

**PROCEEDINGS OF CIVIL AREA COMMITTEE MEETING HELD ON 12.08.2020**

**Members Present**

Shri Kashinath Saha, VP, Chairman  
Smt. Sikta Das, Member  
Smt Tulilekha Ganguly, Member  
Shri Shib Shankar Adhikari, Member  
Shri Kalyan Choudhary, Member  
Shri Madhusudan Shaw, Member

**Members Absent**

S.E.M.O  
Maj Enoch Daniel, GE  
Smt. Arpita Bhattacharjee, Member

Shri Anant Aakash, CEO- Member Secretary

**AGENDA 1: APPLICATIONS FOR CONSTRUCTION OF W.C./TOILET IN EXISTING BUILDING.**

**Office Note:** - This office has received the applications as mentioned below for construction of W.C/Toilets in their respective premises.

- |                          |   |  |
|--------------------------|---|--|
| a. Shri Bharat Rajak     | - | 63 Lakri Mahal, Orderly Bazar, Barrackpore |
| b. Shri Santosh Jaiswara | - | 53 Lakri Mahal, Orderly Bazar, Barrackpore |
| c. Guria Khaton          | - | 58 Lakri Mahal, Orderly Bazar, Barrackpore |
| d. Shri Lakhi Rajak      | - | 55 Lakri Mahal, Orderly Bazar, Barrackpore |
| e. Shri Ajay Das         | - | 53 Lakri Mahal, Orderly Bazar, Barrackpore |
| f. Shri Sundarjeet Singh | - | 22 Riverside Road, Barrackpore             |
| g. Shri Ashok Balmiki    | - | 64 Lakri Mahal, Orderly Bazar, Barrackpore |
| h. Shri Abanti Das       | - | 54 Lakri Mahal, Orderly Bazar, Barrackpore |

As per MoD, ID No. 2(2)/2018-D(Q&C), dt. 05.11.2019 have decided that the Cantt. Board shall allow / permit construction of W.c. / Toilet in existing building within the tenement to an authorized resident with proper sewerage connection.

The applicants are authorized resident of civil area and area of toilet is 1.80 Sq.m. and width is not more than 900 mm.

In this regard, all documents are put up before the Committee for approval.

**RESOLUTION:** Considered and approved.

  
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**AGENDA 2: SALE PERMISSION IN RESPECT OF 5. SHASTRI (BAZAZ) MOHAL, SADAR BAZAR, BARRACKPORE.**

To consider the application submitted by Shri Sk.Md.Selim dated 27.07.2020.

Shri Sk.Md.Selim praying for sale permission in respect of his share in the subject holding to Shri Iqbal Hussain his brother as well as one of the another sharer of the said property. Due to his urgent need of money, the applicant Shri Sk.Md.Selim desired to sale his share of the subject holding.

As per report of Assistant Engineer dated 31.07.2020 the holding is not involved with unauthorized construction, no change of purpose and encroachment of govt. land.

The subject holding has been mutated vide CBR.No.16(6) dated 17.06.1985 in the name of Akhter Hussain, Iqbal Hussain and Sk.Md.Selim.

Details of property:- Survey No.13/575, Area -1602 Sft, Class- B(3) within notified civil area, under Old grant terms.

As per report of CBLA dated 04.08.2020, the documents submitted by the applicant such as draft sale deed, admission deed etc are in order and as such there is no impediment to grant sale permission to the applicant as it is among the recorded HORs also within their family members.

The taxes have been cleared upto 31.03.2021.

As per DG DE letter No.56/15/DGDE/Coord/Conf/Vol-V/FMS No.52436 dated 18<sup>th</sup> June 2018, Board is competent to sanction transfer of properties.

**RESOLUTION:** The Committee perused the report of CBLA and AE and resolved to accord permission to the applicant Sk.Md.Selim in respect of Holding No.5, Shastri (Bazaz) Mohal, Sadar Bazar, Barrackpore to transfer the occupancy rights of the authorised structure / building of his portion in favour of Shri Iqbal Hussain subject to payment of requisite transfer fee @ 1% of the proposed Deed Value.

  
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**AGENDA 3: MUTATION U/S 81 OF THE CANTONMENTS ACT, 2006**

To consider the question of entering the names of the following persons in the Assessment Register of holding noted hereunder as required under provision of Section 81 of the Cantonments Act, 2006.

