



*Agendas for 205th meeting of
Finance and Contract Committee,
Municipal Corporation Chandigarh*

Date: 21.03.2011

Time: 03.00 p.m.

Venue: Committee Room

AGENDA ITEM NO. 1

Subject:- Confirmation of minutes of 204th meeting of the Finance and Contract Committee held on 24.02.2011 at 11.00 a.m. in the Committee Room of MC, Chandigarh.

AGENDA ITEM NO. 2

Subject: RCE for Widening of V-6 roads in Sector 35 D, Chandigarh.

(Amount: Rs.31.91 Lac)

The residential area of Sector 35 D, Chandigarh has been completely developed and become over crowded. The existing road seems to be narrow and congested as per the present strength of vehicles in this area. Inspection of roads were carried out by the Executive Engineer, Roads Division No. 1, M.C. along with Sub Divisional Engineer, Roads Sub Division No. 10, M.C. and it has been observed that widening of V-6 road in Sector 35 D, Chandigarh can be taken up in this area to accommodate increased vehicles and smooth flow of traffic. The widening of V-6 road is feasible after shifting of 78 road gullies.

Accordingly, this rough cost estimate amounting to Rs.31.91 lac has been prepared. The scope of work taken in this estimate is as under:-

1. Earth work in excavation.
2. Carriage of earth.
3. Preparation of sub grade.
4. Dismantling of kerbs and channels.
5. Fixing of kerbs and channels
6. Providing and fixing kerbs and channels.
7. P/L stone aggregates of size 63 – 45mm and 53-22.4mm
8. P/L surface dressing as wearing coarse
9. P/L surface dressing 2nd coat as wearing coarse.
10. Provision for shifting of road gullies.

The expenditure on this work will be charged to head “4217 (P) –Widening of V-6 roads.”. The budget estimates, budget allocation, amount of already approved estimates and expenditure under this Head for Roads Division No.1 is as under:

i)	Budget Allocation	:	Rs.275.00 lacs
ii)	Total Amount of spill over works approved upto 31.3.10.	:	Rs.136.57 lacs
iii)	Total Amount of estimates sanctioned after 1.4.10.	:	Rs.324.89 lacs
iv)	Total of Sr. No. 2 & 3.	:	Rs.461.46 lacs
v)	Expenditure incurred during current financial year.	:	Rs.173.34 lacs

The matter is placed before the Finance and Contract Committee of Municipal Corporation, Chandigarh for its consideration and decision please.

S.E.(B&R).M.C.

E.E.Roads Divn. 1.M.C.

AGENDA ITEM NO. 3

SUBJECT: ESTIMATE FOR THE WORK OF “ANNUAL MAINTENANCE OF FIRE STATIONS & FIRE STAFF HOUSES LOCATED AT SECTORS-11, 17, 20, 32, 33, 38, 46, INDL. AREA Ph. I & II and MANIMAJRA, CHANDIGARH FOR THE YEAR 2010-11”.

The houses for Fire & Emergency Wing of Municipal Corporation are located at different Sectors i.e.11, 17, 20, 32, 33, 38, 46, Indl. Area Ph. I & II and Manimajra, Chandigarh. The Additional Commissioner, Municipal Corporation, Chandigarh has desired to repair and maintain these houses as well as fire stations in different sectors. The total No. of house is 92 and Fire stations are 7 in numbers at located at different sectors in Chandigarh and Manimajra. Thus for the purpose of maintenance of building portion, electrical and public health services, the A/mtc. estimate has been processed. Thus the estimate duly checked for **Rs.28.32 Lacs** has been allowed by the competent authority to be placed before the Finance & Contract Committee for consideration and approval.

Accordingly the agenda is hereby placed before Finance and Contract Committee. The expenditure will be charged to Non Plan Head and to be deposited by Fire & Emergency Wing of Municipal Corporation as a Deposit work.

SE MC (PH)

EE MC PH-1

AGENDA ITEM NO. 4

Subject:- Revision of rentals of City Banquet Sector 23, Chandigarh.

