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BOARD PROCEEDING ORDINARY MEETING



DATED 15-09-2020

PRESENT

1	Air Vice Marshal, Nadeem Akhtar Khan Air Officer Commanding, PAF Air Man Academy Korangi Creek	President
2	Mr. Nasratullah	Vice President (as per court order)
3	Wing Commander, Shafiq Ahmed, OC Admin PAF Air Man Academy Korangi Creek	Nominated Member
4	G.E Air. Xen Abbas Fakhrudin, PAF Air Man Academy Korangi Creek	Nominated Member
5	Muhammad Farooq Ahmed	Elected Member
6	Mst. Nasreen Stephen	Elected Member
7	Mr. Omer Masoom Wazir, Cantt Executive Officer. Cantt Board Korangi Creek	Secretary

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ACCOUNTS BRANCH

Item No. 01.

Title: MONTHLY ACCOUNTS AND STATEMENT OF ARREARS

Authority: Rule 90 of the Pakistan Cantonment Account Code, 1955.

Reference:- CBR No. 01 dated -08-2020

Requirement: To note the monthly statement of accounts of Cantonment Fund along with statement of arrears of revenue for the month of Aug, 2020.

Rule 90 of the Pakistan Cantonments Account Code, 1955 states that; “The Executive Officer shall cause to be prepared a monthly statement of receipts and expenditures of the Cantonment Fund and place it along with statement of arrears of revenue before the Board for information”

Point under consideration: Noting of the presented accounts and arrears statement.

MONTHLY STATEMENT OF RECEIPT & EXPENDITURE AUG-2020

Description	Cantt Fund	GP Fund	Ben Fund	Pension Fund	Group Insurance	Sinking Fund	Security Fund	Grant in Aid	Rent Controller
Opening Balance	22.083	1.071	1.122	0.227	0.213	5.931	4.150	0.054	0.327
Investment	20.00	0.600	-	-	0.001	5.000	-	-	-
Total	22.083	1.071	1.122	0.227	0.213	5.931	4.150	0.054	0.327
Receipt	4.461			-	-	-	-	-	0.011
Expenditure	3.650	0.055	0.057	-	-	-	-	-	-
Closing Balance	22.893		1.065	0.227	0.213	5.931	4.150	0.054	0.338

Monthly statement of arrears of revenue Aug, 2020

Items of Income	Arrears 01/08/20	Recovery of Arrears Aug, 2020	Balance of Arrears
House Tax	1,24,68,154	52,19,931/-	72,48,223/-
Water Charges	1,00,58,546	5,49,114/-	95,09,432/-
Conservancy Charges	34,46,201	3,53,578/-	30,92,623/-
Shop Rent	3,75,659	-	3,75,659/-
Total	2,63,47,560	61,22,623/-	2,02,25,937/-

Relevant file along with relevant documents is placed on the table for information please.

Board's Action as per rules:

Monthly statement of accounts of Cantonment Fund along with statement of arrears of revenue is placed before the Board for information under rule 90 of the Pakistan Cantonments Account Code, 1955.

Resolution:

Discussion: PCB directed to Revenue Branch of Cantt Board Korangi Creek to expedite the efforts for recovery of arrears.

Decision: Considered and the Board unanimously noted.

Item No. 02.

Title: **CONFIRMATION OF OFFICE NOTE UNDER SECTION 25**

Authority: Section 25 of Cantt Act 1924.

Reference: Under Section 25 No. 171 dated

Requirement: To confirm the actions taken by the Cantonment Executive Officer CBKC with the prior approval of PCB as required under section 25 of Cantonments Act, 1924. Detail and all relevant papers are placed on the table.

S. No.	Office Note No.	Dated	Subject
1	171	31-08-2020	Approval of Store Items related to rain emergency.

Relevant record /documents are placed on the table.

Board's Action as per rules:

May be considered and confirmed.

Resolution:

Decision: Considered and confirmed.

Item No. 03.

Title: **APPROVAL OF MOTOR CYCLE ADVANCE.**

Authority: Government of Pakistan Finance Division letter No.F.8(2)-Reg.7/87-698 dated 09-01-2018.

Reference: Application received from Syed Jawed Ali, S. ARS and Muhammad Naeem, LDC, CBKC.