Sl. No.	Name of Person Claiming Mutation	Holding No.	On the strength of instrument/ inheritance	Date of Paper Publication	Whether any objection received? If yes, details thereof
1.	Smt. Harbans Kour, Shri Amrik Singh, Shri Satnam Singh, and Shri Atamjit Singh	68, Chappar Mahal, Sadar Bazar, Bkp.	By instrument	31.12.2019	No objection has been received within stipulated time period of 30 days.
2.	Shri Arun Kumar Saha	11, Lootary Mahal, Orderly Bazar, Bkp.	By inheritance	19.02.2020	Objection received vide letter dated 11.03.2020 for M.B.Pyari, stating that one Title Suit bearing No.65 of 2020, is pending before the court of 2 <sup>nd</sup> Civil Judge (Jr.Div.) at Barrackpore.
3.	Shri Abdul Gaffar along with existing HOR	53A, Lootary Mahal, Orderly Bazar, Bkp.	By instrument	08.02.2020	No objection has been received within stipulated time period of 30 days.
4.	Shri Dharmendra Shaw	14B, Bakar Mahal, Sadar Bazar, Bkp.	By inheritance	20.02.2020	No objection has been received within stipulated time period of 30 days.

  
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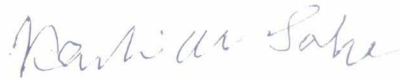
  
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5.	Shri Sanjay Khaitan	19,Chappar Mahal, Sadar Bazar	By instrument	05.06.2020	No objection has been received within stipulated time period of 30 days.
6.	Smt. Mahamaya Saha & Sri Chandrajit Saha	72, Lakri Mahal, Orderly Bazar	By inheritance	05.06.2020.	No objection has been received within stipulated time period of 30 days.
7.	Smt. Jayanti Das	47, Lakri Mahal, Orderly Bazar, Bkp.	By instrument	05.06.2020	No objection has been received within stipulated time period of 30 days.
8.	Shri Santosh Yadav & Shri Ganesh Yadav	18, Lakri Mahal, Orderly Bazar, Bkp.	By Instrument	05.06.2020	No objection has been received within stipulated time period of 30 days.
9.	Shri Manish Yadav	90, Gola Mahal, Sadar Bazar, Bkp.	By Instrument	13.06.2020.	No objection has been received within stipulated time period of 30 days.

**RESOLUTION:** Considered and resolved that the names as mentioned in the agenda be mutated in the Assessment Register for the purpose of taxation in respect of the holdings in question except Sl.No.2. The case mentioned in Sl.No.2 be referred to CBLA for advice. The mutation of the above said holdings does not regularize any kind of violation of old grant terms such as unauthorized construction, change of purpose, sub-division site etc. Further resolved that a charge will be levied as per Section 81(6) of the Cantonments Act, 2006 up to Rs.10,000/-, upon the persons named above, who have not intimated this office within stipulated time period as mentioned in Section 81(1) & (2) of the Cantonments Act, 2006.

  
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**AGENDA 4: REGULARISATION OF UNAUTHORISED CONSTRUCTION AT HOLDING NO. 12 & 13 GOLA MAHAL, SADAR BAZAR, BARRACKPORE**

Reference letter, dt 20.01.2020 of the secretary of Diocese of Barrackpore regarding regularization of unauthorised construction at Holding No. 12 & 13 Gola Mahal, Sadar Bazar, Barrackpore.

**Office Note:** The Notice U/s 247 of Cantonments Act 2006 for undertaking unauthorised construction was issued vide this office letter no. F/IG/13/50, dt. 25.07.2018.

Despite continuation of unauthorised construction, Notice U/s 248(1) of Cantonments Act was issued to the Secretary of Barrackpore Diocese trust Association vide this office letter No. F/IG/13/CN-331/12, dt. 21.06.2019.

The Secretary of Diocese of Barrackpore has applied on 20.01.2020 for regularisation of Unauthorised Construction held at Holding No. 12 & 13 Gola Mahal, Sadar Bazar, Barrackpore. The applicant has submitted the building plan of unauthorised construction with Annexure of Revised land policy as per land policy 1995.


The plinth area of unauthorised construction held at 12 & 13 Gola Mahal, Sadar Bazar, Barrackpore is 317.414 sq.m. and the estimated cost of the said construction is Rs. 49,71,275/- only based on plinth area rate of **MES SSR - 2010** plus market variation as prescribed.


The unauthorised construction made is as per building bye laws and land policy 1995.

As per section 248(1) of Cantonments Act 2006, the Board may compound the unauthorised construction by taking composition fees from the applicant.

All documents, in this regard, is put up before the Committee for consideration of the Committee.

**RESOLUTION:** Considered and approved. Unauthorised construction be regularised by taking compounding fees @ 2% of the estimated cost and building plan @ Rs. 150/- per sq.m. as per CBR dt. 15.07.2011, i.e.- Rs. 99,426 + 47,612 total Rs. 1,47,038/-only.

  
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