned vide CBR No. 01(03) dated 23-07-2020 for built up area admeasuring 3625.62Sq Mtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table

- 34 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The applicant is required to submit commercial NA Order from the District Collector, Nashik before obtaining the plinth completion certificate.

Ref: CBR No.54 dated 31.08.2018.

To consider the building application dated 24.03.2021 submitted by Bhakti Enterprises, Through Partner Mr. Naresh Karda, C/o 17, Adelphi Arcade, Deolali Camp, Rev. Survey No. 99/A/1, Plot No03, 04, 05, 07, 08, 9,10, 11, 12, 13 & 99/A/2 of Sansari for the construction of **Residential** building as per the plan submitted by the applicant. The land in question is a private land and under the management of Collector, Nashik. The total area of the plot is **5919.73 Sq. Mtrs** as per 7/12 extract and the total built up area is **2959.13 Sq. Mtrs**. The site is situated at West Side of Lam Road.

(Existing= 2035.06 SqMtrs + Sanctioned = 573.30 Sq. Mtrs + proposed = 350.77 SqMtrs.)

The previous building plan was sanctioned vide CBR No.54 dated 31.08.2018 for built up area admeasuring 2608.36 SqMtrs in the name of Applicant.

The Asstt. Engr. (R&B) has confirmed that the proposed building construction is in Yellow zone as decided by the Board vide CBR No. 06 dated 27.01.2011 and CBR No. 12 dated 04.12.2017. Further, the FSI, height and marginal spaces of the proposed building are as per the orders of the GOC-in-Chief, SC, Pune dated 26.06.1984, and Cantonment Board Resolution passed and it conforms to the building bye laws of Deolali Cantonment. The plot area on which the instant building application has been submitted, has not been used for FSI calculation for any other building construction in past.

All the documents and records have been checked by the legal counsel who has certified that all the documents/records submitted by the applicant are correct and in order.

The detailed report of the Asstt. Engr., along with the connected documents and plans annexed thereto are placed on the table.

- 35 **RESOLUTION:** Revised Building application considered and sanctioned under section 238 of the Cantonments Act 2006 from Municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. Under Section 243 of the Act, sanction shall be available for two years from the date on which it is given. The date of commencement of the construction shall be communicated in writing to the Chief Executive Officer. After commencement of the work, the construction must be completed within a period of two years. An application of extension of time to complete the construction if required should be made before the expiry of two years from the date of commencement of the construction under Section 245.

No variation in the approved Building Plan will be made. The applicant will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

The applicant has to make provision of the internal roads, street lights, water pipeline, underground drainage and garbage bins etc., as shown in the site plan by the applicant before obtaining final completion certificate.

The applicants are required to submit a notarised undertaking on stamp paper worth Rs. 100/- stating that they will abide with the rules/ terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

The sanctioned building plan will only be released only after submission of NOC from Shri Kiran Purushottam Moghe.

36 TENTATIVE LAYOUT: -

To consider the application dated 07.04.2021 submitted by Mr. Ravi Paramanand Sugandh & Other 01, Kala Niketan, Near Nikki Sagar Hotel, Lam road, Deolali camp for sanction of tentative layout plan on Rev. Sy. No. 43/1 part of Bhagur admeasuring an area 16200.00 Sq. Mtrs. as per 7/12 extract. The land is situated at North side of Sainik Sty. Road. The land in question is private land and under the management of Collector Nashik.

To consider and decide.

The report of Asst; Engr.(R&B) along with connected documents is placed on the table.

36 **RESOLUTION:** Considered. and the Board resolved that the NOC for tentative layout be approved for residential purpose only, subject to following conditions:-
The owners have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owner shall comply with the following: -

(i) The provided colony roads shall be constructed with a minimum of 200 mm thick soling, 100 mm thick Water Bound Macadam (WBM), 75 mm thick Bituminous Bound Macadam (BBM), 50 mm thick Bituminous Macadam and 25mm thick semi-dense bituminous concrete as specified in the Standard Schedule of Rate, duly amended, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Chief Executive Officer.

(ii) The provision made for Street lighting poles along with fixtures and electricity supply lines shall be as per MSEDCL specifications, sketch of which is to be submitted before hand to the Board.

(iii) The provision made for Water Supply Pipe lines shall be laid as per Cantonment Board, Deolali specifications.

(2) FDR for ensuring the faithful compliance of regulation and direction given in the tentative layout plan and other terms and conditions, a security in the form of a Fixed Deposit of any Nationalised bank pledged in the name of the Chief Executive Officer, Cantonment Board, Deolali of an amount which shall be equal to 25% of the cost of layout infrastructure as per current market rates i.e. **25% of Rs. 75,66,000/- = Rs. 18,91,000/-** shall be deposited with the Cantonment Board, Deolali prior to sanction of commencement of work on layout / infrastructure and which shall only be released on successful and complete development of infrastructure and layout. The underground drainage shall be connected to the nearest underground drainage line / chamber.

(3) No Building Notice under Section 235 of the Cantonments Act, 2006 shall be entertained until the final layout is approved by the Cantonment Board and colony roads, drains, water supply and electricity lines and garbage points are laid to the satisfaction of the Chief Executive Officer, Cantonment Board, Deolali, at the cost of the applicant. However, the Board may sanction building application on plots in such layout which are abutting on the existing main streets of Cantonment Board or Public Works Department or Military Engineering Services, if all other amenities are available.

(4) The owners after the sanction of the tentative layout by the Cantonment Board, Deolali shall give notice to the Chief Executive Officer of his intention to start the work as per the sanctioned layout, certifying that “the development work of layout in the said survey No. _____, which is situated at Deolali Cantonment, Tehsil and District Nashik will be commenced on _____ as per the permission issued by the Cantonment Board Office, Deolali vide their letter No. _____ dated _____ under his supervision for”.

(5) If a development permission has been issued before the date of commencement of these regulations but the development is not completed within 2 years from the date of such permission the said development permission shall be deemed to have lapsed. However, the Chief Executive Officer may extend the time for a maximum period of six months at one time on the request made by the applicants, showing valid reasons / grounds to the satisfaction of the Chief Executive Officer.

(6) First holder of individual plot out of the layout shall apply for No Objection Certificate from the Chief Executive Officer, Cantonment Board, Deolali prior to transfer of a plot to a third party and on subsequent transfers, a fee of Rs. 10/- per Sq. Mtr. shall be charged for such permission or minimum of Rs. 2500/- whichever is more for an initial period of three years from the date of release of final layout and thereafter the above charges will increase at the rate of 5% per year.