Requirement: To consider the application submitted Syed Jawed Ali, S. ARS & Muhammad Naeem, LDC for motorcycle advance as per requirement of his job. As per Government of Pakistan Office Memorandum No.F.8(2)-Reg.7/87-698 dated 09-01-2018. They are entitled of following advance.

S.N	Name of Applicant	Designation	Advance
1.	Syed Jawed Ali	S. ARA	Rs.100,000/-
2.	Mr. Muhammad Naeem	LDC	Rs.100,000/-

Point Under Consideration: May be Considered and noted.

Board's action as per rules: Case is placed before the Board for noted under Section 41 of the Pakistan Cantonment Account Code 1955.

Resolution:

Decision: Considered and approved the case is forwarded to CFA for approval.

SANITATION BRANCH

Item No. 04.

Title: SANITARY DIARY

Authority: Section 129 of the Cantonment Act, 1924.

Reference: Sanitary Report received vide Health Officer.

Requirement: To read and note the sanitary report received from Health Officer, Cantt Board Korangi Creek as require under Section 129 of Cantonment Act, 1924 as reproduced below:-

- 1) **The Health officer shall exercise a general sanitary supervision over the whole cantonment, and shall submit monthly to the Board a report as to the sanitary condition of the cantonment, together with such recommendation in connection therewith as he thinks fits.**
- 2) **The Assistant Health officer shall perform such duties in connection with the sanitation of the cantonment as are, subject to the control of the Board allotted to him by the Health Officer,**

Point under consideration: Noting of the presented Sanitary Report.

SANITARY REPORT FOR THE MONTH OF Aug-2020

“ There were heavy moonsoon spells in August, infact braking all the previous records and Qty was under flood, but our workers did wonderful job to de-water the area using all available pumps.

- i) Proper lifting of slaughtered animals “Offils” from all sectors of the Cantonment to the assigned trench and also disinfect the area during Eid-ul-Azha.
- ii) Fogging/ Spray in Cantonment area for malaria and Dengue.
- iii) Regular lifting of garbage and sweeping of the area.
- iv) Winching machines are used to clear gutter lines.
- v) Hygiene condition of markets/ food outlets is mortared closely.

The HO recommended as under:-

- a. Need more work to done in improving sewerage system.
- b. Ban on use of plastic shoppers.

Board’s action as per rules:

The monthly report on sanitary condition of Cantonment Board Korangi Creek submitted by the Health Officer along with recommendations as reproduced above is placed before the Board for perusal and further directions under Section 43 of the Cantonment Act, 1924.

Resolution:

Decision: Considered and the Board noted the report of HO.

REVENUE BRANCH

Item No. 05.

Title: **REQUEST TO WAIVE OFF CONSERVANCY CHARGES IN RESPECT OF M/S FINE COTTON TEXTILE AT SURVEY NO.237-B NC-24, KORANGI CREEK, KARACHI.**

Reference: Application received on 02-09-2020 & 10-09-2020.

Requirement: To consider the request received from the owner of M/s Fine Cotton at Survey No.237-B, NC-24, Deh Dih Korangi Creek in which he has requested to waive of two years conservancy charges (wef 2017-18 & 2018-19) from his above said premises because in these particular years, no satisfactory conservancy services was provide by CBKC whereas he has also requested to waive off surcharge amount on arrears. It has also been reported by the Sanitary Supervisor of this office that the owner’s stance is correct.

It is pertinent to mention that the owner is a defaulter of CBKC's dues since year 2004 to till now and have also filed a CP No.D-8375/2018 in High Court of Sindh against CBKC and now after several meetings, the owner of M/s Fine Cotton is agreed to clear all CB dues i.e Property tax & Conservancy charges after getting above such relaxation.

Point under consideration: Whether to waive off 2 year conservancy charges and surcharge on arrears.

Board's action as per rules: May be considered and approved.

Resolution:

Decision: Considered and approved.

Item No. 06.

Title: **NOTING /AMENDING OF ASSESSMENTS FINALIZED BY THE ASSESSMENT COMMITTEE IN ITS MEETING DATED 10-09-2020**

Authority: Section 69/71 of the Cantonment Act, 1924.

