

No. 2(2)/2018-D(Q&C)
Government of India
Ministry of Defence

New Delhi, dated 10th December, 2019.

To

✓ Director General, Defence Estates

Subject: Repairs to buildings in Cantonment areas

Sir/Madam,

Section 235 of the Cantonments Act, 2006 lays down the specific provisions when sanction is required to be obtained by any person intending to erect or re-erect a building in a Cantonment. Such sanction is accorded by the CEO in civil areas, and by the Cantonment Board in area other than the civil area as per prescribed procedure subject to building bye laws and land policy of Government as applicable.

2. The Expert Committee on Working of Cantonment Boards, in its report submitted to the Government has observed that the term 'repairs' appearing in the Land policy of 1995 has not been defined, leading to ambiguity. The Committee, while opining that the matter needs to be clarified has suggested a list of activities which may constitute 'repairs' for which notice to Cantonment Board u/s 235 of the Cantonments Act, 2006 may not be required.

3. The matter has been examined by the Government in consultation with DGDE and Army HQ (QMG Branch). It has been decided that in the context of Cantonment areas, in furtherance of provisions contained in section 235(2) of the Cantonments Act, 2006 and structural stability of the building, repair works to authorized buildings shall include the following, for which notice for sanction of erection or re-erection u/s 235 of the Cantonments Act, 2006 may not be required:-

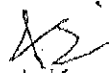
- a) erection, re-erection, addition to, or alteration of –
 - i. an internal partition wall which does not involve sub-division of property, or
 - ii. a parapet wall or a cornice or chajja within the boundaries of the permissible setbacks & ground coverage area of the site. Provided that the total height of the parapet wall shall not be more than 1.20 m and width of the cornice or chajja shall not be more than 50 cm;

8/2

- b) repairing of a staircase;
- c) white washing or painting;
- d) reflooring of the surface of an existing floor;
- e) minor repairs and recasting of an existing damaged roof without changing the character and dimension of such roof;
- f) erection of a false ceiling in any floor for air-conditioning, lighting or decorative purposes;
- g) plastering and patch work;
- h) providing or closing an internal door or window or a ventilator not opening directly opposite a door or a window of another building;
- i) replacing of fallen bricks or stones;
- j) repairing or renewing existing plumbing, sanitary and other utility services;
- k) repairing of boundary wall;
- l) installation of air-conditioner/water tank/solar panels/solar water heater/etc

4. I am directed to further state that the Government has considered the suggestion of the Expert Committee regarding misinterpretation of the words 'material alteration' appearing in Section 235(2)(a) of the Cantonments Act, 2006, and it has accordingly been decided that the said term shall refer to substantial alteration which would include any works not listed in para 3 above; for which necessary sanction for erection or re-erection of building would be required under *ibid* provisions of the Act. The definition of the term 'material alteration' should be clearly brought out by the Cantonment Boards while revising the building bye-laws.

5. The above instructions may be disseminated to all Cantonment Boards for compliance.


(Rajesh Kumar Sah)
Deputy Director (Q&C)
011-23016258

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Quarter Master General