

DELHI CANTONMENT BOARD

Proceedings of Cantonment Board Meeting held on 29.10.2022 at 1500 hours in the Conference Room of the Cantonment Board Office, Delhi Cantonment.

MEMBERS PRESENT

- | | | |
|----|--------------------------------|------------------|
| 1. | Brig. R.C. Katoch, VSM | President |
| 2. | Sh. S.V.R. Chandra Sekhar, CEO | Member-Secretary |
| 3. | Sh. Manish Singh | Nominated Member |

National Anthem was played before proceeding with the meeting.

1. RESUME

To note the proceeding of Ordinary Cantonment Board Meeting held on 18.10.2022.

1. Noted.

2. DETERMINATION OF ANNUAL RATEABLE VALUE FOR THE TRIENNIAL ASSESSMENT YEAR 2022-2025

Reference Tax Supdt. Office Report No. DCB/30/HT/Assessment/2022-25 dated 21.10.2022 regarding determination of Annual Rateable Value for the triennial assessment year 2022-2025. Director General Defence Estates vide Letter No. 70/WC/Delhi/C/DE/2022 Vol-II dated 18.10.2022 inter alia directed to review the methodology of calculation of Annual Rateable Value (ARV) and advised that an increase of over 100% over last assessment (except in cases where the assessment was not done or where it was blatantly wrong or incorrect) will certainly cause public resistance and is avoidable.

In view of the above, the Board may consider to review the methodology brought in for determining ARV and arrive at ARV which is just fair and implementable in compliance of the DG DE letter No. 70/WC/Delhi/C/DE/2022 Vol-II dated 18.10.2022.

The report dated 21.10.2022 of the Tax Supdt. along with Relevant file is placed on the table.

2. The Board noted the proposed minimum Fair letting value as mentioned in the office report dated 21.10.2022 mentioned on the agenda side as per which some triennial assessment notices have already been sent to residents of Cantt, the correspondence between this office and PD DE & DG DE and the direction of DG DE contained in letter No. 70/WC/Delhi/C/DE/2022 Vol-II dated 18.10.2022. The proposed minimum fair letting value was already noted by the Board vide CBR No. 40 (ii) dated 18.10.2022 wherein the

entire exercise of triennial revision of assessment of properties was explained by the Chief Executive Officer.

Sh. Manish Singh, Member while mentioning that the scheme of fair letting value as indicated in the office report was scientific, informed that if the ARV for the current triennial assessment year is significantly increased over the last triennial assessment period, public would be put to a lot of inconvenience and hardship. He further informed that the increase in ARV calculated as per the present method of calculation causes financial burden on the residents who are still facing the financial impact caused by Covid-19 Pandemic. He informed that there are several poor families who are staying in small tenements who have lost their livelihood and are still in the process of coming out of the severe impact of COVID-19. Many migrant families have left Delhi and so many houses are not able to fetch rentals which is the main income source of many residents of Cantt.

The President Cantonment Board while discussing on the submissions of the Nominated Member suggested that since the present system of calculation of ARV has corrected several inequities in the ARV of properties across the Cantt, a system needs to be devised wherein a maximum ceiling can be fixed for increase of ARV of properties within the ambit of the present system to mitigate the financial hardships faced by the Public due to the pandemic.

Shri Manish Singh informed that an increase of even 100% over the previous assessment would put financial strain on the poor families staying in small tenements. He requested that their plight should be considered by the Chief Executive Officer while assessing the properties.

The Board after detailed deliberations and considering the representations and requests received from residents of cant and Nominated Member, the economic impact caused by the Pandemic on the residents and the directions of DGDE, resolved that the ARV for the triennial period 2022-2025 will be determined as per the scheme of calculation of ARV as brought out in the office report dated 21.10.2022 of the Tax Supdt. subject to a maximum increase of ARV to the extent of:

50% from previous year assessment i.e. 2019-2022 in case of those units/properties which are less than 50 sq.m.