The Municipal Corporation, Chandigarh is making the booking of Hall Lawn, Four No. Deluxe Rooms and Eight No. Rooms as per the decision of the 169th meeting of F & C.C. held on 19.12.2007 as under:-

Sr. No.	Accommodation	Amount
1.	Hall	Rs.5,000/- per day
2.	Lawn	Rs.2,500/- per day
3.	Deluxe Room	Rs.1000/- per day
4.	Non A.C. Room	Rs.450/- per day

The Residents Welfare Association (Regd.) Sector 23-D, Chandigarh has requested the Mayor Municipal Corporation, Chandigarh vide letter dated 28.10.2010 for lowering the rental charges of City Banquet Sector 23-D, so that it becomes affordable for the lower middle class citizens of Chandigarh. Copy of the same has also been received from the Private Secretary to Hon'ble Sh. Pawan Kumar Bansal, Minister of Parliamentary Affairs and Water Resources, Government of India.

The matter is placed before F & C. C. for consideration and taking a decision on the request of The Residents Welfare Association (Regd.) Sector 23-D, Chandigarh.

Sd/-

Additional Commissioner-II

AGENDA ITEM NO. 5

Subject: - Providing and fixing 60mm thick interlocking paver blocks on V-4 Road in Sector 32, Chandigarh.

(Approx. Amount: - Rs.34.93 lacs)

Sh. Ravinder Pal Singh, Mayor requested for his ward in Sector 32 to provide paver blocks on V-4 Road in Sector 32, Chandigarh to facilitate the residents. The site was inspected by the E.E.R-II and the SDE concerned and it has been found that the site is feasible for fixing of paver blocks. Accordingly a rough cost estimate amounting to Rs.34.93 lacs has been prepared for arranging administrative approval and allotment of funds. The estimate includes the following scope of works.

1. Earth work in excavation.
2. Carriage of earth.
3. Providing and fixing 60mm thick interlocking paver blocks.

The expenditure on this work shall be charged under Head “4217 (P) Roads & Bridges”. The budget allocation cost of already approved estimate and expenditure incurred under this head is as under:

1. Budget allocation for the year 2010-11	Rs. 821.50 lacs
2. Total amount of spill over works up to 31.03.10	Rs. 70.06 lacs
3. Total amount of estimate sanctioned after 1.04.10	Rs.1093.31 lacs
4. Total of Sr. No.2 & 3	Rs.1163.91 lacs
5. The expenditure incurred during current financial year	Rs.608.60 Lacs

The Agenda is placed before the F&CC for its consideration and approval please.

S.E. (B&R) M.C.

E.E.R-II, M.C

AGENDA ITEM NO. 6

Subject: RCE for P/F 80mm thick interlocking paver blocks in internal streets of village Hallomajra, Chandigarh (Balance Portion)

(Amount: Rs.30.82 Lac)

Sh. Ram Lal, Area Councillor has requested the Chief Engineer, Municipal Corporation to provide paver blocks in internal streets of Village Hallomajra (balance portion) for convenience of pedestrians and easy flow of traffic. These streets are within the phirni of village. .

Accordingly, this rough cost estimate amounting to ₹. 28.87 lac has been prepared. The scope of work taken in this estimate is as under:-

1. Demolishing cement concrete manually / by mechanical means.
2. Demolishing dry brick pitching in floors, drains etc.
3. Earth work in excavation.
4. Deduct for disposed soil
5. Carriage of earth.
6. Preparation of sub grade.
7. P/L in position cement concrete 1:8:16.
8. P/F 80mm thick interlocking paver blocks.

The expenditure on this work will be charged to head "5054- (P) – Improvement and upgradation of infrastructure facilities in 9 villages in MCC". The budget estimates, budget allocation, amount of already approved estimates and expenditure under this Head for Roads Division No.1 is as under:

i)	Budget Allocation	:	Rs.66.50 lacs
ii)	Total Amount of spill over works approved upto 31.3.10.	:	Rs.2.27 lacs
iii)	Total Amount of estimates sanctioned after 1.4.10.	:	Rs.40.74 lacs
iv)	Total of Sr. No. 2 & 3.	:	Rs.43.01 lacs
v)	Expenditure incurred during current financial year.	:	Rs. 0.00 lacs

The matter is placed before the Finance and Contract Committee of Municipal Corporation, Chandigarh for its consideration and decision please.

S.E.(B&R).M.C.

E.E.Roads Divn. 1.M.C.

