

**PROCEEDING OF THE SPECIAL BOARD MEETING TO BE HELD ON 05-05-2025 AT 1200 HOURS IN THE OFFICE OF CANTONMENT BOARD DAGSHAI**

**THE FOLLOWING ARE PRESENT/ ABSENT:-**

|    |                                              |                  |         |
|----|----------------------------------------------|------------------|---------|
| 1. | Brig Sundeep Madan, SM, Station Commander    | President        | Present |
| 2. | Sh. Himanshu Samant, Chief Executive Officer | Member Secretary | Present |
| 3. | Sh. Charan Prashad                           | Nominated Member | Present |

**1. ZONING OF DAGSHAI CANTONMENT FOR THE PURPOSE OF FORMULATION OF DRAFT BUILDING BYE-LAWS, 2024 OF DAGSHAI CANTONMENT**

Reference DGDE letter No.12/1/Building Bye-laws/Gen/C/DE/2022 Vol-III PC (FMS-80429) dated 31.01.2025 and MoD ID No.2(2)/2018-DF(Q&C) dated 24.01.2025 and Directorate of Defence Estates, Western Command, Govt. of India, Ministry of Defence, Chandigarh letter No. 2/Building Bye-laws/Gen/DE/WC/RMS-32524/23 dated 31.01.2025.

As per directions received from the Directorate, DE, WC Chandigarh and in accordance with the DGDE, New Delhi letter cited above the Draft Building Bye-Laws, 2024 of Dagshai Cantonment Board is to be prepared.

Therefore, for the said exercise the Cantonment Board Dagshai needs to be divided into following two broad zones:

- (a) Zone I- This would include civil areas and all freehold land comprising civilian habitation. This will be generally high density areas, Sadar Bazar (Sy No. 124), Kumarhatti (Sy No. 84), Old Babu Mohalla (Sy No. 185), Tehlu Mohalla (Sy No. 157) and Khachhar Khana (Sy No. 137).
- (b) Zone II- All other land not included in Zone -I but inclusive of Sutantar Mohalla (Sy No. 183), New Babu Mohalla (Sy No. 4), all OGBs held on Old grant /lease sites and other Old Grant sites/lease sites situated outside civil area of Dagshai Cantonment. This will be generally low density zone.

In this connection, the map showing the proposed Zonal Plan for the purpose of formulation of Draft Building Bye Laws, 2024 of Dagshai Cantonment Board, Minutes of VC held on 28.04.2025 regarding formulation of Draft Model Building Bye-Laws of Cantonments Chaired by Director-I, Defence Estates, WC and all relevant documents are placed on the table.

**RESOLUTION NO. 1**

The Board Considered. After deliberation the Board resolved that the Dagshai Cantonment be divided into following two zones for the purpose of formulation of Draft Building Bye Laws, 2024:

- (a) **Zone I-** This would include civil areas and all freehold land comprising civilian habitation. This will be generally high density areas, Sadar Bazar (Sy No. 124), Kumarhatti (Sy No. 84), Old Babu Mohalla (Sy No. 185), Tehlu Mohalla (Sy No. 157) and Khachhar Khana (Sy No. 137).
- (b) **Zone II-** All other land not included in Zone -I but inclusive of Sutantar Mohalla (Sy No. 183), New Babu Mohalla (Sy No. 4), all OGBs held on Old grant /lease sites and other Old Grant sites/lease sites situated outside civil area of Dagshai Cantonment. This will be generally low density zone.

## **2. DRAFT BUILDING BYE-LAWS, 2024 OF DAGSHAI CANTONMENT**

Reference DGDE letter No.12/1/Building Bye-laws/Gen/C/DE/2022 Vol-III PC (FMS-80429) dated 31.01.2025 and MoD ID No.2(2)/2018-DF(Q&C) dated 24.01.2025 and Directorate of Defence Estates, Western Command, Govt. of India, Ministry of Defence, Chandigarh letter No. 2/Building Bye-laws/Gen/DE/WC/RMS-32524/23 dated 31.01.2025.

