

**PROCEEDINGS OF THE ORDINARY BOARD MEETING
OF THE VARIED DALHOUSIE CANTONMENT BOARD
HELD ON 31ST MAY, 2022 AT 1100 HOURS AT THE
OFFICE OF THE CANTONMENT BOARD, DALHOUSIE**

Agenda No. : 01

01. MONTHLY ACCOUNTS OF CANTT FUND FOR MARCH, 2022.

To read, consider and approve the Statement of Income and Expenditure of Dalhousie Cantt Fund for the month of February, 2022. Summary of the accounts is given below:-

APRIL, 2022

Opening balance as on 01-04-2022	-	Rs.25,88,700.30
Receipt during the month	-	Rs. 3,66,857.45
Total	-	Rs.29,55,557.75
Expenditure during the month	-	Rs.20,82,384.00
Balance at the close of the month	-	Rs. 8,73,173.75
Less : Bank Charges	-	Rs. 118.00
Net Balance as per Pass Book	-	Rs. 8,73,055.75

In this connection account details of Income and Expenditure along with cash book is placed on the table.

Resolution No.01 :

Considered and approved.



(Mabel Christian)
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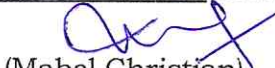
Agenda No. : 02

**02. BUDGET ESTIMATES FOR THE YEAR 2022-23 (REVISED) AND
2023-24 (ORIGINAL)**

To consider and approve the Budget Estimates for the year 2022-23 (Revised) & 2023-24 (Original) in respect of Cantonment Board, Dalhousie for submission under Rule 20 to 34 of CBAR, 2020.

The copies of the Budget Estimates 2022-23(Revised) and 2023-24(Original) with full details are placed on the table.

Resolution No.02 : Considered and approved.



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Agenda No. : 03

03. GRANT OF DEARNESS ALLOWANCES TO THE EMPLOYEES OF THE STATE GOVT. W.E.F. 01/07/2021


To read note and consider the Govt. of H.P. Finance (Regulations) Department Office Memorandum No. Fin(C)-B(7)-1/2021 dated 09th February, 2022 intimating therein to the effect that they have enhanced the existing rates of Dearness Allowance in the case of their own employees from 28 % to 31 % w. e. f. 01/07/2021.


OFFICE NOTE

The Cantonment Board employees are also entitled to the above benefit on the same terms and conditions as laid down in the aforesaid memorandum of H.P. Govt. in accordance with Clause 14 of the memorandum of settlement arrived at in between the Central Govt. and All India Cantt. Board Employees Federation.

Relevant notification of H.P. Government is placed on the table.

Resolution No.03 : Considered and approved. A proposal be sent to the Directorate for obtaining sanction under Rule 32 of Cantonment Account Code.


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Agenda No. : 04

04. REVISION OF RATES OF 'DWARKA GUEST HOUSE'

To consider and approve the revision of rates of Cantonment Board Dwarka Guest House in order to augment revenue and also as the charges are very less compared to the neighbouring guest houses : Further, the guest house has been given a facelift with provision of new linen, furniture etc. The last revision was done on 28.07.2016.

Name of Suite (double bedded)	Officer on duty (per day) (Rs.)	Other than Deptt Officers (per day) (Rs.)	Deptt. Officer on private visit including retired (per day) (Rs.)	Tourists (per day) (Rs.)	Extra additional bed
SATLUJ (First floor) (Brig & above Jt. Secy & above)	Rs.1000	2000	1500+ 18% GST	3000 + 18% GST	Rs. 250/-
Jhelum	250	350	400	1500	
Ravi	250	350	400	1500	
Chenab	250	350	400	1500	

Check out time : 1200 hrs.


Resolution No.04 :

Considered and approved the rates as shown below :

Name of Suite (double bedded)	Officer on duty (per day) (Rs.) + GST extra	Other than Deptt Officers (per day) (Rs.) + GST extra	Deptt. Officer on private visit including retired (per day) (Rs.) + GST extra	Tourists (per day) (Rs.) + GST extra		Extra additional bed
				Season	Off season (Aug to Sep & Feb to Mar	
SATLUJ (First floor) (Brig & above Jt. Secy & above)	Rs.1000/- + GST extra	1400+ GST extra	1500+ GST extra	3000	1500	Rs. 200/-
Jhelum	600	900	800	1500	750	
Ravi	600	900	800	1500	750	
Chenab	600	900	800	1500	750	

Check out time : 1100 hrs.