(7) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(8) The applicants have to pay the charges for conversion of agricultural land into non agricultural land at the revised rates as decided by the Board.

(9) As decided by the Board, in this case the internal road will be kept open for access to the general public.

(10) The developer / applicants shall obtain at their end any clearance which may require from any State / Central Government Agency, Department, Undertaking, Corporation or Board wherever applicable and whenever required as per Rules / Acts.

37 TENTATIVE LAYOUT: -

To consider the application dated 07.04.2021 submitted by Mr. Atish Mahendra Shah & Others 04, C/o F-17/18/19, Deolali Plaza, Lam road, Deolali camp, Nashik for sanction of tentative layout plan on Rev. Sy. No. 42/2/1 part& 42/2/2 part of Vihitgaon admeasuring an area 2300 + 2300 =4600.00 Sq. Mtrs. out of 9200.00 Sq. Mtrs as per 7/12 extract. The land is situated at North side of Mahalaxmi Road. The land in question is private land and under the management of Collector Nashik.

To consider and decide.

The report of Asst; Engr.(R&B) along with connected documents is placed on the table.

37 **RESOLUTION:** Considered. and the Board resolved that the NOC for tentative layout be approved for residential purpose only, subject to following conditions:-
The owners have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owner shall comply with the following: -

(i) The provided colony roads shall be constructed with a minimum of 200 mm thick soling, 100 mm thick Water Bound Macadam (WBM), 75 mm thick Bituminous Bound Macadam (BBM), 50 mm thick Bituminous Macadam and 25mm thick semi-dense bituminous concrete as specified in the Standard Schedule of Rate, duly amended, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Chief Executive Officer.

(ii) The provision made for Street lighting poles along with fixtures and electricity supply lines shall be as per MSEDCL specifications, sketch of which is to be submitted before hand to the Board.

(iii) The provision made for Water supply & Underground Sewage Pipe lines shall be laid as per Cantonment Board, Deolali specifications.

(2) FDR for ensuring the faithful compliance of regulation and direction given in the tentative layout plan and other terms and conditions, a security in the form of a Fixed Deposit of any Nationalised bank pledged in the name of the Chief Executive Officer, Cantonment Board, Deolali of an amount which shall be equal to 25% of the cost of layout infrastructure as per current market rates i.e. **25% of Rs. 33,31,000/- = Rs. 8,33,000/-** shall be deposited with the Cantonment Board, Deolali prior to sanction of commencement of work on layout / infrastructure and which shall only be released on successful and complete development of infrastructure and layout. The underground drainage shall be connected to the nearest underground drainage line / chamber.

(3) No Building Notice under Section 235 of the Cantonments Act, 2006 shall be entertained until the final layout is approved by the Cantonment Board and colony roads, drains, water supply and electricity lines and garbage points are laid to the satisfaction of the Chief Executive Officer, Cantonment Board, Deolali, at the cost of the applicant. However, the Board may sanction building application on plots in such layout which are abutting on the existing main streets of Cantonment Board or Public Works Department or Military Engineering Services, if all other amenities are available.

(4) The owners after the sanction of the tentative layout by the Cantonment Board, Deolali shall give notice to the Chief Executive Officer of his intention to start the work as per the sanctioned layout, certifying that “the development work of layout in the said survey No. _____, which is situated at Deolali Cantonment, Tehsil and District Nashik will be commenced on _____ as per the permission issued by the Cantonment Board Office, Deolali vide their letter No. _____ dated _____ under his supervision for”.

(5) If a development permission has been issued before the date of commencement of these regulations but the development is not completed within 2 years from the date of such permission the said development permission shall be deemed to have lapsed. However, the Chief Executive Officer may extend the time for a maximum period of six months at one time on the request made by the applicants, showing valid reasons / grounds to the satisfaction of the Chief Executive Officer.

(6) First holder of individual plot out of the layout shall apply for No Objection Certificate from the Chief Executive Officer, Cantonment Board, Deolali prior to transfer of a plot to a third party and on subsequent transfers, a fee of Rs. 10/- per Sq. Mtr. shall be charged for such permission or minimum of Rs. 2500/- whichever is more for an initial period of three years from the date of release of final layout and thereafter the above charges will increase at the rate of 5% per year.

(7) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(8) The applicants have to pay the charges for conversion of agricultural land into non agricultural land at the revised rates as decided by the Board.

(9) As decided by the Board, in this case the internal road will be kept open for access to the general public.

(10) The developer / applicants shall obtain at their end any clearance which may require from any State / Central Government Agency, Department, Undertaking, Corporation or Board wherever applicable and whenever required as per Rules / Acts.

(11) The Layout plan will only be released after submission of latest 7/12 Extract & NOC from other owners.

38 TENTATIVE LAYOUT: -

To consider the application dated 16.04.2021 submitted by Mr. Naresh J. Karda & Other 01, R/o Sai-Kripa Complex, Opp. Muktidham, Nashik Road, Nashik for sanction of tentative layout plan on Rev. Sy. No. 144/1/2/3/5 & 145/1 of Sansari Village admeasuring an area 5900.00 Sq. Mtrs. as per 7/12 extract. The land is situated at North side of Sansari Lane 02. The land in question is private land and under the management of Collector Nashik.

To consider and decide.

The report of Asst; Engr.(R&B) along with connected documents is placed on the table.

38 **RESOLUTION:** Considered. and the Board resolved that the NOC for tentative layout be approved for residential purpose only, subject to following conditions:-
The owners have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owner shall comply with the following: -

(i) The provided colony roads shall be constructed with a minimum of 200 mm thick soling, 100 mm thick Water Bound Macadam (WBM), 75 mm thick Bituminous Bound Macadam (BBM), 50 mm thick Bituminous Macadam and 25mm thick semi-dense bituminous concrete as specified in the Standard Schedule of Rate, duly amended, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Chief Executive Officer.

(ii) The provision made for Street lighting poles along with fixtures and electricity supply lines shall be as per MSEDCL specifications, sketch of which is to be submitted before hand to the Board.

(iii) The provision made for Water supply & Underground Sewage Pipe lines shall be laid as per Cantonment Board, Deolali specifications.

