

**PROCEEDING FOR CANTONMENT SPECIAL BOARD MEETING  
TO BE HELD ON 25/03/2022 AT 1330 HOURS IN THE OFFICE OF  
THE CANTONMENT BOARD, AHMEDNAGAR**

**PRESENT MEMBERS**

<b>Sr. No.</b>	<b>Name of Members</b>	<b>Designation</b>
01.	Brig. Russell D'Souza, Comdt. MIRC	President Cantonment Board (PCB)
02.	Shri. Vikrant More, Chief Executive Officer (CEO)	Member Secretary
03.	Shri. Vasant C. Rathod	Nominated Member

**SR.**

**NO. SUBJECT**

**01. CONFIRMATION OF MINUTES OF ORDINARY BOARD MEETING.**

To confirm the minutes of Ordinary Board meeting held on 15/03/2022.

**RESOLUTION**

Considered and confirmed. The PCB directed the CEO to publish the E-tender for rights of collection of fees from vendors sitting in Friday Bazar, Daily Bazar, Mango Season Bazar and Cantonment area at the last years tender rates.

The PCB also directed to issue a notice inviting expression of interest for erecting Advertisement/Hoarding in Cantonment area to generate revenue.

**02. REVISION OF RATES OF WATER CHARGES.**

Reference CBR No.22 dated 15-03-2022 and letter dated 15-03-2022 received from Shri. Vasant C Rathod, Civil Nominated Member.

The Board, vide above referred CBR has unanimously resolved to increase Rs.100/- per annum in the water charges levied from the public having water connections. The Board further resolved to review the rates after confirming the rates levied by neighboring Cantonment Boards.

Shri. Vasant C Rathod, Civil Nominated Member vide his letter referred above has informed that, due to the outbreak of Covid-19 the

citizens are already in misery. The water charges levied by Ahmednagar Cantonment Board are also on higher side in all over India. He further stated that, the Hon'ble Member of Parliament is trying to get separate water pipeline and hence the water charges should not be revised and Rs.2000/- be levied and the rates should not be revised.

The Board at present is getting water @ 30.56 per 1000 liter and paying approxi Rs.1,08,00,000/- per annum to the MES on account of water charges. The annual demand raised by the Cantonment Board from the consumers is approxi Rs.68,60,000/-, the Board is already deficit by approxi 36.48 % as the board has to pay the additional amount of Rs.39,40,000/-. A statement showing the proposed revision and probable deficit is appended as below :-

<b>Sr. No</b>	<b>Water Charges per annum</b>	<b>Amount increase</b>	<b>Deficit Amount</b>	<b>Deficit percentage</b>
1.	2000	0	39,40,000	36.48
2.	2100	100	36,04,400	33.37
3.	2200	200	32,68,800	30.26
4.	2300	300	29,33,200	27.15
5.	2400	400	25,97,600	24.05
6.	2500	500	22,62,000	20.94

## **RESOLUTION**

Considered. The matter was discussed in detail, PCB informed the Board that the deficit amount is on very higher side as the Board is not in the financial position to bear the loss. The Civil Nominated Member stated that he has spoken with Ahmednagar Municipal Corporation authorities about Amrut II Scheme they have informed that phase II of the scheme is under progress and will be soon completed, the Cantonment Board will be given water from the said scheme. Civil nominated Member further informed that a resolution to that effect has been already passed in the corporation General meeting. The PCB enquired whether any such communication has been received by the office wherein CEO stated that no such communication has been received in the office till date. Further Civil Nominated Member stated that increasing the water charges will give burden on the public who is already facing lots of difficulties due to outbreak of Covid pandemic. The PCB informed that

increase in only Rs.40/- per month will not be a burden as the public is already using many amenities and looking at price hike in many sector like fuel, internet etc the water charges needs to be revised.

The Civil nominated member also stated that the property tax has been recently revised to which PCB stated that the property tax levied by Ahmednagar Cantonment Board is much lesser than any Cantonment Board. He further stated that the rate was water cannot be compared with any other Cantonment Board as their source of water is different and rates charged to them is different. The Civil Nominated Member requested not to hike the water charges at least for one year and the Board may consider the issue in the next financial year if the Cantonment Board does not get water from the AMC. The PCB and CEO were of the view that, if the water is supplied by the AMC, the rate can be reviewed and reduced but presently has to be revised as the deficit is on very higher side. The Civil Nominated member apprised the Board about the misery of peoples due to Covid to which the PCB explained that everything has been now normalized. The PCB stated that, the rate of water charges be revised to Rs.2500/- from Rs.2000/- to which Civil Nominated Member requested to increase only Rs.100/- or Rs.200/- in the present rate of Rs.2000/-