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Agenda No. : 05**5. REVISION OF RATES OF WATER CHARGES :**

Reference CBR No. 100 dated 23-03-2017.

Under Section (2) of Section 66 of Cantonments Act 2006 it is mandatory for every Cantonment Boards to revise the rates of taxes and non taxes. The rates of water charges were last revised on 23-03-2017. The existing rates of water charges are as under:-

S.No.	Existing rates of water charges	Proposed rates of water charges
1	Rs. 5/- per thousand ltr for domestic connections	Rs. 25/- per thousand litres for domestic connections
2	Rs. 10/- per 1000 litres for commercial connection.	Rs. 50/- per 1000 litres for commercial connections

Resolution No.05 :

The Nominated Member argued that the rate proposed is very high and people will be unable to pay the same. After deliberations, the following rates were approved by the Board :

S.No.	Existing rates of water charges	Proposed rates of water charges
1	Rs. 5/- per thousand ltr for domestic connections	Rs. 10/- per thousand litres for domestic connections
2	Rs. 10/- per 1000 litres for commercial connection.	Rs. 20- per 1000 litres for commercial connections



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Agenda No. : 6**6. AUCTION OF KATHIARU ORCHARD PRODUCE:**

To consider & approve the highest bid of Rs. 22,000/- offered by Shri Rajeev Kumar S/O Shri Jai Kishan, Village Bhariyata P.O. Dalhousie Cantt in open public auction held on 20-05-2022 as sale price in respect of Kathiaru orchard for grass cutting rights for the period ending 30-11-2022 as per the proceedings recorded at page No. 116 of auction register. The last auction bid in 2018 was 15,100/-.

The auction register is placed on the table.

Resolution No.06 : Considered and approved.



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Agenda No.7 :**7. Minimum Wages to Contractual/Outsourced Employees :**

Board may approve the rates of minimum wages for contractual/outsourced employees in Cantonment Board at the rates applicable in the Central Government offices w.e.f. 1st, April, 2022.

Detail of minimum wages rates of workers already functioning in this office is given as under:-

Unskilled Workers

Sr. No.	Categories of employees	Minimum Rates of Basic Wages per day (per day) (Rs.)	Rates of VDA (per day) (Rs.)	Total (per day) (Rs.)
1	Sweeper	350.00	87.00	437.00
2	Mazdoor	300.00	82.00	377.00
3	Helper			

Semi-skilled Workers

1	Mali	307.00	82.00	389.00
2	Ayah			
3	Bhisti			

Skilled/Clerical Workers

1	Pump Driver	334.00	90.00	424.00
2	Pipe Fitter			
3	Data Entry Operator			
4	Clerk			
5	Mid Wife(Nurse/Dai)			

Highly Skilled Workers

1	Teacher	364.00	97.00	461.00
2	Computer Programmer			
3	Radiographer			

In this connection copy of the area wise rates of minimum wages vide Government of India, Ministry of Labour & Employment office of the Chief Labour Commissioner, New Delhi No.1/26/(1)/2021-LS-II dated 28.10.2021 is placed on the table.

Resolution No.07 :

Considered and approved.


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Agenda No.8 :