75% from previous year assessment i.e. 2019-2022 in case of those units/properties which are between 50-100 sq.m.

100% from previous year assessment i.e. 2019-2022 in case of those units/properties which are more than 100 sq.m.

In case of appeals by the residents, Chief Executive Officer may decide on case-to-case basis. It is resolved that fixing of ceiling for increase in ARV over previous assessment as discussed in above para will only be limited to the triennial assessment period 2022-2025 for existing assessed properties and will strictly be a onetime measure considering the special circumstances of COVID-19 aftermath and shall not be a precedent for future assessments by the Chief Executive Officer.

It is resolved that in cases where actual rent of the properties have been disclosed by assesses, the same would be assumed for the purpose of determining ARV if the rent disclosed is found to be genuine and reasonable in the opinion of Chief Executive Officer. In case the rent disclosed in the rental agreement is found not to be genuine or on a lower side then the CEO may determine the ARV as per the scheme of calculation ARV as contained in the office report. Further, in case there is a change of purpose from residential to commercial or *vice versa* or in case of assessment of a new unit, then the ARV of such property will be determined as per the system of present calculation of ARV contained in the office report dated 21.10.2022 referred on agenda side.

The CEO, Member Secretary may send revised notices proposing ARV to the assessee under Section 76 of the Cantonments Act, 2006, for the triennial period 2022-2025 as per the terms of this resolution to whom notices under Section 76 of the Cantonments Act, 2006 have already been served. In the rest of the case, where notices under Section 76 of the Cantonments Act, 2006 have not been served then the ARV will be proposed and served to the assesses as per the terms of this resolution.

3. STANDARDISATION OF FEES FOR TRANSFER OF NAME IN PROPERTY TAX REGISTER

Cantonment Board vide Circular Resolution No. DCB/30/HT/standardized fee/2022-2025 dated 09.09.2022 approved fee for handling mutation cases.

The Director General Defence Estates vide letter No. 67/67/PTM/C/DE/2022 dated 17.10.2022 and Principal Director Defence Estate, Western Command vide letter No. 15/927/OMCB/C/DE/WC/2022/18/31654 dated 18.10.2022 advised to confiscate 50% of the “application-cum-processing” fee in case an application is rejected by the Cantonment Board, subject to minimum of Rs. 100 and maximum of Rs. 500/-.

The “application-cum-processing” fees already approved by the Board is Rs. 1500/-, 50% of which will be Rs. 750/-. Therefore, the Board may consider fixing reasonable amount to confiscate in case the application for mutation in property tax register is rejected by the Competent Authority on merits of the case.

Relevant file in placed on the table.

3. The Board considered the direction given by Director General Defence Estate vide letter No. 67/67/PTM/C/DE/2022 dated 17.10.2022 and Principal Director Defece Estate vide letter No. 15/927/OMCB/C/DE/WC/2022/18/ 31654 dated 18.10.2022. It is resolved to confiscate Rs. 500/- in case the application for mutation in property tax register is rejected by this office. The CEO is further authorized to make any amendments to the amount of confiscation or any other rates in future if deemed necessary.

4. TERM CONTRACT FOR OUTSOURCING OF LABOURS FOR HORTICULTURE WORKS IN DELHI CANTONMENT BOARD

To consider the report of Horticulturist with regard to the subject work & tender process. As per the report, "tender for the subject work were called for the second time through def procurement portal after advertising in the National dailies. The critical dates for publishing and receipt of tenders for subject work are as shown below:

1. Date of release of tender through def procurement : 07.09.2022 at 1800 Hrs
2. Last date & time for downloading : 28.09.2022 upto 1300 Hrs
3. Last date & time submission of e-tenders : 28.09.2022 upto 1300 Hrs
4. Date and time for opening of e-tender : 29.09.2022 at 1330 Hrs

In response to the e-tender for the subject work, bids from six firms were received on 29.09.2022. The technical bids of these six firms were thoroughly examined by the committee and after first stage of technical evaluation, only three bids were found responsive. Accordingly, the second stage technical evaluation of bids as per (Quality and Cost Base System) QCBS model has been carried out and technical bids score (TBS) of the concerned firms as obtained by them is placed below for information to the Board. The minimum qualifying marks required in TBS is 70.