AGENDA ITEM NO. 7

Subject: RCE for P/F 60mm thick paver blocks on V-5 road in Sector 34 C&D, Chandigarh..

(Amount: Rs.28.87 Lac)

Smt. Harjinder Kaur, Area Councillor has desired to provide paver blocks on road berm along V-5 road in Sector 34 C&D, Chandigarh to facilitate the pedestrians.

Accordingly, this rough cost estimate amounting to ₹. 28.87 lac has been prepared. The scope of work taken in this estimate is as under:-

11. Earth work in excavation.
12. Carriage of earth.
13. P/F PCC kerbs
14. P/L in position cement concrete 1:8:16
15. P/F 60mm thick interlocking paver blocks.

The expenditure on this work will be charged to head “4217 (P) – Roads and Bridges”. The budget estimates, budget allocation, amount of already approved estimates and expenditure under this Head for Roads Division No.1 is as under:

i) Budget Allocation	:	Rs.1095.00 lacs
ii) Total Amount of spill over works approved upto 31.3.10.	:	Rs.287.25 lacs
iii) Total Amount of estimates sanctioned after 1.4.10.	:	Rs.3140.79 lacs
iv) Total of Sr. No. 2 & 3.	:	Rs.3428.04 lacs
v) Expenditure incurred during current financial year.	:	Rs.1294.07 lacs

The matter is placed before the Finance and Contract Committee of Municipal Corporation, Chandigarh for its consideration and decision please.

S.E.(B&R).M.C.

E.E.Roads Divn. 1.M.C.

AGENDA ITEM NO. 8

Subject: Providing, installing, running and maintenance of three LED Screens in Sector – 17, Chandigarh on Public Private Partnership basis. (P.P.P.basis).

The City Centre Sector – 17, is the major tourist attraction of Chandigarh and it has been proposed to install one LED Screen of size 36'x24' and two screens of size 16'x24' each at different locations in City Centre, Sector – 17, Chandigarh for eye-catching and to beautify this area. These screens are proposed to be installed on P.P.P basis to avoid expenditure on its installation and recurring expenditure on its subsequent running and maintenance by the Corporation, but instead, it will also generate revenue for the Corporation as license fee. The LED Screens will be allowed to install for a period of five years and the licensee shall be allowed to run LED screens for displaying of advertisements. The Municipal Corporation will reserve the right to display slots of 20 minutes duration each during each peak hours i.e 1.00 P.M. to 3.00 P.M. and 5.00 P.M. to 8.00 P.M. The concept approval to install LED screens at various location in Sector – 17 and displaying of advertisement thereupon will be sought from Finance Secretary-cum Secretary Urban Planning-cum-Chief Administrator, Capital Project Chandigarh on approval of proposal from Municipal Corporation, Chandigarh. Matter has also been discussed in the Coordination Committee meeting held on 1.3.2011 and prior also in the Weekly Secretaries meeting. The draft of bid document, scope of work, detailed terms and conditions, eligibility criteria and other relevant documents are enclosed herewith.

Matter is placed before the Finance & Contract Committee for its consideration and decision please.

S.E.(B&R).M.C

E.E. Roads Divn. 1 M.C.

AGENDA ITEM NO. 9

Subject:- Revision of rates for sale and purchase of Cars and Scooters at the Car Bazar Sector-7 and Scooter Bazar Sector-22 and 41, Chandigarh.

Municipal Corporation, Chandigarh is allowing the permission for sale and purchase of Cars / Scooters etc. at the Car Bazar Sector 7 and Scooter Bazar Sector 22 & 41, Chandigarh as per the Secretary M.C. Chd. Vide memo No.Secy./MC/Enf./2002/461, dated 12.11.2002 (Copy placed at Flag A) @ Rs.500/- per every Sunday for sale / Purchase of Cars and the rates for the sale / Purchase of scooter Bazar were revised from Rs.200/- per Sunday to Rs.450/- per Sunday as per the decision of the 183rd Adjourned meeting of F & C.C. held on 21.02.2009 (Copy placed at Flag B).

It is submitted that the rates for the sale / purchase of cars were fixed in the year 2002 and for scooters these rates were fixed in the year 2009.

