

**PROCEEDINGS FOR THE ORDINARY BOARD MEETING OF AURANGABAD CANTONMENT BOARD HELD ON 14<sup>th</sup> MAY 2025 AT 1100 HOURS IN THE OFFICE OF THE CANTONMENT BOARD AURANGABAD.**

**MEMBERS PRESENT**

- |                         |   |                  |
|-------------------------|---|------------------|
| 1. Brig. Virender Singh | - | President        |
| 2. Smt. Akanksha Tiwari | - | Member Secretary |
| 3. Shri. Prashant Targe | - | Nominated Member |

**1. MONTHLY ACCOUNTS**

To note and approve the monthly statement of income and expenditure for the months of April-2025.

Description	April-2025 (Rs.)
Opening Balance	2,21,22,109
Receipts During the month	2,04,19,254
<b>Total</b>	<b>4,25,41,363</b>
Expenditure during the month	2,77,06,251
Book adjustment	0
<b>Balance</b>	<b>1,48,35,112</b>

**RESOLUTION:**

1. Considered and approved.

**2. RESOLUTION BY CIRCULATION**

To consider the resolution passed by circulation dated.

SR.NO.	DETAILS	DATE
1.	Approval of agency for the work of annual erection of electric poles and electrical allied works in Cantonment area for F.Y. 2025-2026	29/04/2025
2.	Approval of estimate for bituminous tar road running from naka to cantt. Sump house in cantt. Area.	07/05/2025
3.	Approval of agency for the work of hiring of big tractor on trip basis and small tractor and other allied accessories on per hour basis for various works within limits of Aurangabad Cantonment.	06/05/2025

**RESOLUTION:**

2. Noted and approved.

3. **BUDGET ESTIMATES 2025-26 (REVISED) AND 2026-27 (ORIGINAL) IN ACCORDANCE WITH CANTONMENT BOARD ACCOUNT RULES 2020.**

To Consider and approve Budget Estimates 2025-26 (R) and 2026-27 (O) in respect of Aurangabad Cantonment Board in accordance with Cantonment Accounts Rule 2020. Necessary documents are place on the table.

**RESOLUTION:**

3. Noted and approved.

4. **TO CONSIDER ANNUAL ADMINISTRATION REPORT OF AURANGABAD CANTONMENT BOARD FOR THE YEAR 2024-25.**

To consider and approve Annual Administration Report for the year 2024-25 prepared in Hindi and English along with annexures as required under section 50 of the Cantonment Act, 2006 for onward transmission to the Principal Director, Southern Command, Pune.

Relevant documents are placed on the table. Board to consider the same.

**RESOLUTION:**

4. Considered and approved.

5. **GRANT OF PAY SCALE UNDER ASSURED PROGRESIVE SCHEME TO CANTONMENT FUND EMPLOYEES AFTER COMPLETION OF 10 YEARS OF SERVICE.**

To consider the grant of pay scale under Assured Progressive Scheme to Cantonment Fund Employees after completion of 10 years of service as per the Government of Maharashtra, Gov. Resolution no: वेतन-1119/उ.प.3/2019/सेवा-3, 02/03/2019.

As per the above government decision, the first benefit of Assured Progressive Scheme after completing 10 years of service is as follows.

Details of Qualifying service - 10 Years					
Sr. No.	Name of Employee	Designation	Date of Appointment	Today's Length of service	Date of Retirement
1	Shri. Kudal Vilas Eknath	Safaiwala	24.04.2006	10 Years	31.05.2040

Relevant documents are placed on the table. Board to take further course of action.

**RESOLUTION:**

5. Considered and approved.



**6. GRANT OF PAY SCALE UNDER ASSURED PROGRESSIVE SCHEME TO CANTONMENT FUND EMPLOYEES AFTER COMPLETION OF 20 YEARS OF SERVICE.**

To consider the grant of pay scale under Assured Progressive Scheme to Cantonment Fund Employees after completion of 10 years of service as per the Government of Maharashtra, Gov. Resolution no: वेतन-1119/उ.त.3/2019/सेवा-3, 02/03/2019.

As per the above government decision, the first benefit of Assured Progressive Scheme after completing 20 years of service is as follows.