(2) FDR for ensuring the faithful compliance of regulation and direction given in the tentative layout plan and other terms and conditions, a security in the form of a Fixed Deposit of any Nationalised bank pledged in the name of the Chief Executive Officer, Cantonment Board, Deolali of an amount which shall be equal to 25% of the cost of layout infrastructure as per current market rates i.e. **25% of Rs. 31,03,000/- = Rs. 7,76,000/-** shall be deposited with the Cantonment Board, Deolali prior to sanction of commencement of work on layout / infrastructure and which shall only be released on successful and complete development of infrastructure and layout. The underground drainage shall be connected to the nearest underground drainage line / chamber.

(3) No Building Notice under Section 235 of the Cantonments Act, 2006 shall be entertained until the final layout is approved by the Cantonment Board and colony roads, drains, water supply and electricity lines and garbage points are laid to the satisfaction of the Chief Executive Officer, Cantonment Board, Deolali, at the cost of the applicant. However, the Board may sanction building application on plots in such layout which are abutting on the existing main streets of Cantonment Board or Public Works Department or Military Engineering Services, if all other amenities are available.

(4) The owners after the sanction of the tentative layout by the Cantonment Board, Deolali shall give notice to the Chief Executive Officer of his intention to start the work as per the sanctioned layout, certifying that “the development work of layout in the said survey No. _____, which is situated at Deolali Cantonment, Tehsil and District Nashik will be commenced on _____ as per the permission issued by the Cantonment Board Office, Deolali vide their letter No. _____ dated _____ under his supervision for”.

(5) If a development permission has been issued before the date of commencement of these regulations but the development is not completed within 2 years from the date of such permission the said development permission shall be deemed to have lapsed. However, the Chief Executive Officer may extend the time for a maximum period of six months at one time on the request made by the applicants, showing valid reasons / grounds to the satisfaction of the Chief Executive Officer.

(6) First holder of individual plot out of the layout shall apply for No Objection Certificate from the Chief Executive Officer, Cantonment Board, Deolali prior to transfer of a plot to a third party and on subsequent transfers, a fee of Rs. 10/- per Sq. Mtr. shall be charged for such permission or minimum of Rs. 2500/- whichever is more for an initial period of three years from the date of release of final layout and thereafter the above charges will increase at the rate of 5% per year.

(7) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(8) The applicants have to pay the charges for conversion of agricultural land into non agricultural land at the revised rates as decided by the Board.

(9) As decided by the Board, in this case the internal road will be kept open for access to the general public.

(10) The developer / applicants shall obtain at their end any clearance which may require from any State / Central Government Agency, Department, Undertaking, Corporation or Board wherever applicable and whenever required as per Rules / Acts.

However, the Tentative Layout will be released only after submission of NOC for approach road by the applicants concerned.

39 TENTATIVE LAYOUT: -

To consider the application dated 16.04.2021 submitted by Mr. Naresh J. Karda, R/o Sai-kripa Complex, Opp. Muktidham, Nashik Road, Nashik for sanction of tentative layout plan on Rev. Sy. No. 146/1, 146/2, 146/3 & 34/3/B of Sansari Village admeasuring an area 8000.00 Sq. Mtrs. as per 7/12 extract. The land is situated at North side of Sansari Lane 02. The land in question is private land and under the management of Collector Nashik.

To consider and decide.

The report of Asst; Engr.(R&B) along with connected documents is placed on the table.

39 **RESOLUTION:** Considered. and the Board resolved that the NOC for tentative layout be approved for residential purpose only, subject to following conditions:-
The owners have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owner shall comply with the following: -

(i) The provided colony roads shall be constructed with a minimum of 200 mm thick soling, 100 mm thick Water Bound Macadam (WBM), 75 mm thick Bituminous Bound Macadam (BBM), 50 mm thick Bituminous Macadam and 25mm thick semi-dense bituminous concrete as specified in the Standard Schedule of Rate, duly amended, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Chief Executive Officer.

(ii) The provision made for Street lighting poles along with fixtures and electricity supply lines shall be as per MSEDCL specifications, sketch of which is to be submitted before hand to the Board.

(iii) The provision made for Water supply & Underground Sewage Pipe lines shall be laid as per Cantonment Board, Deolali specifications.

(2) FDR for ensuring the faithful compliance of regulation and direction given in the tentative layout plan and other terms and conditions, a security in the form of a Fixed Deposit of any Nationalised bank pledged in the name of the Chief Executive Officer, Cantonment Board, Deolali of an amount which shall be equal to 25% of the cost of layout infrastructure as per current market rates i.e. **25% of Rs. 46,64,000/- = Rs. 11,66,000/-** shall be deposited with the Cantonment Board, Deolali prior to sanction of commencement of work on layout / infrastructure and which shall only be released on successful and complete development of infrastructure and layout. The underground drainage shall be connected to the nearest underground drainage line / chamber.

(3) No Building Notice under Section 235 of the Cantonments Act, 2006 shall be entertained until the final layout is approved by the Cantonment Board and colony roads, drains, water supply and electricity lines and garbage points are laid to the satisfaction of the Chief Executive Officer, Cantonment Board, Deolali, at the cost of the applicant. However, the Board may sanction building application on plots in such layout which are abutting on the existing main streets of Cantonment Board or Public Works Department or Military Engineering Services, if all other amenities are available.

(4) The owners after the sanction of the tentative layout by the Cantonment Board, Deolali shall give notice to the Chief Executive Officer of his intention to start the work as per the sanctioned layout, certifying that “the development work of layout in the said survey No. _____, which is situated at Deolali Cantonment, Tehsil and District Nashik will be commenced on _____ as per the permission issued by the Cantonment Board Office, Deolali vide their letter No. _____ dated _____ under his supervision for”.

(5) If a development permission has been issued before the date of commencement of these regulations but the development is not completed within 2 years from the date of such permission the said development permission shall be deemed to have lapsed. However, the Chief Executive Officer may extend the time for a maximum period of six months at one time on the request made by the applicants, showing valid reasons / grounds to the satisfaction of the Chief Executive Officer.

(6) First holder of individual plot out of the layout shall apply for No Objection Certificate from the Chief Executive Officer, Cantonment Board, Deolali prior to transfer of a plot to a third party and on subsequent transfers, a fee of Rs. 10/- per Sq. Mtr. shall be charged for such permission or minimum of Rs. 2500/- whichever is more for an initial period of three years from the date of release of final layout and thereafter the above charges will increase at the rate of 5% per year.