8. MUTATION OF PROPERTIES :

Sr. No	Property No.	Sy No. & Area	Present owner of the structure S/Shri	Name of the owner after mutation S/Shri	Instrument for mutation	Statutory notice issued calling for objections No. and date	CE's report on UAC/ Encroachment
1	Property No. 111, 112, 117 & 118 Location : Mandi Mohallah	88/55	Yog Raj Mahajan S/O Late Sh. Shankar Dass Mahajan	Subhash Mahajan S/o (Late) Yog Raj Mahajan	Registered "WILL" Inheritance	No. CBD/5/2/ dated 22-02-2022 published in newspaper on 23-02-2022 also locally. No objections received.	No unauthorised construction / encroachment on Govt land exists except 2 brick pillars on road.
2	Property SY No. 111 (Barber Shop) Location : Upper Balun Bazar	111	Sh. Yog Raj Mahajan S/O Late Sh. Shankar Dass Mahajan	Sh. Mukesh Mahajan S/O Late Sh. Yog Raj Mahajan	Registered "WILL" Inheritance	No. CBD/5/2/ dated 22-02-2022 published in newspaper on 23-02-2022 also locally. No objections received.	No unauthorised construction / encroachment on Govt land exists
3	Property No. 18 & Its part Near Post Office	102	Sh. Jagat Priya Khanna S/O Late Sh. Yoginder Jee Khanna & Smt Gorkhi Devi W/O Late Sh. Paras Ram	Sh. Jagat Priya Khanna S/O Late Sh. Yoginder Jee Khanna & Sh. Ashwani Kumar s/o Sh. Rattan Chand	Registered "WILL" Inheritance	No. CBD-L-102 dated 31-05-2021 published in newspaper on 01-06-2021 also locally. No objections received.	No unauthorised construction / encroachment on Govt land exists
4	Property No. 113 & Upper Storey, Shop No. 116 & upper storey Mandi Mohallah	88/54	Sh. Surinder Mahajan Sh. Ravi Kant Mahajan & Sh. Tilak Raj Mahajan S/O Sh. Devi Dyal	Smt. K M M Jyoti W/O Late Sh. K V Rao	Registered " Sale Deed"	No. CBD-5/2 dated 15-03-2022 published in newspaper on 16-03-2022 also locally. No objections received.	No unauthorised construction / encroachment on Govt land exists
5	Property No. 41 & its part Lower Balun Bazar	88/86	Smt. Somitri Devi W/O Late Sh. Karam Chand Mahajan	Sh. Vikas Mahajan S/O Late Sh. Om Parkash	" Legal Heir " Inheritance	No. CBD-5/2 dated 25-11-2019 published in newspaper on 01-12-2019 also locally. No objections received.	No unauthorised construction / encroachment on Govt land exists

The above properties upto the area mentioned in the agenda may be mutated for taxation purposes in the records of the Cantonment Board.

Resolution No.8 : Considered and approved the mutation of properties for taxation purposes without prejudice to civil rights. However, the transferees have to obtain prior approval of the Competent Authorities for any construction purposes. In cases where any encroachment/unauthorized construction exists, the same be got removed before mutation.


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Agenda No.9 :

9. TENDER FOR LAYING OF ROADS, DRAINS ETC. FOR THE YEAR 2022-2023 :

Reference Tender for Laying of Roads, drains etc. for the year 2022-2023 floated by this office on Gem Portal :

The Cantonment Board Dalhousie floated a tender for laying of roads, drains etc., for the year 2022-2023 on <https://eprocure.gov.in/eprocure/app> Portal ON 31.03.2022. During the first attempt, no tenders were received. Hence, second attempt was made by refloating the tender on 25.04.2022. In the second attempt only one bid was received. However, since all the mandatory documents were not submitted by the tenderer, the bid was cancelled, and tender floated again for the third time on 04.05.2022. During the third time also only one bid was received,. The technical and financial bids were opened after following due procedure and constitution of Committees for the purpose as required vide GeM. The rate quoted was 38% above MES SSR 2020 rates. The tender rate was very high and would result in loss to the Cantonment Board. Hence, it was decided to retender for the fourth time. In the fourth attempt also one tender was received at the same rate of 38% above MES SSR 2020 rates of 2020.

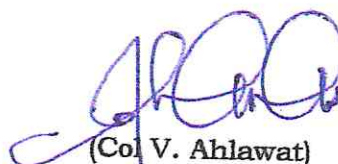
Since the rate is extraordinarily high, it is suggested that the Board may decide to undertake the work departmentally by hiring equipment and labour wherever necessary. Meanwhile, the Contractor was also called for negotiations and he has offered to undertake the work at rate of 15% above SSR. The matter is placed before the Board for a decision.

Relevant tender documents are placed on table.