Details of Qualifying service - 20 Years					
Sr. No.	Name of Employee	Designation	Date of Appointment	Today's Length of service	Date of Retirement
1	Shri. Sheshpal Kishan Ghusar	Safaiwala	16.05.1991	20 Years	30.06.2018

Relevant documents are placed on the table. Board to take further course of action.

**RESOLUTION:**

6. Considered and approved.

**7. DRAFT BUILDING BYE LAWS IN RESPECT OF AURANGABAD CANTONMENT BOARD 2024-25.**

Reference CBR No. 01 dated March 28<sup>th</sup> 2025, PDDE, SC, Pune letter No. 962/Building Bye laws/Aurangabad/DE/C/2025 dated May 1<sup>st</sup>, 2025 and Video Conference held on May 8<sup>th</sup>, 2025.

Board vide CBR No. 01 dated 28/03/2025 unanimously approved the draft Building byelaws of Aurangabad Cantonment Board for onward submission to the higher authorities for necessary vetting and approval by the Ministry of Defence. Board also authorized CEO to make any amendments, modulations as suggested / guided by the higher authorities. The same were forwarded to the competent authority vide this office letter No. 137/CB/B.B/2024-25/ dated April 1<sup>st</sup>, 2025.

The Principal Directorate, Southern Command, Pune vide letter No. 962/Building Bye laws/Aurangabad/DE/C/2025 dated May 1<sup>st</sup>, 2025 raised two queries regarding FSI for Zone II and Building height and directed CEO to clarify / amend / revise the above provisions with justifications.

In response, this office vide letter No. 137/CB/B.B/2024-25/ dated May 6<sup>th</sup>, 2025 through email has amended / revised giving following justification.

- FSI for Zone II: The FSI for Zone II recommended by Board ranges from 0.5 to 1 for different plot sizes in outside civil area as mentioned in table No. 2 of draft byelaws.
- Building Height: Height of Building proposed for Zone II is 15 meters

(Clause No. 13.2.5). For Zone II the height restriction has now been revised from 15 meters to 18 meters as suggested as per the previous sanction of GoC-in-C dated 10/09/1984.

Thereafter, during the Video Conference by Directorate regarding draft building bye laws held on May 8<sup>th</sup>, 2025 the Directorate had asked to amend / revise the FSI proposed for Zone II to 0.5 only as per the TERI report and the GoC-in-C restrictions of 1984.

Therefore, Board to consider the FSI in Zone II (Outside civil area and Bungalow area) as 0.5 and the height restriction to 18 meters in Zone II.

Relevant documents are placed on the table. Board to consider the same.

#### **RESOLUTION:**

7. In addition to the above two parameters PDDE, SC, Pune vide letter No. 962/Building Bye laws/Aurangabad/DE/C/2025 dated May 9<sup>th</sup>, 2025 raised four queries regarding minimum plot size, FSI for Zone II, setbacks and maximum No. of Storey permissible and directed CEO to clarify / amend / revise the above provisions with justifications.

In response, this office has amended / revised the draft building bye laws as per the suggestion of the PDDE, SC, Pune as detailed below:

<b>SR. NO.</b>	<b>PROPOSED BY BOARD</b>	<b>COMMENTS / OBSERVATIONS BY DTE</b>	<b>REVISION / AMENDMENTS</b>	<b>Clause &amp; Pg. No.</b>
1	Minimum Plot Size 30 Sqm	As per MoD guidelines/ TERI suggestions, the minimum plot size should be 50 SQM. It is, however, seen that no justifications have been given for the proposed minimum plot size of 30 SQM in Cantonment. It may be noted that if there are specific requirements of a particular Cantonment necessitating deviating from the MoD guidelines and TERI suggestions, on any aspect, the same need to be unequivocally justified with convincing arguments. Hence, the same be justified. Total no of plots less than 30 SQM and sanctioned by the Board may also be intimated to the Dte to address. the issue.	Minimum Plot Size proposed to 50 Sqm as suggested	7.3 (x) Pg. No. 11
2	Zone – II FSI	As per MoD guidelines/ TERI suggestions, it seen that Zone-II FSI should be 0.5. The Board may again review the FSI keeping in view of the MoD guidelines/ TERI suggestions in Zone-II accordingly.	Zone – II FSI proposed 0.5	13.2.3, Pg. No. 14
3	Setbacks	The Board may also review the setbacks keeping in view of the proposed minimum plot size proposed by the Board accordingly.	The setbacks keeping in view the proposed minimum plot size has now been reviewed and shown in Table No. 3, Pg. No. 15 of draft bye laws	Table No. 3, Pg. No. 15
4	Maximum No. of Storey permissible	As per MoD guidelines and TERI suggestions, the maximum number of storeys should not exceed Ground+2 (excluding stilts and basement). The wordings be appropriately be used in the proposed bye-laws.	The wordings revised appropriately in the draft bye laws as below : The maximum number of storeys should not exceed Ground + 2 (excluding stilts and basement)	13.1.5, Pg. No. 13 & 13.2.6, Pg. No. 14