(7) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(8) The applicants have to pay the charges for conversion of agricultural land into non agricultural land at the revised rates as decided by the Board.

(9) As decided by the Board, in this case the internal road will be kept open for access to the general public.

(10) The developer / applicants shall obtain at their end any clearance which may require from any State / Central Government Agency, Department, Undertaking, Corporation or Board wherever applicable and whenever required as per Rules / Acts.

However, the Tentative Layout will be released only after submission of NOC for approach road by the applicants concerned.

40 TENTATIVE LAYOUT: -

To consider the application dated 12.04.2021 submitted by Mr. Maharaj K. Birmani, C/o 17, Adelphi Arcade, Deolali Camp for sanction of tentative layout plan on Rev. Sy. No. 405/4/B of Bhagur Village admeasuring an area 16000.00 Sq. Mtrs. as per 7/12 extract. The land is situated at South side of Bhagur Lahvit Road. The land in question is private land and under the management of Collector Nashik.

To consider and decide.

The report of Asst; Engr.(R&B) along with connected documents is placed on the table.

40 **RESOLUTION:** Considered. and the Board resolved that the NOC for tentative layout be approved for residential purpose only, subject to following conditions:-
The owners have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owner shall comply with the following: -

(i) The provided colony roads shall be constructed with a minimum of 200 mm thick soling, 100 mm thick Water Bound Macadam (WBM), 75 mm thick Bituminous Bound Macadam (BBM), 50 mm thick Bituminous Macadam and 25mm thick semi-dense bituminous concrete as specified in the Standard Schedule of Rate, duly amended, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Chief Executive Officer.

(ii) The provision made for Street lighting poles along with fixtures and electricity supply lines shall be as per MSEDCL specifications, sketch of which is to be submitted before hand to the Board.

(iii) The provision made for Water supply & Underground Sewage Pipe lines shall be laid as per Cantonment Board, Deolali specifications.

(2) FDR for ensuring the faithful compliance of regulation and direction given in the tentative layout plan and other terms and conditions, a security in the form of a Fixed Deposit of any Nationalised bank pledged in the name of the Chief Executive Officer, Cantonment Board, Deolali of an amount which shall be equal to 25% of the cost of layout infrastructure as per current market rates i.e. **25% of Rs. 47,71,000/- = Rs. 11,93,000/-** shall be deposited with the Cantonment Board, Deolali prior to sanction of commencement of work on layout / infrastructure and which shall only be released on successful and complete development of infrastructure and layout. The underground drainage shall be connected to the nearest underground drainage line / chamber.

(3) No Building Notice under Section 235 of the Cantonments Act, 2006 shall be entertained until the final layout is approved by the Cantonment Board and colony roads, drains, water supply and electricity lines and garbage points are laid to the satisfaction of the Chief Executive Officer, Cantonment Board, Deolali, at the cost of the applicant. However, the Board may sanction building application on plots in such layout which are abutting on the existing main streets of Cantonment Board or Public Works Department or Military Engineering Services, if all other amenities are available.

(4) The owners after the sanction of the tentative layout by the Cantonment Board, Deolali shall give notice to the Chief Executive Officer of his intention to start the work as per the sanctioned layout, certifying that “the development work of layout in the said survey No. _____, which is situated at Deolali Cantonment, Tehsil and District Nashik will be commenced on _____ as per the permission issued by the Cantonment Board Office, Deolali vide their letter No. _____ dated _____ under his supervision for”.

(5) If a development permission has been issued before the date of commencement of these regulations but the development is not completed within 2 years from the date of such permission the said development permission shall be deemed to have lapsed. However, the Chief Executive Officer may extend the time for a maximum period of six months at one time on the request made by the applicants, showing valid reasons / grounds to the satisfaction of the Chief Executive Officer.

(6) First holder of individual plot out of the layout shall apply for No Objection Certificate from the Chief Executive Officer, Cantonment Board, Deolali prior to transfer of a plot to a third party and on subsequent transfers, a fee of Rs. 10/- per Sq. Mtr. shall be charged for such permission or minimum of Rs. 2500/- whichever is more for an initial period of three years from the date of release of final layout and thereafter the above charges will increase at the rate of 5% per year.

(7) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(8) The applicants have to pay the charges for conversion of agricultural land into non agricultural land at the revised rates as decided by the Board.

(9) As decided by the Board, in this case the internal road will be kept open for access to the general public.

(10) The developer / applicants shall obtain at their end any clearance which may require from any State / Central Government Agency, Department, Undertaking, Corporation or Board wherever applicable and whenever required as per Rules / Acts.

However, the Tentative Layout will be released only after submission of Latest Surveyed copy of TILR Map.

41 EXTENSION OF TIME: -

To consider the application dated 17.02.2021 received from Mr. Baburao N. Mojad, Shigwe Bahula, Deolali Camp for seeking permission for grant of **Ist extension** of time to complete the construction work of building U/S 245 of Cantonments Act, 2006. The building plan on Rev. Sy. No. 157/3 of Shigwe Bahula was sanctioned by the Board vide CBR No. 47 dated 31.08.2018. The building plan was released to the owner vide letter No. 3233/BLD/E-8/935 dated 22.02.2019. Therefore, the sanction is valid for two years i.e. upto 21.02.2021. The applicant vide his letter dated 17.02.2021 informed that the construction work of the building is not completed due to some personal reason. The site is situated at East side of Shigwe Village Road.

The Assistant Engineer has certified that the construction so far carried out on ground is as per the sanctioned building plan.

Detailed report of the Asstt. Engr.(R&B) along with connected documents is placed on the table.

41 **RESOLUTION:** Considered and recommended to grant **Ist extension** of time for a period of one year in view of the Assistant Engineer's report

42 ALIGNMENT OF LAM ROAD FROM BHAGUR TO SOUBHAGYA NAGAR.

Ref: (i) Hon'ble MP, Shri. Hemant Tukaram Godse letter dated 03.03.2021.

Hon'ble MP- Shri. Hemant Tukaram Godse, vide ibid letter has requested to fix the building line along the entire length of Lam road from Bhagur to Soubhagya Nagar, at 65 Feet from the centre line of the road to rectify the anomaly due to different distances of building line along this stretch.

To consider and decide.