Reference: Assessment Committee Meeting dated 10-09-2020

Requirement: To consider and note /amend the assessments as required under section 69 and 71 of the Cantonment Act, 1924. Assessments have been finalized by the Assessment Committee in its meeting held on 10-09-2020 after considering the objections filed /represented by the owners/their authorized persons/ Details is placed on the table.

Point under consideration: Whether to note /amend ARV's finalized by the Assessment Committee?

Board's action as per rules: Proceedings of Assessment Committee alongwith relevant files are placed before the Board for authentication under Section 43 of the Cantonment Act, 1924.

Resolution:

Decision: Considered and the board unanimously noted the assessments finalized by the assessment committee under section 69 of the Cantonment Act, 1924

LAND BRANCH

Item No. 07.

i. Title: APPROVAL OF BUILDING PLANS/ CONFIRMATION OF MINUTES OF BUILDING COMMITTEE

Authority: Section 179, 181 & 185 of Cantonment Act, 1924.

Reference: Proceedings of Building Committee meeting held on 09-09-2020

Requirement: To consider the recommendations of the Building Committee of its meeting held on 09-09-2020 for approval of following proposed/ revised/ regularization building plans received under Section 179 of the Cantonment Act, 1924. These building plans have been checked by Engineering Branch and found in conformity with the sites and building bye laws. As per reports of Land Branch and Engineering Branch there is no encroachment on any land, no change of purpose is involved. Detail is as under:-

Meeting	Residential	Commercial	Composition Cases	Total
09-09-2020	05	01	-	06

S.No. 01

RESIDENTIAL	
File No.	Plot No.82 Block "G" Bhattai Colony
Name of owner	Mr. Nasir Mehmood S/o Muhammad Suleman.
Nature of Lease	Residential
Schedule of lease/ Private	Provincial Government
Expiry of Lease	09-12-2085
Classification of Land	Board of Revenue
Total are of Plot	80-0 SQ. Yards
Covered area	1333.50 SFT
Description of floors	G+1 (Revise) Propose Plan
Area	24' x 30'
Land point of View	FORM VII issue by Mukhtiarkar, Korangi District Korangi Karachi.
Detail of unauthorized construction	Nil

S.No. 02

RESIDENTIAL	
File No.	Plot No.484 Block "C" Bhattai Colony
Name of owner	Mst. Nadia Naveed W/o Muhammad Naveed.
Nature of Lease	Residential
Schedule of lease/ Private	Provincial Government
Expiry of Lease	27-06-2085
Classification of Land	Board of Revenue
Total are of Plot	80-0 SQ. Yards
Covered area	1333.50 SFT
Description of floors	G+1 Propose Plan
Area	24' x 30'
Land point of View	FORM VII issue by Mukhtiarkar, Korangi District Korangi Karachi.

S.No. 03

RESIDENTIAL	
File No.	Plot No.351 Block "E" Bhattai Colony
Name of owner	Mrs. Gulnaz W/o Ghulam Hussain.
Nature of Lease	Residential
Schedule of lease/ Private	Provincial Government
Expiry of Lease	31-01-2084
Classification of Land	Board of Revenue
Total are of Plot	80-0 SQ. Yards
Covered area	1333.50 SFT
Description of floors	G+1 Propose Plan
Area	24' x 30'

Land point of View	FORM VII issue by Mukhtiarkar, Korangi District Korangi Karachi.
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S.No. 04

RESIDENTIAL	
File No.	Plot No.231 Block "F" Bhattai Colony
Name of owner	Mr. Abdul Qadir Qadri S/o Muhammad Shafi.
Nature of Lease	Residential
Schedule of lease/ Private	Provincial Government
Expiry of Lease	22-11-2085
Classification of Land	Board of Revenue
Total are of Plot	80-0 SQ. Yards
Covered area	1333.50 SFT
Description of floors	G+1 Propose Plan
Area	24' x 30'
Land point of View	FORM VII issue by Mukhtiarkar, Korangi District Korangi Karachi.

S.No. 05

RESIDENTIAL	
File No.	Plot No.62 Block "E" Bhattai Colony
Name of owner	Mr. Arif Ahmed Gill S/o Ahmed Masih.
Nature of Lease	Residential
Schedule of lease/ Private	Provincial Government
Expiry of Lease	08-05-2082
Classification of Land	Board of Revenue
Total are of Plot	80-0 SQ. Yards
Covered area	1333.50 SFT

Description of floors	G+1 Propose Plan
Area	24' x 30'
Land point of View	FORM VII issue by Mukhtiarkar, Korangi District Korangi Karachi.