Board considered the above amendments in the draft building bye laws as suggested by the higher authorities and authorized CEO, Member Secretary to make any future amendments, modulations as suggested / guided by the higher authorities.

**8. TO CONSIDER AND NOTE THE AGREEMENT BETWEEN MAHARASHTRA STATE INNOVATION SOCIETY AND CANTONMENT BOARD AURANGABAD AND NATURE DOTS.**

To consider & note the agreement between Maharashtra state innovation society & Cantonment Board Aurangabad & NatureDots for conduct a comprehensive assessment of the project area, including: water usage details, Geographical and ecological factors, climate variables and other key parameters and identify critical locations for data collection and AquaNurch system installations.

Relevant papers placed on table.

**RESOLUTION:**

8. Considered and approved.

**9. MUTATION OF PROPERTIES SITUATED IN NOTIFIED CIVIL AREA IN GLR AURANGABAD CANTONMENT:**

To consider the mutation of properties situated in Civil Area of Aurangabad Cantonment Board as per Section 47 of the Cantonments Act, 2006. A statement of showing details of mutation of properties is attached herewith. Connected documents are placed on the table.

Sr. No	Sy. No.	House /shop No	Area as per GLR in sq ft	Name of HOR	Name of Transferee	Mode of transfer	Whether admission/sale/Gift Deed submitted	Remarks
1	40-914	House No.766	779.00 Sq.ft.	Shri. C.D.Mallannah	Shri.Jagdish Laxminarayan Lyagalwar	By Inheritance	1. Legal heirship certificate Civil M.A No. 1270/2023 dated 07-03-2024, M.A.R.J.I. No.968/2024 dated 21-09-2024, 2. Registered relinquish deed Sr. No. 342/8700 dated 07-11-2024  3.Draft Admission Deed submitted.	Relevant document are available in house file.  Paper Notification done.  No objection done received.
2	40-482	House No. 932	2063.00 Sq.ft.	Kamamma W/o G.B.Papaih	1.Triveni D/o Papaih Golkonda 2.Anita D/o Papaih Golkonda 3.Minakshi D/oPapaih Golkonda 4.Jyoti D/o Rajkumar Golkonda 5.Hema W/o Ashwin Mari	By Inheritance	1.Legal heirship Certificate Civil M.A 1151/2023 dated 27-05-2024  2.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection done received.

					6.Sushma W/o Rajendra Dharmatost 7.Rajmani W/o Krushnarao Kapole 8. Pushpa W/o Vinay Koshti			
3	40-465	House No. 953 & Godown	6106.000 Sq.ft	1. Shri. Iqbal Khan S/o Dade Khan, 2.Rabiya Begum W/o Shaikh Abdul Hamid	1.Shuaib Khan S/o Iqbal Khan, 2.Khatoon Shamreen D/o Iqbal Khan, 3. Khatoon Nazmeen D/o Iqbal Khan, 4. Khatoon Joya D/o Iqbal Khan	By Gift Deed	1.Registered Gift Deed Sr.No. 342/7948 dtd. 11-10-2023.  2.Draft Admission Deed submitted.	Relevant document are available in house file.  The names of 1. Shuaib Khan S/o Iqbal Khan, 2. Khatoon Shamreen D/o Iqbal Khan, 3. Khatoon Nazmeen D/o Iqbal Khan, 4. Khatoon Joya D/o Iqbal Khan will be insert instead of HOR Iqbal Khan S/o Dade Khan, The name of HOR Rabiya Begum W/o Shaikh Abdul Hamid as it is, which is not will not be changed by this office.  Paper Notification done.  No objection done received.
4	40-666	House and Shop No. 305	1279.00 Sq.ft	Shri. Birdichand S/o Chunnilal Saboo	1.Shri. Jagdish Birdichand Saboo 2. Shri. Nandkishor Birdichand Saboo	By Inheritance	1. . Legal heirship certificate M.AR.J.I No. 810/2005 dated 19-12-2005, 2.Registered relinquish deed Sr. No. 158/4788 dated 05-07-2024  3.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection

								done received.
5	40-102	House & Shop No. 163 and 164	329.00 Sq.ft.	Shri.Anil Eknath Dharkar	Meenabai Tulsidas Dharkar	By Sale	1.Registered Sale deed Sr. No. 158/7911 dated 05-12-2023  2.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection done received.
6	40-190	House No.127 4	615.00 Sq.ft.	Shri.Peter s/o Andrevuj	Shri. Pradipkumar Peter Jawle	By Inheritance	1. Legal heirship certificate M.AR.J.I No. 808/2021 dated 28-04-2022, 2.Registerd relinquish deed sr.no.159/5272 dated 23/08/2023.  3.Draft Admission Deed submitted.	Relevant document are available in house file.  Paper Notification done.  No objection done received.
7	40-959	House no.725	1456.00 Sq.ft	Shaikh Faizullah	1.Mohammad Nadeem S/o Mohammad Mushtaq Qureshi, 2. Mohammad Matin S/o Mohammad Mushtaq Qureshi 3. Mohammad Naeem S/o Mohammad Mushtaq Qureshi.	By Inheritance	1. Legal heirship certificate M.AR.J. I No. 137/2012 dated 28-06-2012, Registered relinquish deed Sr. No. 342/6217 dated 13-08-2024  2.Draft Admission Deed submitted.	Relevant document are available in house file.  Paper Notification done.  No objection done received.
8	40-759	House No. 457	488.000 Sq.ft	Shri. Nishant S/o Narendrapal Rathod	1.Shri. Shaikh Rauf S/o Shaikh Mehboob, 2. Shri. Shaikh Nadim S/o Shaikh Masid	By Sale	1.Registered Sale deed Sr. No 158/5599 dtd. 07-08-2024  2.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection done received.



9	40-900	House No. 804	1155.000 Sq.ft	Shri. Yashwant Shivshankar Bhalekar	Shri. Mahesh S/o Yashwant Bhalekar	By Gift Deed	1.Registered Gift Deed Sr.No. 342/10421 dtd. 26-12-2024.  2.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection done received.
10	40-610	House & Shop No. 248	256.000 Sq.ft	Shri. Vijay Kishanrao Saraf	Shri.Subhash Gopal Lingayat	By Sale	1.Registered Sale deed Sr. No 159/10907 dtd. 10-12-2024  2.Draft Admission Deed submitted.	Releva document are available in house file  Paper Notification done.  No objection done received.
11	40-663	House No.308	1500.00 Sq.ft.	Asaram Jhunnoram	1.Shri.Ganesh Asaram Lingayat, 2. Shri.Kailash Asaram Lingayat,3. Meena W/o Vasant Lingayat, 4. Surekha W/o Vijay Lingayat.	By Inheritance	1. Legal heirship certificate Civil M.A No. 1020/2021 dated 26-10-2021, 2. Registered relinquish deed Sr. No. 342/159 dated 06-01-2025  2.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection done received.
12	40-757	House & Shop No.459	540.000 Sq.ft	Shri. D.Dnyaneshwar	Shri.Mohammad Umar s/o Abdulla	By Sale	1.Registered Sale deed Sr. No 3929 dtd. 23-06-2000  2.Draft Admission Deed submitted.	Relevant document are available in house file  Paper Notification done.  No objection done received

### RESOLUTION:

9. Considered and Board decided that a certificate of correctness to be submitted by dealing Lands section for further necessary action.