42 **RESOLUTION:** Considered and discussed in detail. The Board noted that due to Covid-19 pandemic situation, the details regarding class of road, distance of building line from the centre of the road could not be obtained from the respective Govt. agencies. In view of the same, the item is pended and will be considered after obtaining the said details.

SN	Name & Address of the individual.	Revenue Sy. No. / CBR No. & date of sanctioned Building Plan. Built up area.	Date of Notice.	Completion Certificate issued vide letter No. & date.
1.	Shri Chandrakant V. Shah & Other 01, Trustees, Zalawadi Sabha Charitable Foundation Trust, Deolali Camp.	106/4A, 106/4B & 106/6 of Sansari CBR No.04(24) dated 19.03.2011 Built up Area. 3048.85Sq.mtrs. Bunglow No. 1,2,3, 4and B - type building on Ground + First Floor & type – B, C.	01.12.2020	2769/BLD/ E-8/5274 Dated 14.12.2020.
2.	Mr Kashinath Rajaram Patole & other one, Barnes School, Deolali Camp.	284/2/A (Part) of Bhagur CBR No.04(02) dated 04.01.2019 Built up Area. 203.11 Sq.mtrs. Type B-1 & B-2.	03.12.2020	3505/BLD/ E-8/733 Dated 11.02.2021.
3.	Mr Yashwant M Kute & Others C/o YogeshHarak, Deolali Camp.	75/2C of Bhagur CBR No.05(17) dated 30.04.2016 & CBR No 09 dated 02.07.2016 Built up Area. 355.905Sq.mtrs.Type - B	25.01.2021	3293/BLD/ E-8/886 Dated 16.02.2021
4.	Mr. Pandurang S. Karanjakar GPAH Tanaji P. Karanjakar, C/o Dharam Papneja, Deolali Camp.	79/2B of Bhagur CBR No.41 dated 14.10.2017 Built up Area. 1434.12Sq.mtrs. Type – A, B-1 to B-8 & C	25.01.2021	3408/BLD/ E-8/758 dated 16.02.2021
5.	Mr Tanaji D. Bhor & others, For GPA Holder M/s Swaraj Realtors, Through Partner, Mr.Yogesh K Harak & other 02 C/O Dharam Papneja, Deolali Camp.	77/1/F of Bhagur CBR No.45 dated 28.06.2018 Built up Area. 794.11Sq.mtrs.	25.01.2021	3454/BLD/ E-8/759 dated 16.02.2021
6.	M/s Shah Builders & Developers through Partner, MrAtish Mahendra Shah , GPAH of Mr Kailas M Dhurjad & other one, C/o Dharam Papneja, Deolali Camp.	33/3 Plot No. 01 + 02 of Belatgaon CBR No.19 dated 28.06.2018 Built up Area. 245.50Sq.mtrs	25.01.2021	3452/BLD/ E-8/786 dated 16.02.2021

7.	Shri Sachin L Thakkar and other 04, C/o Ar Sanjay J Pabari, Sharanpur Road, Nashik.	45/2/1 & 45/8/1 of Belatgaon CBR No.04(16) dated 29.09.2015 Built up Area. 2328.70Sq.mtrs. Type – A, B-1, B-2 & C.	08.03.2021	3245/BLD/ E-8/1165 dated 25.03.2021
8.	Mr. Sanjay Nivrutti Tajne C/o Aditya Graphics, 8,Rangoli Society, Maharaja Stop, Lam Road, Nashik Road.	367/1A/2 Plot No.04 of Bhagur CBR No.05(04) dated 10.04.2018 Built up Area. 172.23Sq.mtrs Unit No 01, 02 & 03.	09.03.2021	2679/BLD/ E-8/1261 dated 25.03.2021
9.	Mr Suess Josef & Mrs Jerunisa Suess, C/o Aditya Graphics, Nashik Road.	102+103+104+105+106/2+106 /3+107+120/3 Plot No.95+96+97 of Shigwe Bahula CBR No.04(07) dated 04.01.2019 Built up Area. 674.265Sq.mtrs	14.12.2020	3514/BLD/ E-8/1125 dated 03.03.2021

The above sites/constructions have been visited/ inspected by the Asstt. Engr(R&B) & Draftsman on Contract basis of Cantt. Board, Deolali and found that no FSI violation involved in the said constructions.

To note.

Relevant files are placed and table.

43 **RESOLUTION:** Considered and noted.

44 **CHANGE OF PURPOSE OF LEASE HOLD SITE : CANTT. H. NO. 928- 933 ON GLR SY. NO. 28/1-L, DEVELOPMENT ROAD, SADAR BAZAR, DEOLALI.**

To consider the request received for Shri Ajay H. Desai for change of purposes from residential to residential cum commercial purpose of Cantonment House No. 928-933 on GLR Sy. No. 28/1-L, Development Road, Sadar Bazar, Deolali vide application dated 12.04.2021.

The GLR Sy. No. 28/1-L, Development Road, Sadar Bazar, Deolali is lease hold site allotted in Schedule VIII of CLA Rules, 1937 an area admeasuring 9975 sq.ft. for the purpose of dwelling house registered at Sr. No. 1487, dated 31.07.1944. The date of the expiry of lease is 30.01.2034. At present, as per GLR records, lease hold property is in the names of Shri Ajay H. Desai.

As per lease condition No. I(5) & I(6) of Schedule VIII of CLA Rules, 1937, the Cantonment Board is empowered to consent/permit the lease to be used for any purpose other than that of a dwelling house which is reproduced below:-

I(5) – Within twelve calendar months next after the date of these presents at his own cost to erect and finish fit for habitation on the premises hereby demised a dwelling house together with all necessary out-houses sewers drains and other appurtenances in accordance with a plan or plans to be approved in writing by the Cantonment Board under the provisions of the Cantonments Act and not to erect or suffer to be erected on any part of the premises hereby demised any building other than and except the dwelling house hereby covenanted to be erected without the previous consent in writing of the Cantonment Board.

I)6)- Not to make any alterations in the plan or elevation of the said dwelling house without such consent as aforesaid not to use the same or permit the same to be used for any purpose other than that of a dwelling house.

The matter was referred to Advocate S.R. Nagarkar, legal advisor of the Board and the legal advisor vide letter dated 22.04.2021 informed that the power and authority lies with the Cantonment Board in terms of clause 1 sub clause 5 and 6 of the original lease deed dated 31.07.1944 and also informed that the matter is within the wisdom and domain of the Cantonment Board to consider the application of the Lessee's dated 12.04.2021 in its proper prospective and further to permit or grant consent for carrying out erections of building at the leasehold site other than that of dwelling houses.

