

PROCEEDINGS OF CIVIL AREA COMMITTEE MEETING HELD ON 03.02.2021

Members Present

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

Shri Anant Aakash, CEO- Member Secretary

Members Absent

S.E.M.O
Maj Enoch Daniel, GE


AGENDA No.1: **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.	Mr. Sawarmal Agarwal, Mr. Nitesh Agarwal, Mr. Narendra Agarwal, Mrs. Maya Devi Agarwal	56, Gola Mahal	Instrument	23.12.2020	No objection has been received within stipulated time period of 30 days.

Concerned case file placed on the table for consideration.

RESOLUTION: Considered and resolved that the name as mentioned in the agenda be mutated in the Assessment Register for the purpose of taxation in respect of the holding in question. The mutation of the above said holding does not regularize any kind of violation of old grant terms such 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 NO.2: MUTATION OF NAME IN RESPECT OF HOLDING NO.117, RABINDRANATH (BAKAR) MAHAL SADAR BAZAR BARRACKPORE.

NAME OF ASSESSES: - AMAR BISWAS AND ANKUR BISWAS

NAME OF APPLICANT: Ankur Biswas and Shilpa Biswas

CLASS:B(3), **STATUS:** Old Grant, AREA-900sqft

SURVEY NO: 13/825,

ARV: 1875

TAX:488

REPORT OF AE :

UNAUTHORIZED CONSTRUCTION: As per report of AE, no unauthorized construction is involved.

ENCROACHMENT: Nil,

CHANGE OF PURPOSE: Nil

SUB-DIVISION OF SITE:Nil

BRIEF CASE HISTORY OF THE SUBJECT CASE: It is observed from the Affidavit sworn before 1st Class Judicial Magistrate at Barrackpore dated 29.09.2020, that Amar Biswas died intestate leaving behind his wife Rinku Biswas and one son Ankur Biswas and one daughter Shilpa Biswas as his legal heirs. That Rinku Biswas expressed her no objection in favour of Ankur Biswas and Shilpa Biswas for joint mutation of name.

CBLA OPINION: As per report of CBLA, the documents submitted by the applicants such as Affidavit, Admission Deed, Indemnity Bond, etc are found in order. The matter may be placed before the Board after paper publication.

PAPER PUBLICATION REPORT: Published in "AAJKAAL" dated 23.12.2020, inviting objection towards mutation of name and no objection to that effect has been received within the stipulated time period.

RESOLUTION: - Considered, discussed and approved. The mutation in the name of Ankur Biswas and Shilpa Biswas be entered in the GLR & Assessment Register as per rules after clearance of tax and other dues if any from the applicants.



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3.

AGENDA No.3:

COLLECTION OF TAXES IN RESPECT OF SOME HOLDING IN NOTIFIED CIVIL AREA

It is to submit that there are some holdings in notified civil area in which taxes has been stopped due to dilapidated condition of the structure since long. Now, the said properties have been developed in recent times and the occupancy rights holder of the said property are pressing hard for collection of taxes. The details of the holding are mentioned below: -

Sl.No.	Holding No.	Name of HOR	Area of the holding
1.	62, Marrium Mahal	Sheikh Moorobhi	450 sqft
2.	52, Lakri Mahal	Dasarathi Shah	700 sqft

The concerned case file is placed before the table to decide further course of action.

RESOLUTION: - Considered, discussed and approved. The Tax Superintendent has to take necessary action as per rules for fresh assessment of the said properties to safe guard govt. revenue.

AGENDA No.4:


SURRENDER OF SHOP NO. S-8 AT SAMRIDDHI SHOPPING COMPLEX


Reference application dated 21.12.2020 from Ziaul Haque Ansari, lessee of shop no. S-8 at Samriddhi Shopping Complex.

To consider the application for surrender of shop no. S-8 at ground floor of Samriddhi Shopping Complex by Ziaul Haque Ansari.

The details of the shop are as under:

Shop No.	S-8
Name of Lessee	Ziaul Haque Ansari
Lease for 30 years approved vide	CBR No. 9, dated 29.05.2014
Date of Handing over	14.05.2015
EMD paid by the lessee	Rs. 15,000 vide 4B receipt no. 032103, dated 01.04.2014
10 Years Advance rental paid by the lessee	Rs. 1,68,480 vide 4B receipt no. 033103, dated 17.06.2014


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4.

Demand of 50% of monthly rent from date of handing over	Up to 31.03.2016 Rs. 7,371 Up to 31.03.2017 Rs. 8,424 Up to 31.03.2018 Rs. 8,424 Upto 31.03.2019 Rs. 8,424 Up to 31.03.2020 Rs. 8,424 <u>Upto 21.12.2020 Rs. 6,092</u> Total Rs. 47,159
Amount waved off due to CoVID-19 vide CACR No. 3, dated 16.12.2020 as confirmed under CBR No. 1, dated 28.12.2020	Rs. 702 x 5 months = Rs. 3,510
Final demand of 50% of monthly rent from date of handing over	Rs. 47,159 - Rs. 3,510 = Rs. 43,649
Monthly rent paid by the lessee till date (since hand over)	Rs.11,483
Monthly rent deducted from 10 Years Advance rental(since hand over)	Rs.11,483
Due outstanding towards 50% monthly rent	Rs. 43,649 - Rs.11,483 = Rs. 32,166
Due outstanding towards 100% monthly rent	Rs. 32,166 x 2 = Rs.64,332
Balance of 10 Years Advance rental as on date	Rs. 1,68,480 - Rs.11,483 = Rs. 1,56,997
Refundable amount to the lessee after deduction of all dues	Rs. 1,56,997 - Rs. 64,332 = Rs. 92,665

File along with office reports are placed on the table for necessary action,

RESOLUTION: Considered and approved. 10 years advance rental amounting to Rs. 92,665 be refunded to the lessee after taking over the possession.

AGENDA 5:- TO CONSIDER THE APPLICATION FOR CONSTRUCTION OF W.C./TOILET IN EXISTING BUILDING.

Office Note:- The office has received the application as mentioned below for construction of W.c./Toilets in their respective premises.

- | | | |
|-------------------------|---|---|
| a. Shri Nirupama Ghosh | - | 56Chappar Mahal, Sadar Bazar, Barrackpore |
| b. Shri R. S.Burnwal | - | 26Muchi Mahal, Sadar Bazar, Barrackpore |
| c. Shri R L Ghosh | - | 47 Middle Road, Barrackpore |
| d. Shri G. Ch. Pramanik | - | 45Aligole Mahal, Sadar Bazar, Barrackpore |



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5.

As per MoD, vide their 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 authorised resident with proper sewerage connection.

The applicants are authorised 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 & Approved.



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