Resolution No.9 : Noted. The Board resolved to undertake the works of laying/widening of roads with provision of parking places wherever feasible, provision of retaining walls, and deepening/widening/relaying of drains and other miscellaneous works through the Contractor (Shri ShyamLal Verma) at 15% above SSR. The Cantonment Board may also undertake other works departmentally, wherever feasible/as decided by the CEO.



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Agenda No.10:

10. **APPOINTMENT OF A DOCTOR ON CONTRACTUAL BASIS (OUTSOURCING) FOR CANTT GENERAL HOSPITAL, DALHOUSIE :**

Reference CBR No. 50 dated 31.1.2022.

To consider and approve the appointment of a Doctor on contract basis (outsourced) for the Cantonment General Hospital, Dalhousie at a consolidated monthly remuneration of Rs.40,000/- per month for a period of 179 days or till appointment of a regular permanent doctor, whichever is earlier as the present serving doctor has been relieved from the services of Cantonment Board Dalhousie. The approximate monthly salary for the doctor would come to Rs.40,000/- per month. The Doctor will work under the direct supervision of the Chief Executive Officer of the Cantonment Board Dalhousie.

Relevant papers are placed on table.

Resolution No.10 : Considered and approved .



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Agenda No.11 :

11. AFFILIATION OF DEPUTY DIRECTOR OF ELEMENTARY EDUCATION, EDUCATION DEPARTMENT OF HIMACHAL PRADESH, CHAMBA, UPTO MIDDLE SCHOOL LEVEL FOR CANTONMENT BOARD SCHOOL:

Reference Affiliation No.EDN-CHM-Ele.(Insp)(Renewal/Re-recognition)(Affi.)/2022-23 659 dated 25.04.2022

To note the affiliation upto Middle School Level granted for the Cantonment Board Primary School by the Deputy Director of Elementary Education, Chamba HP vide the letter under reference. The Cantonment Board Primary School has now been upgraded to Cantonment Board Middle School.

Relevant papers are placed on table.

Resolution No.11 : Noted. The Board appreciated the efforts taken by the CEO in obtaining the Affiliation for the School and also for upgrading the School to Middle School level.


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Agenda No.12 :

12. STANDARIZATION OF CHARGES TO BE LEVIED - OBPAS

Reference CBR No.4 dated 20.4.2022

To consider the Directorate Defence Estates, Western Command letter No. 15/927/ DAC /C/DE/WC/2022/2 dated 17.02.2022 in which it has been directed to fix the charges for sanction/processing of building plans of residential and commercial building. The following charges are proposed for Dalhousie Cantt.

1) RESIDENTIAL BUILDINGS:

Square Meter	Per Square Meter (in Rs.)
0 to 100	20.00
100 to 1000	25.00
1001 to 2000	30.00
2001 to 3000	35.00
More than 3000	40.00


2) COMMERCIAL BUILDINGS:

Square Meter	Per Square Meter (in Rs.)
0 to 100	30.00
100 to 1000	40.00
1001 to 2000	50.00
2001 to 3000	100.00
More than 3000	200.00

The rates for inside and outside civil area will remain same. Relevant letter of the PDDE, WC is placed on the table.

Resolution No.12 : Considered and approved the rates as projected on the agenda side.


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Agenda No.13 : **LEASING OF CANTT FUND PROPERTIES TO POSTAL DEPARTMENT FOR POST OFFICE BUILDING AT DALHOUSIE CANTT :**

Ref CBR No.76 dated 09.12.2015

The Board may consider & approve the request letter dated 25-05-2022 of The Supdt. of Post Offices, Chamba requesting to extend the lease period of said Cantt Fund property to the Postal Department for running of Sub Post office at Dalhousie Cantt for a further period of 03 years w.e.f 01-06-2022 to 31-05-2025.


The Board may extend the period of lease by 3 years on yearly increase of rent at 15%.

OFFICE NOTE :

The above CF building was leased out for the period of 05 years w.e.f 01-06-2017 to 31-05-2022 on payment of Rs. 35,000/- p.a. It is recommended that 15% yearly increase on the last rent being Govt. organization may be considered. The Postal Department has requested to maintain the same rent, which is not feasible.