Measurement of the site as per GLR records is 9975 sq. ft. and measurement as per site inspection report is also 9975 sq. ft.

Application alongwith concerned documents and site inspection report of Engg. Section are placed on the table.

- 44 **RESOLUTION:** Considered and resolved to approve the change of purpose from dwelling house to residential-cum-commercial, as requested by the Lessees. The necessary changes be made in revenue records and the taxes be imposed accordingly in respect of Cantonment House No. 928-933 on GLR Sy. No. 28/1-L, Development Road, Sadar Bazar, Deolali.

Ref: (1) DGDE, New Delhi letter No. 18/48/L/DE/57, dated 10th March, 2017, PDDE, SC, Pune letter No. 3044/DE/SC/L/Gen/Lease/2017, dated 29.03.2017 & CBR No. 2/1 dated 04.12.2017.

(2) DGDE, New Delhi letter No. 18/48/L/DE/57, Vol.-IX, dated 04.01.2019, PDDE, SC, Pune letter No. 3044/DE/SC/L/Gen/Leases/2017/V, dated 15.01.2019 & CBR No. 2/1 dated 11.09.2019.

(3) DGDE, New Delhi letter No. 18/48/L/DE/57/Vol.-XI, dated 18th February, 2021 & PDDE, SC, Pune letter No. 3044/DE/SC/L/Gen/Lease/2017/IX, dated 19.02.2021.

The DGDE, New Delhi vide letter dated 10th March 2017 forwarded the instructions of MOD regarding full term expired leases.

- A. Full term of a large number of Cantonment Code Leases given under Cantonment Codes of 1899 and 1912 has expired and that for the remaining will be expiring soon. Similarly a number of leases given under the Cantonment Land Administration Rules (CLAR), 1925 and 1937 have expired after having completed full lease term. Ministry of Defence has been working on formulation of a new policy to deal with such lease sites whose full term has expired or is expiring soon, which is likely to take some more time. Therefore, to regularize the occupation of these sites from the date their full term have expired and to recover lease rent, the Government has decided to take following interim measures;
- B. (a) All leases given under the Cantonment Codes, 1899 & 1912 and CLAR, 1925 & 1937 whose full term has either expired or is expiring before 31.12.2018 will be extended till 31.12.2018 subject to the conditions given in the succeeding paras.
- (i) Where eviction orders have been issued by the competent authority under due process of law or where any litigation is ongoing regarding leasehold rights, such leases shall not be extended and action shall be taken as per due process of law.
 - (ii) Extension in such cases will not be permitted where Transfer, sub lease or assignment of leasehold rights were made after expiry of full tenure of lease.
 - (iii) Lease rent shall be recovered based on STR rates prevailing on the date of expiry of leases. The lease rent will be revised by 100% after expiry of every 10 years period on compounding basis. Rent will be fixed on the basis of use of site which is classified as residential, commercial and lucrative. The lease rent for residential sites is equal to normal STR (Standard Table of Rent) rates, for commercial sites twice the STR rate and for lucrative sites four times the STR rates as per extent instructions.

- (iv) Extension of lease term upto 31.12.2018 will not regularize breach of lease conditions. Acceptance of lease rent together with arrears due from the date of expiry of lease will regularize only the occupation of defence land.
- (v) The terms and conditions contained in the expired lease deed shall continue in force with following modifications:
- The rate of lease rent and arrears of rent shall be payable as per sub para (iii) above.
 - The extension of lease term from the date of expiry of lease till 31.12.2018 will not entitled the lessee to seek any greater rights.
 - Where ever the use of leased site or part thereof has changed from residential to commercial or to a mixed use (both residential and commercial), the lessee will have to pay lease rent at commercial rate or such area from the date of change of use in case documentary evidence is available with Cantonment Board or date of renewal of lease if date of change of use is not available.

There were total 07 out of 10 Cantt. Code leases within notified civil area in Cantonment Board Deolali whose full term was expired or expiring before 31.12.2018 and fulfill criteria for extension. All these leases were extended upto 31.12.2018 and thereafter till 31.12.2019 as per the instructions of the MoD at Sr. No. 1 & 2 of the reference above respectively. In respect of remaining 03 Cantt. Code leases, one lease bearing GLR Sy. No. 28/432 was existing till 11.02.2021 and two numbers of leases bearing GLR Sy. No. 28/158 and 28/415 were sent for determination by this office.

However, the PDDE, SC, Pune vide letter No. 9865/DE/SC/L/CB/Deolali/Sy. No. 28/415, dated 12.04.2019 informed that in the case of GLR Sy. No. 28/415, the proposal has been sent without detailed examination as according to condition VII(2) in Cantt. Code Form 'C', there is renewal clause for further period of 50 years and accordingly the full term of the case bearing GLR Sy. No. 28/415 was expired on 11.06.2015 and hence the following mutation entries in GLR are required to be carried out for further extension :-

Case No. (1)

S N	House No.	Name recorded in GLR records & No	Name recorded in Tax records	Name to be mutated in GLR jointly	Mode of transfer/ mutation
1	H.No. 271 & 272	<u>GLR Sy. No.</u> <u>28/415</u>	Shri Hosmane Padmanabha Rai	Smt. Sunita Tirth Vaswani	Double transfer
2	H.No. 273	(1) Mrs. M.N. Gowawalla	Shri Ramchand Hariram Ramchandani	Shri Ramchand Hariram Ramchandani	Already transferred for taxation
3	H.No. 274	(2) Master N.N. Goawalla	Shri Abdulsultan Gulamali Merchant & Smt. Noorjehan Abdulsultan Merchant	Shri Abdulsultan Gulamali Merchant & Smt. Noorjehan Abdulsultan Merchant	Already transferred for taxation
4	H.No. 275	(3) Shri R.H. Ramchandani & (4) Shri Hosmane Padmanabha Rai	M/s. Karachi Consumers Stores	M/s. Karachi Consumers Stores	Already transferred for taxation
5	H.No. 276 & 969		Mehroo Nawasji Naval Nawaz (Mrs. M.N. Goawalla)	Shri Ravi P. Sughand & Smt. Sona Ravi Sughand	Develop- ment agreement

Case No. (2)