It is proposed that the rates for the permission for sale / Purchase of Cars and Scooters etc. be revised as under:-

Sr. No.	Location	Proposed activity (Sunday only)	Ground rent
1.	In front of showrooms, Sector-7, Chandigarh	Sale and purchase of Cars	Rs.1000/-+Service Tax
2.	In front of showrooms, Sector-22 & 41, Chandigarh	Sale and purchase of Scooters	Rs.800/-+Service Tax

Agenda is placed before F & C.C. for consideration and decision please.

Sd/-

Additional Commissioner-II

AGENDA ITEM NO. 10

Information on the following points:

1. Recovery of Ground rent from the Cable Operators.

In 204th meeting of Finance & Contract Committee held on 24.2.2011, an agenda item No. 2 “Approval of revised estimates for the Financial Year 2010-11 and budget estimates for 2011-12 of the Municipal Corporation, Chandigarh.” was discussed. Dr. A.P. Sanwaria, Councilor, had pointed out that under the heading “receipt from cable operators” at page no. 5, an amount of Rs. 8.21 lac has been shown as actual receipt against estimate of Rs. 16.00 lac. He said that the cable operators should also deposit the rent in time.

The Commissioner directed the Additional Commissioner-I to issue notice to the defaulters to deposit the rent within one month and after that deploy the enforcement to remove their cables if they failed to deposit.

The F&CC has resolved as under:-

“The Committee resolved that the cables/poles of cable Operators, who have not paid rent, should be dismantled.”

The Commissioner said that the Enforcement Wing will be assigned the duty to remove the cables.

In this regard, it is intimated that in 180th meeting of F&CC held on 25.11.2008 against table Agenda Item No. 1 it was decided as under:-

“After meticulous deliberations, the Committee unanimously resolved that the Cable Operators Firm/Agency will have to pay Rs.1000/- per Sector & Rs.500/- for Sub-Sector for the area in which he is operating up to Two Sub Sectors. The Committee further resolved that this decision will be applicable prospectively w.e.f. 1.1.2009 onward. The Cable operators will have to pay the outstanding arrears of ground rent.”

Some cable operators have submitted their applications for adjustment of their amount already paid to the Corporation @ Rs. 1000/- p.m. as per above said decision of F&CC, which may reduce the actual receipt of the current financial year.

It is pertinent to mention here that this office has already issued demand notices on 15.2.2011 to the Cable Operators to clear their dues and a sum of Rs. 2.21 lac has already been received in this office during the period from 1.2.2011 to date. Actual receipt from cable operators up to January, 2011 was Rs. 8.21 lac, therefore total receipt from the cable operators comes to Rs.10.42 lacs. The efforts are being made to recover the outstanding ground rent from the cable operators concerned.

In view of the position explained above, the matter is placed before the Finance & Contract Committee for favour of information.

Additional Commissioner-I,
Municipal Corporation,
Chandigarh.

2. REGARDING CONVERSION OF TRADE & FEES THERETO FOR COMMERCIAL PROPERTIES.

The Erstwhile Notified Area Committee, Manimajra had allotted various commercial sites of different trade at Manimajra under the provision of Municipal Act, 1911. On formation of Municipal Corporation, Chandigarh in year 1994, the Erstwhile Notified Area Committee, Manimajra merged into the Municipal Corporation, Chandigarh alongwith all assets and the provisions of Capital of Punjab (Development and Regulation) Act, 1952 extended to all the properties vested with the Municipal Corporation, Chandigarh except the properties falling within the redline for which certain provision of Capital of Punjab (D&R) Act, 1952 are not applicable. When the provision of Capital of Punjab (Development & Regulation) Act, 1952 came to applicable, the rules & regulations and notifications issued under the provision of said Act automatically became applicable to the properties vested with Municipal Corporation, Chandigarh.

After formation of Municipal Corporation, Chandigarh, the Chandigarh Administration transferred certain commercial sites in different location at Chandigarh for allotment under the provision of Capital of Punjab (Development & Regulation) Act 1952 and Rules framed thereunder.

The Chandigarh Administration, Finance Department vide its order dated 17.7.2002 issued directions for allowing conversion of trade for commercial site and buildings and also for the payment of conversion of trade fee which may be revised from time to time. The Chandigarh Administration, Finance Department issued another order dated 3.11.2003 whereby

the charges/fees for conversion of trade upper for upper floors of SCOs to be used for more intensive purpose has been fixed.