S.No. 06

COMMERCIAL	
File No.	Plot No.27 & 28 amalgamated Plot No.27 Block-“F” Bhattai Colony
Name of owner	Mrs. Khalida Sami W/o Sami-u-Zaman.
Nature of Lease	Commercial
Schedule of lease/ Private	Provincial Government
Expiry of Lease	14-10-2091
Classification of Land	Board of Revenue
Total are of Plot	88-0 SQ. Yards
Covered area	4800.00 SFT
Description of floors	G+4 Propose Plan
Area	40' x 20'
Land point of View	FORM VII issue by Mukhtiarkar, Korangi District Korangi Karachi.

Recommendation of the Building Committee: Considered and approved the residential building plan from S. No. 01 to 05 & Commercial Building Plan S. No.06 is pend till completion of technical formalities.

Resolution:

Decision: The Board considered and unanimously approved the recommendations of the building committee held on 09-09-2020.

ii. EXTENSION IN TIME LIMIT OF SANCTIONED BUILDING PLANS.

Authority: Section 183-A of the Cantonment Act, 1924.

Requirement: To consider the following applications for grant of extension in time limit for completion of construction work in respect of already sanctioned building

plans as the applicant could not complete construction of proposed building within the stipulated time. Under the provisions of the Cantonment Act, 1924 two such extensions can be given by the Board. The site and documents have been checked by the Engineering and Land Branch respectively and recommended for grant of extension. Detail is given below:-

S.#	Name of Applicant	Plot No.	Location	Approved BP conveyed on	Date of application	Date of Extension in time limit	Sanction date of Building Plan	Status as per site
01	Mrs. Sumaira Asif W/o Asif Younus	G/27	Bhittai Colony	31-10-2018	12/03/2020	Nil	18-10-2018	Ground Floor

Recommendation of the Building Committee: Considered and approved.

Resolution:

Decision: The Board considered and unanimously approved the recommendations of the building committee held on 09-09-2020.

iii. Agenda for Korangi Thermal Power Station (KTPS)

Reference Regularization plan of Korangi Thermal Power Station and construction of new Grid station and its layout plan

Requirement To consider the regularization plan of Korangi Thermal Power Station and construction of new Grid station and its layout plan along with calculation of composition fee and other taxes. Brief /detail of case is as under:-

The Korangi Thermal Power falls within the municipal jurisdiction of the Korangi Cantonment Board. No proper building plans as required under section 179 of Cantt. Act 1924 was ever submitted to the CBKC by the KTPS. The Cantt. Board vide letter No.CBKC/KTPS/729 dated 27-12-2019 has issued a notice to KTPS for stopping un-authorized digging work in KTPS which was going on without any permission /approval of CBKC. Due to continue pursuance of CBKC, the joint survey was carried out for determination of construction.

Thereafter, KTPS submitted building plans in CBKC's office through their letter for the regularization of the area which was constructed without approval of Cantt. Board

Korangi Creek. However, fresh calculations have been made on the basis of provided drawings by M/s KTPS which constructed area comes to 291853.15 sft (excluding Masjid & G type quarters).