SN	House No.	Name recorded in GLR records & No.	Name recorded in Tax records	Name to be mutated in GLR jointly
1	311 & 312	<u>GLR Sy. No. 28/335 & 28/336</u> (1)Smt. Krishna Jagannath Waghulkar (2) Sulbha Prakash Waghulkar & (3) Rohini Suresh Waghulkar	Smt. Krishna Jagannath Waghulkar, Smt. Sulbha Prakash Waghulkar & Smt. Rohini Suresh Waghulkar	(1) Shri Prakash Jagannath Waghulkar (2) Shri Suresh Jagannath Waghulkar (3) Shri Deepak Jagannath Waghulkar (4) Shri Satish Jagannath Waghulkar (5) Shri Pradeep Jagannath Waghulkar (6) Smt. Hemlata Tukaram Shinde alongwith the names of Smt. Sulbha Prakash Waghulkar & Smt. Rohini Suresh Waghulkar
2	312/A (Back side ground floor)		Smt. Nirmala Ramakant Waghulkar	Smt. Nirmala Ramakant Waghulkar
3	312/B (Back side ground floor)		Smt. Sulbha Prakash Waghulkar	Smt. Sulbha Prakash Waghulkar

Case No. (3)

S N	House No.	Name recorded in GLR records & No	Name to be recorded in GLR	Mode of transfer/ mutation
1	H.No. 402	<u>GLR Sy. No. 28/309</u> M/s. Mulla Associates and Solanki Construction	Shri Aslam Siddiqui Mulla	Dissolution of partnership firm.

The matter at Sr. No. 1 was referred to the legal advisor of the Board and the legal advisor vide letter dated 23.04.2021 informed that the names be recorded in tax records however mutation in GLR records be carried out subject to submission of final conveyance deed of the property. Also in cases at Sr. No. 2 & 3, the legal advisor vide letter dated 05.03.2013, & 16.03.2020 respectively informed that there is no hurdle to mutate the names of above applicants in GLR records.

Now, the PDDE,SC, Pune vide letter No. 3044/DE/SC/L/GEN/LEASE/ 2017/IX, dated 19.02.2021 informed that the Govt. of India, Ministry of Defence has conveyed that the interim policy has been extended further upto 31.12.2021 or till the finalization of lease policy, whichever is earlier. In view of the same, the list of expired Cantt. Code leases and leases on Schedule VI & VIII having total 14 numbers of expired leases given below as Annexure 'A' for extension upto 31.12.2021.

Annexure 'A'
List of full term expired leases

Sr. No.	GLR Sy. Number	Type of Lease	Name of the lessees as per GLR	Date of Expiry as per GLR Records
1	28/170	Cantt. Code - B	E.H. Colabawala	19.01.1943
2	28/157	Cantt. Code - C	Janealam Munir Ahmed & others 04	01.07.1986
3	28/334	Cantt. Code - C	Vasantrao Murlidhar Habde & others 09	29.06.2014
4	28/335	Cantt. Code - C	Krishna Jagannath Waghular & others 02	23.08.2014
5	28/336			
6	28/333	Cantt. Code - C	Smt. Devibai Jethanand	24.06.2014
7	28/414	Cantt. Code - C	Smt. Urmila A. Damle	24.09.2014
8	28/415	Cantt. Code - C	M.N. Goawalla & ors.	11.06.1965
9	28/432	Cantt. Code - C	Narayandas J. Katariya & ors	11.02.2021
10	28/570	Sch – VIII of CLAR 1937	Shri Datu Baboo Gawli	31.08.2016
11	28/340	Sch - VI of CLAR 1925	Smt. Kusum P. Rai	10.08.2018
12	28/309	Sch - VI of CLAR 1925	Mulla Associates & Solanki Construction	30.06.2019
13	28/161	Sch - VI of CLAR 1925	Balkrishna Malanna Yadav & others	23.03.2019
14	28/603-A	Sch - VI of CLAR 1925	Lily Patrick Daniel & ors.	31.08.2020

Concerned documents are placed on the table for consideration.

- 45 **RESOLUTION:** CEO briefed on the issue and explained the new instructions of the Ministry of Defence for extension of full term expired leases. The necessary entries be made in GLR register in respect of GLR Sy. Nos. 28/415, 28/335, 28/336 & 28/309.

It was resolved to approve the extension of full term expired leases mentioned in Annexure 'A' as per the instructions of MoD received vide DGDE, New Delhi letter No. 18/48/L/DE/57/Vol.-XI, dated 18th February, 2021 and the PDDE,SC, Pune letter No. 3044/DE/SC/L/GEN/LEASE/2017/IX, dated 19.02.2021. It was further resolved to take necessary steps for registration of extension of above mentioned leases in Schedule IV as per revised format received vide DGDE letter No. 18/48/L/DE/57 dated 23.03.2017.

46 ISSUANCE OF SANITATION AND SAFE DRINKING WATER CERTIFICATE

This office is receiving large number of requests from various institutions (Podar International School, Darshan Academy etc.) to issue safe drinking water certificate and sanitary condition certificate under specific standards for their affiliation from various departments.

Hence it is required to fix the rate that has to be charged from the institution/ person for the whole process by Cantt Board Deolali.

The relevant file is placed on the table.

- 46 **RESOLUTION:** Considered and it was resolved that the individuals / institutions have to submit water quality report of their water sample from the Water Quality Laboratory (Level-II) of Govt. of Maharashtra- Hydrology Project Sub Division, which shall consists of physical, chemical and biological parameters, as per specific standards, further they will be charged Rs. **1500/-** towards handling charges for issuance of sanitation and safe drinking water certificate.

47 IMPREST TO WATER SUPPLY SECTION

In Water Supply Section, there are certain works that needs urgent procurement of materials to execute that work within requisite time being an essential service. Further in case of unauthorised constructions/ encroachments in Cantt area various drawings/ maps/ building plan copies are required to be printed. In case of audit of Filtration Plant and Pumping Station, the coloured drawings/layout plans are required to be submitted to the concerned Audit authorities. In case of demolition process, the coloured photographs along with videos are required.

To cope up with this need, Water Supply Section needs financial assistance in the form of Imprest.

Hence the Board is to issue/give sanction for Imprest of Rs.5000/- to Water Supply Section.

To consider and approve.

- 47 **RESOLUTION:** Considered and approved.