S. No.	Name of Contractor	Maximum Marks	Marks Obtained	Remarks
1	M/s Amit Associates	100	100	Qualified
2	M/s Jagjeet Singh	100	100	Qualified
3	M/s Pramod Const. Co.	100	40	Not Qualified

Accordingly, the financial bids of two firms have been opened. The financial bid scoring has been done as detailed below:

- The lowest bid shall be given a financial bid score (FBS) of 100 marks.
- The financial bid score (FBS) of other bidders will be determined using the formula: $FBS = 100 \times FP/F$, in which FP is the lowest financial bid, and F is the financial bid of the particular vendor.

The summary of rates quoted by the firms is as under:

S. No.	Name of Firm	Total Amount	Status
1.	M/s Amit Associates	Rs. 1,75,46,298.08	Responsive
2.	M/s Jagjeet Singh	Rs. 1,76,68,658.08	Responsive

The financial bid score (FBS) obtained by the firms is as under:

S. No.	Name of Firm	Total Marks	Marks Obtained
1.	M/s Amit Associates	100	100
2.	M/s Jagjeet Singh	100	99.30

The overall evaluation of responsive bids has been done using QCBS model. The final score (FS) has been calculated based on the formula.

$$\text{Final Score (FS)} = (\text{TBS} \times 30\% + \text{FBS} \times 70\%)$$

S. No.	Name of Firm	Total Marks	TBS	FBS	FS
1.	M/s Amit Associates	100	30	70	100
2.	M/s Jagjeet Singh	100	30	69.51	99.51

M/s Amit Associates have obtained the highest Final Score (FS) & quoted amount of Rs. 1,75,46,298.08. As per the report the quoted rates is considered reasonable and recommended for acceptance. The Board may consider.

Relevant file is placed on the table.

4. Considered. The Board carefully noted the rates quoted by the agencies as brought out on the agenda side and after deliberations the Board resolved to approve the tender of M/s Amit Associates amounting to Rs.1,75,46,298.08 (Rupees One Crore Seventy Five Lakh Forty Six Thousand Two Hundred Ninety Eight & Eight Paise Only) as per QCBS system. The existing contract shall continue till finalization of new contract.

WITH THE PERMISSION OF CHAIR FOLLOWING SUPPLEMENTARY ITEMS WERE ALSO CONSIDERED

5. CONSTRUCTION OF NEW GYM BUILDINGS AT DELHI CANTT

To consider letter No.VSK/3208/10/22/DCB dated 28.10.2022 received from Sh. Virender Singh Kadian, Hon'ble MLA requesting for permanent construction of Gym buildings at Sadar Bazar, Mehram Nagar, Village Old Nangal, Village Jharera and Village Naraina, Delhi Cantt out of his MLA LAD funds.

Relevant file is placed on the table.

5. Considered. The Board discussed the proposal of the Hon'ble MLA in detail and resolved to approve the same. Sh. Manish Singh, Member requested the Board that the proposed Gym building at Village Jharera and Village Old Nangal may be planned at alternate location as the present location of Gym may not be viable due to site constraints. The Board resolved to approve construction of new Gym buildings out of MLA LAD funds and authorised the Chief Executive Officer to finalise the issue regarding location if any. The estimates for the work shall be drawn by the Engineering branch and sent for obtaining requisite financial sanction of the competent authority. Further, working permission of LMA be obtained wherever Class A land is involved.