The detail of area is as under:-

Detail of KTPS Area as per Regularized Plans						
S.No	Drawing Serial	Ground Floor Covered Area (sft)	First Floor Covered Area (sft)	Second Floor Covered Area (sft)	Stair Tower (sft)	Total (sft)
1	Block C Building	6845.50	6845.50			13691.00
2	Block D Building	5029.50	5029.50			10059.00
3	F-1 & F2 Type Flats	5842.10	5842.10	5842.10		17526.30
4	E Type Flat	9124.1	9124.1	0		18248.20
5	F-2 Type Flat	5842.10	5842.10	5842.10		17526.30
6	Servant Building	2397.50	2397.50	0	136	4931.00
7	Guard Room	942.72				942.72
8	Rooms	184.37				184.37
9	Rooms	83.55				83.55
10	Rooms	351.10				351.10
11	Store & Bank Ground Floor Plan	3537.53				3537.53
12	Shops	2,096.10				2096.10
13	Dispensary	1,337.70				1337.70
14	Masjid	-				-
15	Induction	2201.56				2201.56
16	Garages & Servants Rooms	2326.33				2326.33
17	"A" Type Bungalows	2814.66				2814.66
18	Canteen at KPC	3791.76				3791.76
19	Training Facility at KPC	6540.92				6540.92
20	G Type Quarters	-				-
21	Parking Shade	5400.46				5400.46
22	All Security Check Posts	6220.36				6220.36
23	Sarver Room	100				100.00
24	Store Room	225				225.00
25	L.F.C Building	2864.81				2864.81
26	G.I.S Building	7276.83				7276.83
27	Fire Store Shed	2350.46				2350.46
28	Guest Room	2349.81				2349.81
29	Electrical Office	5826.87				5826.87
30	Maintenance Workshop	6487.1				6487.10
31	Store Shed	4462.15				4462.15
32	Workshop Store	18541.35				18541.35
33	Chemical Lab Oil Shed	4821.71				4821.71
34	Masjid	-				-
35	Scrapyard Shed	2707.42				2707.42

36	Hydrogen Plant	676.94				676.94
37	Hydrogen Plant	266.42				266.42
38	Fire Store Shed	525				525.00
39	Filter Store Shed	2191.32				2191.32
40	Store Shade Goath Gate	1708.83				1708.83
41	TRF Shed	16929.69				16929.69
42	Electric Shed	6147.06				6147.06
43	ST Old Shed	6613.83				6613.83
44	132 KV yards Building	17009.58				17009.58
45	Sports Complex	5123.93				5123.93
46	All Stores	5672.25				5672.25
47	Pump Room F.F	1152.44				1152.44
48	Oil Pump Room	1370.87				1370.87
49	Terbine Building	48640.56				48640.56
	Total	244952.15	35080.80	11684.20	136.00	291853.15

a. Calculation of Composition .

Particulars	Total Covered area	Rate	Total Cost
a. Cost of Land	Total Ground Floor Covered area comes to 244,952.15 sft /9= 27,217	@Rs.12000/-per SQ.YD As per CBR No.06 Dated 09-12-2019	Rs.32,66,04,000
b. Cost of Construction	Ground floor (RCC) Sheds on Ground floor First floor (RCC) Second Floor (RCC) Stair Tower (RCC)	192803.05 sft x Rs.1800 52149.1 sft x Rs.300 35080.80 sft x Rs.1700 11684.2 sft x Rs.1600 136 sft x Rs.1800 Total 291,852.35	Rs.34,70,45,490 Rs.1,56,44,730 Rs.5,96,37,360 Rs.1,86,94,720 Rs.2,44,800 Rs.44,12,67,100
Total Cost (a+b)			Rs.76,78,71,100

Composition Calculation 10% of the total Cost (a+b) as per guide line circulated vide ML&C Deptt letter No. 75/853/Lands/92/4970/D-12/ML&C/94 dated 06/11/1994

Rs. 7,67,87,110/-

The development charges and other allied charges and taxes have to be paid to the CBKC.

b. DETAIL OF DUES FOR PROPOSED BUILDING PLAN

S.No	Description	Amount
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1	Development Charges 277961.2 sq.yds xRs.200 (Old rates)	Rs.5,55,92,240
2	Scrutiny fee (10714 sft xRs.15)	Rs.160,710
3	Trade and Professional tax	Rs. 9000
4	Security Deposit	Rs.50,000
5	License Fee	Rs. 4500
6	Cost of Form	Rs.500
	Total	Rs.5,58,16,950

It is pertinent to mention that since long the said dues are pending on KTPS, K-Electric has filed several Constitutional Petitions against Cantt. Board Korangi Creek in the honourable High Court of Sindh at Karachi in which they have pleaded that after 18th amendment, Cantt. Board Korangi Creek is not liable to collect taxes from them as well as Korangi Thermal Power Station also not falls in the limits of Cantt. Board Korangi Creek.