Resolution No.13 : Considered and approved to lease out the Cantt Fund Building to Postal Department at an increase of 10% of the existing monthly rent. The annual rent would therefore be around Rs.38,500/- per annum.


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Agenda No.14 : **Permission to leave the country on private visit to Canada/Middle East etc :**

Reference application dated 19.05.2022 received from Shri Baber Ali Khan, Male Health supervisor/Sanitary Inspector Cantonment Board, Dalhousie requesting NOC/permission to leave the country on visit to Canada/Middle East countries. Being a Supervisory Post, the Board is the competent authority to grant the permission/NOC.

Relevant paper is placed on table.

Resolution No.14 : Considered and resolved to grant NOC/permission to Shri Baber Ali Khan, MHS to leave the country on visit to the countries mentioned in his application.


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Agenda No.15 : **Appointment of an official (outsourced) for ABAS entry & checks /soft close of accounts :**


To consider appointment of an individual through outsourcing with MCA or CA qualification and familiar with ABAS working for checking of entries /making entries in the proper heads in ABAS software and also for proper soft close of accounts every month.

At present due to workload, test check of entries in ABAS is not being regularly. In order to streamline the accounts and to avoid possible irregularities, it is absolutely necessary to appoint one person through outsourcing with adequate knowledge of ABAS and computers to assist in the accounts work. The approximate expenditure on the above would be around Rs.25,000/- per month.

Relevant file is placed on table.

Resolution No.15 : Considered and resolved to grant NOC/permission to Shri Baber Ali Khan, MHS to leave the country on visit to the countries mentioned in his application.


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Agenda No.16 : **GRANT OF ADDITIONAL AMOUNT OF Rs.2000/- TO THE TEACHER (OUTSOURCED) ASSIGNED THE DUTIES OF ASST HM-IN-CHARGE OF CANTT BOARD MIDDLE SCHOOL, DALHOUSIE :**

The Board may kindly note that there are no permanent teachers in the Cantonment Board Middle School. One permanent HM retired last year but the vacancy has not yet been filled. The school is being run by appointment of 14 teachers through outsourcing. There is no permanent HM in the School. One of the outsourced teachers has been assigned the duties of Asst.HM like management of school, MDM, control over teachers, dealing with all correspondence etc. in addition to teaching. It is suggested that the salary of the Teacher who is assigned the duties of Asst HM be paid Rs.2000/- extra . The Total Salary payable to Asst.HM (Outsourced) would be Rs.455/- per day (as per HP Govt rates) plus Rs.2000/- incentive extra.

Relevant papers are placed on table.

Resolution No.16 : Considered and approved.


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Agenda No.17: Renovation and Restoration of Cantt Board Dwarka Guest House :

Reference letter of Guest House-in-charge dated 13.04.2022 .

To consider and approve the renovation/restoration of the Cantonment Board Dwarka Guest House by of front elevation with glass panels and facelift of Dwarka Guest House by provision/repairs of furniture, bedding, blankets, kitchen articles and other misc. items. As per the letter of the Guest House-in-Charge, the guest house 'Dwarka' has been non-functional for the last two years. Due to Covid - 19 Pandemic, certain articles like linen, bedding, toilet items need to be replaced totally. The guest house-in-charge has also informed that the wooden panels in the front elevation have become damp/termite eaten and outlived their utility and hence the elevation needs to be given a facelift/restoration by provision of glass panels etc. The approximate expenditure for the total renovation/facelift of the guest house would be around Rs.2.5 lakhs approximately.

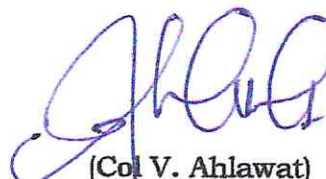
Subsequently, the Board has decided to increase the rates of the Guest house also to meet/tally the expenditure incurred on the above mentioned works.

Relevant papers are placed on table.

Resolution No.17 : Considered and approved the renovation and facelift to the Dwarka Guest House as suggested in the agenda. The CEO is authorized to carry out the required works upto an expenditure of Rs.2.5 lakhs.



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