In light of directions received from the Directorate of Defence Estates, Western Command, Govt. of India, Ministry of Defence, Chandigarh and in pursuance of DGDE letter cited above the Cantonment Board, Dagshai amongst other Cantonments, was directed to comply with the following instructions regarding the formulation of building bye-laws of Dagshai Cantonment Board:-

- (a) Engage an expert agency to determine the various variable parameters specific to each Cantonment, based on the TERI report including the FSI algorithm and prepare final draft bye-laws.
- (b) The Board would be at liberty to make suitable modifications in the framework in consultation with the expert agency, for a reason to be recorded.
- (c) The final draft bye-laws duly approved by the Board through a Resolution.

Accordingly, the issue of Study of Building bye-laws as per the directions received from the Dte, DE, Western Command and from the Dte. General, Defence Estate, New Delhi dated 31.01.2025, Cantonment Board Dagshai approached the TERI vide mail dated 15.02.2025 to undertake study of Building bye-laws of Cantt Board Dagshai. The TERI consented to undertake the job and submitted their draft proposal to undertake the job of study of Building Bye-laws vide their email dated 05.03.2025.

After getting approval of the Board the work order was issued to the TERI for study of Building Bye-laws of Dagshai Cantonment Board vide letter No. CBD/3/7/Building Bye Laws/-191 dated 17-03-2025.

The Cantt Board provided all information as requested by the TERI along with the copy of existing Building Bye-laws of Dagshai Cantonment of the year 1936, Draft Model Building Bye-laws 2018, Land use plan, GLR plan showing Class-C, B-3, B-4 and freehold land under management of Cantt Board., details of A-1, A-2, B-3, B-4 land under management of DEO, Ambala Circle, Ambala Cantt. Further, reps of TERI visited Cantt Board Office on 07.04.2025 for onsite visit of Notified Civil areas, Bungalow area, CF properties and Cantt fund assets, as also discussion were held with regard to provisions contained in Building Bye Laws 1936, Draft Building Bye-laws 2018.

The TERI (The Energy and Resource Institute) has submitted their final report regarding formulation of Building Bye-laws, 2024 of Dagshai Cantonment on 29.04.2025. The draft Building Bye-laws, 2024 of Dagshai Cantonment have been prepared in conformity with the TERI report and in compliance with the directives from PDDE, Chandigarh and DGDE, New Delhi.

In view of the above to consider the draft Building Bye-laws prepared on the basis of TERI report including the FSI algorithm and various variable parameters pertaining to Dagshai Cantonment.

The relevant file alongwith TERI report and Minutes of VC held on 28.04.2025 regarding formulation of Draft Model Building Bye-Laws of Cantonments Chaired by Director-I, Defence Estates, WC are placed on the table.

## **RESOLUTION NO. 2**

The Board considered. The Nominated Member representing the civil population informed the Board that the majority of residents in the civil area live on small plots. Many of these plots are occupied by buildings with 3 to 4 storeys. The local residents are encountering difficulties in reconstructing their homes due to restrictive Building By-Laws and prevailing land policies. As a result, several families have been compelled to migrate to adjoining areas.

In view of the relatively large family sizes and the existing built environment the FSI of 1.75, as recommended by TERI for all plot sizes, would be insufficient in the civil area. Adopting such an FSI would create a disparity between existing buildings and future constructions. The matter requires reconsideration to ensure equitable and practical development for the residents.

In view of the above Nominated Member placed his dissent before the Board to the proposed FSI i.e. 1.75 as recommended by TERI. However, the Board with majority resolved to approve the Draft Building Bye Laws, 2024 of Dagshai Cantonment Board prepared on the basis of TERI report.

The Board further resolved that the Draft Building Bye Laws, 2024 of Dagshai Cantonment Board be submitted to the Dte, DE WC Chandigarh for onward submission to the GOC-in-C, the Command for their recommendation

Sd/-XXX

Member Secretary

Chief Executive Officer, Dagshai  
(Himanshu Samant)

Sd/-XXX

President, Cantonment Board Dagshai  
(Brig Sundeep Madan, SM)