**10. ISSUANCE OF NO OBJECTION CERTIFICATE (NOC) FOR GIFT/SALE DEED OF THE SUPERSTRUCTURES INSIDE NOTIFIED CIVIL AREA:**

To consider the issuance of the No Objection Certificate (NOC) for sale of the superstructure situated in civil area of Aurangabad Cantonment Board in respect of properties bearing 1. House No. 957 and 960, GLR Sy. No. 40-463, 2. House No. 751, GLR Sy No. 40-937 in Aurangabad Cantonment.

Sr. No.	Sy. No.	Property description	Area as per the GLR in sq.ft.	Area of superstructure	Mode of NOC	Name of the HOR
1.	40-463	House No. 957 and 960	1796.000 Sq.ft	1796.000 Sq.ft	Sale	Shri. Rajabhau S/o Gangadhar Sanket
2.	40-937	House No.751	801.000 Sq.ft	N 801.000 Sq.ft	Sale	Shri. Mohmood Khan S/o Abdulla Khan

The relevant papers are place on table. Hence matter may place before the Board and decide further.

**RESOLUTION:**

10. Considered and Board decided that a certificate of correctness to be submitted by dealing Lands section for further necessary action.

**11. FINANCIAL BID OPENING OF ENGAGEMENT OF AGENCY FOR SUPPLY OF LABOURS (SAFAIWALAS) ON CONTRACTUAL BASIS TO AURANGABAD CANTONMENT FOR CIVIL AREA CONSERVANCY WORK.**

**Reference:** 1) GEM Bid No. GEM/2025/B/6136467 dated 12/04/2025.  
2) Technical bid chart dated 06/05/2025.  
3) Technical clarification dated 13/05/2025.

1. It is Submitted to the Board that tender process is been conducted for **Engagement of Agency for Supply of Labours (Safaiwalas) on Contractual Basis to Aurangabad Cantonment for Civil Area Conservancy Work.** Following are the details.

SR. NO.	DESCRIPTION	NO. OF PARTICIPANTS	NO. OF QUALIFIED BIDDERS	REMARK
1	Ist Call	339	2	The Qualified Bidders Qualified in Technical Evaluation.
2	II <sup>nd</sup> Call	298	1	The Qualified Bidder Qualified in technical bid.
3	III <sup>rd</sup> Call	411	1	The Qualified Bidder Qualified in technical bid.

2. Even after Providing 48hrs for submission of remaining documents (Technical Bid Clarification) by the bidders, only few bidders as detailed above were qualified.

3. Majority of tender participants are failed to submit 2-3 documents as per the eligibility criteria.

Hence, submitted for boards permission for opening of financial bid of the single technically qualified bidder.

**RESOLUTION:**

11. Considered and after detailed discussion:

1. Board observed that only one or two bidders qualify in the aforesaid tender in every call and majority participants are getting rejected. The above said situation is against IEM guidelines and pointing towards a monopolizing situation and limited competition. After discussion Board realized that term no. 13 & 14 of eligibility criteria are against fair competition and IEM guidelines. Hence, Board resolves to revise the eligibility criteria and terms and conditions for making it more competition friendly.
2. The Board resolves to rectify the clause with solvency certificate which says "**The account of firm is not under attachment by any court or govt. agency**" instead only valid solvency certificate issued by nationalized bank will be accepted from now on.
3. The condition regarding geographical location of office can be eased and hence, the bidders will now be allowed to open an office in the city within 30 days after finalization of bid; till then bidders have to submit an undertaking regarding opening of office within 30 days if bid is awarded to them.
4. The Board resolves to call fresh tender with amended changes in eligibility criteria/terms and conditions of technical bid documents of aforesaid tender. Since the process has already taken considerable amount of time, it must be necessary to complete the bidding process at the earliest.

Sd/xx-

(Akanksha Tiwari)  
Chief Executive Officer,  
Cantonment Board Aurangabad.

Date: 14/05/2025

Sd/xx-

(Brig. Virender Singh)  
President,  
Cantonment Board Aurangabad.

Date: 14/05/2025

// True Copy //



Office Superintendent  
Cantonment Board Aurangabad