6. AUCTION OF UNSERVICEABLE VEHICLE

To consider the report dated 27.10.2022 of Store Incharge, DCB for disposal off unserviceable vehicles laying in the open yard of C.B Store, open space in DCB premises. As per the report "The Board vide Circular Resolution dated 11.10.2022 confirmed by CBR No.02 dated 18.10.2022 approved the MRP as contained in the reports dated 10.10.2022 of the Committee Constituted vide Office Order No.93 dated 18.10.2021 as per lot prepared for vehicles which are to be disposed off through auction.

As reported earlier the committee after inspecting the said unserviceable articles, prepared inventory of vehicle, confirmed that the desired items were unserviceable and after tallying the items on ground with records, recommended MRP for each after due diligence including taking assistance of Neutral Vendors. The said MRPs which were recommended by the committee had been approved by the Board vide CBR under reference.

Subsequently, the Committee proceeded to conduct E-Auction through the aegis of MSTC (Metal Scrap Trade Corporation Limited), a Govt. owned E-Commerce Service provider owned by Ministry of Steel, Govt. of India. As per sanction accorded vide CBR under reference the E-Auction process was initiated by MSTC through online auction No. MSTC/NRO/Delhi Cantonment Board/1/Sadar bazar, Delhi Cantt/22-23/23430. Inspection by prospective bidders was allowed during 10.10.2022 to 26.10.2022. Several bidders participated in the E-auction held on 27.10.2022 the result of which is compiled as below:

Group	Particulars	M.R.P. in Rs. Approved by Board	No. of bidders participated	Highest Bidder	Bid Amount in Rs.
Group- I	Tractor, Diesel (Mahindra & Mahindra) Registration Number-DL-1E-1909 Registration Date - 09.09.2011 Chassis Number-RLBW03461	20595	02	M/s SG Junkyard and Recycling LLP	172900
	Tractor, Diesel (Mahindra & Mahindra) Registration Number- DL-1E-1910 Registration Date - 09.09.2011 Chassis Number-RLBW03466	20595			

The highest bid obtained is higher than the MRP fixed & therefore are recommended for approval by the Board. If approved, the highest bidder will be asked to deposit the entire amount and the said unserviceable vehicles would be disposed off to them. Accordingly, necessary entries will be made in records". The Board may consider.

Relevant file is placed on the table.

6. Considered and resolved to approve the auction proceedings and highest bid as brought out on the agenda side. The committee will take further necessary action for proper handing over of the said unserviceable vehicle to the respective highest bidders following necessary procedure and will ensure completion of necessary documentation.

7. **WITH THE PERMISSION FOLLOWING DISCUSSIONS WERE ALSO MADE**

(i) Sh. Manish Singh, Member informed the Board that in the Municipal Corporation of Delhi and in New Delhi Municipal Corporation, the names of Members/ Counsellors are displayed on the site of works in respective wards of the Members/ Counsellors. He stated that earlier the name of Members were allowed to be written on the garden benches which has been discontinued by the Board under its resolution contained in CBR No.29 dated 13.10.2020. He requested the Board to consider allowing previous practice prevalent prior to aforementioned resolution. The matter was discussed at length and the Board resolved that the issue will be suitably examined by the CEO, Member-Secretary.

(ii) The CEO, Member-Secretary informed the Board that the directions have been received from the Dte. General Defence Estates vide letter No.76/67/Independence Day/C/DE/17/Vol-V dated 27.10.2022 to organise unity run to commemorate the birth anniversary of Sardar Vallabhbhai Patel on 31-10-2022. The Board resolved to authorise the CEO, Member-Secretary to make all requisite arrangements for successful conduct of Rashtriya Ekta Diwas (National Unity Day) and to incur necessary expenditure on transportation, refreshments, T-shirts, awards, allied infrastructural arrangements, sanitation etc required to conduct the event befitting the stature of the celebration.

Meeting ended with the vote of thanks to the Chair.

Sd/-
Member-Secretary
Cantonment
Board Delhi
Cantonment 29th
October, 2022

Sd/-
Brig.
President Cantonment Board
Delhi Cantonment
29th October, 2022