The PCB further informed that, the rate of water was last revised in April 2016 from Rs.1800 to Rs.2000 and its being 06 years on the other hand the rates payable to MES against the water charges are regularly revised by them and the deficit is increasing day by day. The PCB further informed that the proposal for revision of water rates was placed vide CBR No.19 dated 29-10-2021 from Rs.2000/- to Rs.2200/- but the Board has not revised the rates. The Civil Nominated Member stated that if it is not revised since last six years, the rates may not be revised for another one year. The Civil Nominated Member submitted his note of dissent dated 25-03-2022 in writing to the PCB. Further he again requested the PCB to reduce the enhancement from Rs.2500 to Rs.2200. The PCB and CEO after due considering the matter decided to levy Rs.2400/- per annum to residential and Rs.4800/- per annum to commercial water connection holders. The Board further resolved that water stand post charges be also revised from Rs.100/- p.a. to Rs.150/- p.a. The Board also resolved that if the water is supplied by the AMC

with reduced rates, the rates charged by Cantonment Board be reviewed before 31-03-2023.

### 03. AUCTION OF SUGARCANE JUICE STALL.

The Board every year auctions the rights of Sugarcane juice stall, the auction for the year 2022-23 was held in the Office of the Cantonment Board on 24-03-2022 at 11.30 am for the period of 01-04-2022 to 30-09-2022. The Board has identified 08 spots out of which bidders have bid for 05 spots and 03 spots are vacant. The highest bid received is as under :-

Sr. No.	Location	Name of Highest bidder	Base price based on prevailing STR	Highest bid amount.
1.	Near SBI	No bidder	9,470	Nil
2.	Pottinger Rd	Gavare B.	9,117	32,500
3.	M.G.Road	Shaikh Chotu	4,935	48,500
4.	Near Ram Mandir	No bidder	10,716	Nil
5.	Friday Bazar	Shaikh Harun	13,253	41,000
6.	Near S.T. Stand	No bidder	4,935	Nil
7.	Pathardi Road	Sunita Shirsath	4,935	13,000
8.	Sy No.76 Parking	Manisha Kamble	9,470	10,500

The rates received are approximately three times the STR rates. Due to outbreak of pandemic during last two years though the auctions were held but the bidders have not paid the auction amount neither have installed the stalls. Therefore this year this office fixed the minimum base price based on the prevailing STR (Standard Table of Rent).

All relevant papers are placed on the table.

### RESOLUTION

Considered and unanimously approved the highest bid. It was further resolved to re-auction the vacant points i.e. those at Sr.1, 4 and 6.

**WITH THE PERMISSION OF CHAIR FOLLOWING  
SUPPLEMENTARY AGENDA WAS DISCUSSED**

**04. CONSTRUCTION OF SHOPS /OFFICES ON FIRST FLOOR AT SY. NO. 76, SHOPPING PLAZA, PHASE-III, AHMEDNAGAR ANTONMENT.**

Ref:- C.B.R No.11,dated 15-03-2022 ,

To note & approve the increase in offer of rent by the successful bidder for modified shops. The following successful bidder had submitted their willingness for increase in existing rent by Rs.1/-per sqft per month after permission to modify the shops.

<b>Sr No</b>	<b>Shops No.</b>	<b>Name of Successful Bidder</b>	<b>Bid Amount of rent quoted per sq. ft. per month ( CBR No.38, dtd 09/9/2016)</b>	<b>Increased rent per sq. ft. per month (CBR No. 11 dated 15-03-2022)</b>
1	201	Smt. Corina Lawrence Swamy	Rs.17.40/-	Rs.18.40/-
2	202	Smt. Corina Lawrence Swamy	Rs.17.40/-	Rs.18.40/-
3	203	Smt. Vaishali Lawrence Swamy	Rs.17.40/-	Rs.18.40/-
4	204	Smt. Vaishali Lawrence Swamy	Rs.23.70/-	Rs.24.70/-
5	217	Ad.Sandip Namdeo Bhogade	Rs.17.00/-	Rs.18.00/-

All relevant papers are placed on the table.

**RESOLUTION**

Considered and noted the willingness letter received from applicants Board also discussed on increased revenue by 11.12% than the previous offer.

SD/-XXX  
Chief Executive Officer  
Member Secretary  
(VIKRANT MORE )

SD/- XXX  
President  
Ahmednagar Cantonment Board  
(BRIG. RUSSELL D'SOUZA)

**Date : 25/03/2022**