48 UNAUTHORISED CONSTRUCTION

Shri Jay Jain has removed all 03 internal walls that divides the 03 shops and further constructed a Refrigerator room admeasuring 2.30M x 2.90M x 3.00M (Ht) approx., Toilet admeasuring 1.20M x 1.40M & passage for washing admeasuring 1.40M x 1.6M with the help of bricks Masonry work at Shop No.1, Jubilant foods work, Restaurant, (Domino's Pizza), Lam Road, Deolali, without any permission from the competent authority, hence it is an unauthorized construction of the Refrigerator room & Toile.

A show cause Notice was issued to Shri Jay Jain, vide this office Notice No.1309/BLD/E-8/973 dated 01.03.2021 to remove the Unauthorized Construction of Refrigerator room & Toilet.He has not given the reply to the show cause Notice issued to him. It is recommended that the matter may be referred to the Cantonment Board meeting for their consideration to issue a Notice Under Section 248 & 320 of the Cantonments Act 2006 to Shri Jay Jain at Shop No.1, Jubilant foods work, Restaurant, (Domino's Pizza), Lam Road, Deolali

The relevant file is placed on the table.

- 48 **RESOLUTION:** The Board considered and approved the issuance of Notice under Section 248 of the Cantonments Act, 2006 to Shri Jay Jain giving him 30 days time to remove the said unauthorised construction. In case of non compliance, another notice under Section 320 of the Cantonments Act, 2006, giving him 15 days time, will be served upon him, to remove the same, failing which the demolition will be carried out departmentally at his risk and cost.

49 UNAUTHORISED CONSTRUCTION

Shri Madhukar Nisal has started the construction of house admeasuring 4.70M x 8.50M with R.C.C column & brick wall and work is under progress at Shigwe Bahula, Deolali,without any permission from the competent authority, hence it is an unauthorized construction of house.

A show cause Notice was issued to Shri MadhukarN isal, vide this office Notice No.1309/BLD/E-8/1248 dated 26.03.2021 to remove the Unauthorized Construction of house.He has not given the reply to the show cause Notice issued to him. It is recommended that a Notice Under Section 248 & 320 of the Cantonments Act 2006 may be issued to Shri Madhukar Nisal at Shigwe Bahula, Deolali
The relevant file is placed on the table.

49 **RESOLUTION:** The Board considered and approved the issuance of Notice under Section 248 of the Cantonments Act, 2006 to Shri Madhukar Nisal giving him 30 days time to remove the said unauthorised construction. In case of non compliance, another notice under Section 320 of the Cantonments Act, 2006, giving him 15 days time, will be served upon him, to remove the same, failing which the demolition will be carried out departmentally at his risk and cost.

50 **UNAUTHORISED CONSTRUCTION**

Smt. Ushabai Khadangle has started the construction of house admeasuring 6.90M x 9.00M with plinth beam & further work is under progress at Shigwe Bahula, Deolali, without any permission from the competent authority, hence it is an unauthorized construction of house.

A show cause Notice was issued to Smt. Ushabai Khadangle vide this office Notice No.1309/BLD/E-8/1032 dated 05.03.2021 to remove the Unauthorized Construction of house. She has not given the reply to the show cause Notice issued to her. It is recommended that a Notice Under Section 248 & 320 of the Cantonments Act 2006 may be issued to Smt. Ushabai Khadangle at Shigwe Bahula, Deolali,

The relevant file is placed on the table.

50 **RESOLUTION:** The Board considered and approved the issuance of Notice under Section 248 of the Cantonments Act, 2006 to Smt. Ushabai Khadangle giving her 30 days time to remove the said unauthorised construction. In case of non compliance, another notice under Section 320 of the Cantonments Act, 2006, giving her 15 days time, will be served upon him, to remove the same, failing which the demolition will be carried out departmentally at her risk and cost.

51 **UNAUTHORISED CONSTRUCTION**

Shri Ratan Godse has constructed a hotel admeasuring 8.60M x 18.20M in front of Sai Samarth Sankul, Lam Road, Deolali, without any permission from the competent authority, hence it is an unauthorized construction of hotel.

A show cause Notice was issued to Shri Ratan Godse, vide this office Notice No.1309/BLD/E-8/800 dated 11.02.2021 to remove the Unauthorized Construction of hotel. He has not given the reply to the show cause Notice issued to him. It is recommended that a Notice Under Section 248 & 320 of the Cantonments Act 2006 may be issued to Shri Ratan Godse in front of Sai Samarth Sankul, Lam Road, Deolali.

The relevant file is placed on the table.

51 **RESOLUTION:** The Board considered and approved the issuance of Notice under Section 248 of the Cantonments Act, 2006 to Shri Ratan Godse giving him 30 days time to remove the said unauthorised construction. In case of non compliance, another notice under Section 320 of the Cantonments Act, 2006, giving him 15 days time, will be served upon him, to remove the same, failing which the demolition will be carried out departmentally at his risk and cost.

52 **WITHDRAWAL OF NOTICE FOR UNAUTHORISED CONSTRUCTION**

Shri Sudam Gaikwad has started the construction of bedroom admeasuring 3.5M x 3.7M, hall admeasuring 4.5M x 3.9M & bathroom admeasuring 2.9M x 2.0M on the first floor of his house at Balgruha Road, Anuradha State Bank Colony, Lam Road, Deolali, without any permission from the competent authority, hence it is an unauthorized construction of house.

A show cause Notice was issued to Shri Sudam Gaikwad, vide this office Notice No.1309/BLD/E-8/803 dated 15.02.2021 to remove the Unauthorized Construction of house. Shri Sudam Gaikwad vide letter dated 26.03.2021 has informed this office that his building plan has been sanctioned vide CBR No.06 (05) dated 09.02.2021.

Hence it is recommended to withdraw the show cause notice issued to him.

The relevant file is placed on the table.

52 **RESOLUTION:** The Board considered and approved the withdrawal of issuance of Notice issued to Shri Sudam Gaikwad, Balgruha Road, Anuradha State Bank Colony, Lam Road, Deolali.

Sd/-

(AJAY KUMAR)
Member-Secretary,
Chief Executive Officer
Cantonment Board, Deolali
Dated 29th April, 2021

Sd/-

(BRIG. J. S. GORAYA)
President,
Cantonment Board,
Deolali
Dated 29th April, 2021

TRUE COPY

**ADMINISTRATIVE OFFICER & P.R.O.,
CANTONMENT BOARD, DEOLALI
(UV GORWADKAR)**