After several meetings with the reps. of K-Electric with CBKC, now the K-Electric has agreed to clear all above CB dues but have requested to waive of surcharge amount on arrears as well as has also requested to adjust the outstanding CBKC's Electric bill's amount in property tax wef 2012 for which K-Electric has conducted a detailed meeting with the Engineering branch of CBKC.

With mutual understanding, "Out of court settlement agreement" was executed between K-Electric & Cantt. Board Korangi Creek on 02th September,2020. In such agreement, K-Electric has made stance that after the provisional approval of layout plan by the Board, all filed cases against CBKC will be withdrawn by them from the courts and they will clear above the above said dues through installments spread over a period of 18 months whereas CBKC has also agreed to receive the above stated amounts as full and final in respect of development charges, property tax, composition fee for regularization of the current construction / structure and approval for the construction of new Grid station and its layout plan, the copy of out of court settlement agreement is also placed before the Board approval.

Point under consideration: (a) Whether to approve recommendations of the Building Committee as presented or to approve with certain modifications and observations?

(b) Permission to waive of surcharge amount as well as permission to adjust the outstanding electric bill's amount in property tax as well as imposition of development charges @Rs.200 per sq.yds for K-Electric.

(c) Confirmation of Out of the Court settlement agreement.

Resolution:

Decision: The Board appreciated the efforts of CEO CBKC on resolving the pending issue of CB dues with K-electric in a good manner in a shape of “out of court settlement agreement” and confirmed/ endorsed the said agreement whereas Board also approved to waive off surcharge amount on arrears and also approved to recover development charges @ Rs.200/- per sq. yds from Korangi Thermal Power Station. The Board also approved the recommendations of building committee and provisionally approved the layout plan submitted by Korangi Thermal Power Station as K-Electric is agreed to clear all outstanding CB dues in a period of 18 months.

ENGINEERING BRANCH**Item No. 08.**

Title: **PROPOSED MAINTENANCE/ REPAIR WORKS.**

Requirement: To consider the following estimates for M&R Works. M&R Works are to be carried out through the approved term contractors on approved rates.

S.No.	Name of Work.	Head	Estimated Cost (M)
01	Patch / Repair of road from in front of CBKC office to N3 Petrol Pump Korangi Creek	D-2(b)	1.235
02	Patch / Repair of road from N3 Petrol Pump to Maxico company gate Korangi Creek	D-2(b)	1.469
03	Patch / Repair of road from Maxico Company to water pump korangi creek	D-2(b)	1.320
04	Patch / Repair of road from water pump to Bol channel korangi creek	D-2(b)	1.125
05	Patch / Repair of road from Bol channel to CBM College korangi creek	D-2(b)	0.980
06	Patch / Repair of road from CBM College to Attock petrol Pump korangi creek	D-2(b)	0.890
07	Repair/ reconstruction of manholes from N-3 Petrol Pumps to ranger chowki check post of Main road Korangi creek	D-2(b)	0.380

Point Under Consideration: Whether approval be granted in the light of recommendations of the members.

Board's action as per rules: May be considered and approved

Resolution:

Decision: Considered and approved.

Item No. 09.

Title: **PROPOSED DEVELOPMENT WORK.**

Requirement: It is submitted that during the current monsoon season CBKC jurisdiction was affected badly and in order to save lives and equipment's of CBKC a significant amount from regular expenditure had been incurred towards rain emergency. Keeping in view, of future monsoon season CBKC office has worked out details of the projects which are inevitable from public service point of view but Cantt Board Korangi Creek has neither the resources nor the financial capacity to undertake their mega projects within its limited budget being municipal organization has not received any Provincial or Federal grants till date. CBKC is hereby submitting two projects along with PC-1 Form which are essential for overall working of CBKC. The PC-1s would be submitted to HQ ML&C for submission to planning commission of Pakistan.

S.No.	Name of Work.	Estimated Cost (M)
01	Construction of Nullah / Drainage system from Sector "A" to Sector "E" along Altaf road Bhattai Colony	80.504 (M)
02	Re-Carpeting of plant carpet road along with side drains from Malir Nadi Bund to PAF Airmen Academy Korangi Crossing	392.348 (M)

Board's action as per rules: Board is hereby requested to consider and approve the same in the interest of general public please.

Resolution:

Decision: Considered and approved to submit the PC-1s to HQ ML&C for onward submission to planning Commission of Pakistan.