The notifications for conversion of trade and charging of fee dated 17-7-2002 and 3-11-2003 as mentioned above are attached herewith for kind perusal as **Annexure-I** and **Annexure-II** respectively.

The said notifications are being followed by the Municipal Corporation and this Corporation is considering the application for change of trade of SCOs/SCF converted into SCOs subject to fulfillment of condition of said notifications. The procedure and fee for change of trade/use is briefly given as under:

1. Application in prescribed manner alongwith bank draft for Rs. 50,000/- for each case.

2. Revised Building plan shall required to be submitted to the SDO (B) Estate Office U.T. Chandigarh for its sanction.

3. Rate of charges/fees:

Sector-17-34 V2,V3 road 1st floor -1000 per.sq..ft.

2nd floor-800 per.sq..ft

3rd & upper-600 per.sq..ft

Other locations

1st floor -800 per.sq..ft.

2nd floor-600 per.sq..ft

3rd & upper-500 per.sq..ft

4. Report from SDO(B) regarding submission of Revised building plan by the owner and the area under conversion for the purpose of calculation of conversion charges/fees.

5. Deposit of remaining Trade/Use change charges.

6. Clearance of all outstanding dues of premium/interest etc.
including arrear of house tax and property tax.

The information is placed before the F&CC with reference to the discussion held
in its 204th meeting held on 24.02.2011.

Joint Commissioner
Municipal Corporation,
Chandigarh

3. Draft minutes of 204th meeting of Finance and Contract Committee held on 24.2.2011 at 3:00 P.M. in the committee room of the Municipal Corporation, Chandigarh.

Reference orders of worthy Commissioner, Municipal Corporation, Chandigarh received vide office note dated 15.3.2011. The reply to observation made by the Joint Commissioner, Municipal Corporation, Chandigarh in Agenda Item No. 2 regarding conversion of property in Manimajra as applicable to Chandigarh is submitted as under:-

As per minutes of 204th meeting of Finance and Contract Committee held on 24.2.2011 at 3:00 P.M. in the committee room of the Municipal Corporation, Chandigarh, while approving the revised estimates for the Financial year 2010-2011 and budget estimates for 2011-2012 of the Municipal Corporation, Chandigarh, a point was raised regarding charging of conversion charges of property in Manimajra as applicable to Chandigarh.

In view of the comments of the Joint Commissioner, Municipal Corporation, Chandigarh on this issue, it is informed that the conversion charges of property in Chandigarh is applicable for the conversion of property in Manimajra also as per minutes of the house meeting approved vide Agenda Item No. 3 held on 13.12.2007 at 11:00 A.M. in the Assembly Hall of the Municipal Corporation, Chandigarh, which is reproduced as under:-

Agenda Item No. 3 Fixation of rates for conversion of residential buildings for commercial use/guest house in the abadi area of village included in the jurisdiction of Municipal Corporation, Chandigarh including the old abadi of Manimajra.

The Secretary put-up agenda item No. 3 for consideration.

The House considered & unanimously resolved that the recommendations of Sub Committee regarding conversion charges for residential buildings situated in villages for commercial use @ Rs. 1200/- per sq. yds. for commercial use (shops etc.) and @ Rs. 1300/- per sq. yds. for the conversion of residential buildings into Guest house, be and are hereby approved.” (Flag A)

It is further submitted that the Tax Branch, Sub Office, Manimajra is implementing the charges of conversion since 2005 and is charging the conversion charges. However, the detail of amount charged in respect of conversion charges for the year 2009-2010 and 2010-2011 up to 15.3.2011 is as under:-

Sr. No.	Year	Amount
1.	2009-2010	Rs. 29,14,552/-
2.	2010-2011 (upto 15.3.2011)	Rs. 38,16,469/-

	Total amount	Rs.67,31,021/-

It is requested that the information is submitted for kind information/ approval of worthy Commissioner, Municipal Corporation, Chandigarh before placing it in the meeting to be held on 21.3.2011. The draft letter addressed to the Secretary, Municipal Corporation, Chandigarh for placing the Agenda in the meeting to be held on 21.3.2011 has also been attempted and placed below for approval/ signature please.

