

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:5517
ANSWERED ON:02.05.2000
GOVERNMENT ACCOMMODATION
M. CHINNASAMY

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether in mid-1970s the Government employees having their own houses at their place of duty were denied the Government accommodation and those employees occupying Government accommodation were asked either to vacate the Government accommodation or to lease their own houses to the Government;
- (b) if so, the reasons for the discontinuance of this scheme particularly when the Government are not in a position to provide adequate number of houses for such employees who do not have any kind of accommodation;
- (c) whether there is any proposal to implement the said scheme again; and
- (d) if so, the details thereof?

Answer

MINISTER OF STATE FOR URBAN DEVELOPMENT (SHRI BANDARU DATTATREYA)

- (a): The facility for allotment of Government accommodation to the officers owning/constructing houses at their place of posting was withdrawn vide orders dated 9.9.1975 enclosed as Annexure-A.
- (b): Detailed reasons for withdrawal of orders dated 9.9.1975 are given in the Annexure-B.
- (c)&(d): At present no proposal is under consideration to debar the house owning employees from allotment of Government accommodation.

ANNEXURE-`A`

ANNEXURE REFERRED TO IN REPLY TO LOK SABHA UNSTARRED QUESTION NO. 5517 FOR 2.5.2000

NO.12031(1)/74-Pol.II Government of India/Bharat Sarkar Ministry of Works & Housing/Nirman Aur Awas Mantralaya Directorate of Estates/Sampada Nideshalaya

New Delhi, 9th September, 1975 18 Bhadra, 1897

OFFICE MEMORANDUM

Sub: Officers owning/constructing houses at or near station of their posting - allotment of Government residential accommodation.

The undersigned is directed to say that the question of allotment of Government residential accommodation to officers owning houses at or near the stations of their posting has been under consideration of Government for some time past. It has now been decided, in supersession of all previous orders on the subject, as follows:

- (i) Those Government servants, who build houses in future at the place of their posting, within the limits of any local adjoining municipality, whether with or without Government assistance, or who become owners of houses in future - either in their own names or in the names of any members of their families - shall be required to vacate Government accommodation in their occupation from the date their own houses are fit for occupation.
- (ii) Those Government servants, who have already built houses at the place of their posting within the limits of any local or adjoining municipality, whether with or without names or in the names of any members of their families - shall be required to vacate the Government accommodation allotted to them, within three months from the 1st of October, 1975. If they do not vacate Government accommodation after that period, they would be charged licence fee at market rates.
- (iii) Hence forwarded, no Government accommodation should be allotted to an officer owning a house at the place of his posting within the limits of any local or adjoining municipality. A certificate shall be obtained from prospective allottee that he has no house at the station of his posting within the limits of any local or adjoining municipality - either in his own name or in the name of any member

of his family.

(iv) These decisions should be made applicable uniformly to all pools of Government accommodation controlled by different Ministries/Authorities. However, these will not apply to those government servants to whom official residence or rent-free accommodation is made available under the terms of their employment.

(v) For the purpose of this decision, house in relation to an officer or member of his family means a residential house or part thereof (including inherited house) situated within the limits of any local or adjoining municipality and having accommodation comparable to his entitlement under the Allotment Rules. If the house has less accommodation than his entitlement, then the officer would be entitled to Government accommodation on payment of normal licence fee only if he is prepared to lease his house to Government at rent to be fixed by Government in accordance with the prescribed norms.

‘Member of family’ in relation to an officer means the wife or husband or a dependent child of the officer.

2. It may be necessary to make some allowance in very specific cases of patent hardship. Criteria for deciding such cases are being worked out and will be intimated separately.

3. The Ministry of Home Affairs, etc. are requested to bring the above decision of Government to the notice of all their attached and subordinate Offices, and ensure that the decision is implemented in respect of different pools of Government residences under their control.

4. In so far as general pool accommodation is concerned, the Ministry of Home Affairs, etc. are requested to bring this to the notice of all Government servants who are eligible for general pool accommodation as well as those who have already been allotted accommodation as well as those who have already been allotted accommodation from the general pool, asking them by 15th October, 1975 to indicate whether they have their own houses as covered by these orders. In case they have, a declaration may be obtained from them in the prescribed proforma and forwarded to the Directorate of Estates (Coordination I Section) by 15th November, 1975. Other officers who do not own houses should also furnish a declaration to that effect. All officials who have been allotted general pool accommodation may be advised that it is their responsibility to inform the Directorate of Estates, when they or any member of their families becomes owners of houses in future, within one month from the date of becoming such owners. All officers eligible for general pool accommodation may also be warned that severe action will be taken against them in case they furnish any incorrect information.

5. The receipt of this may please be acknowledged.

ANNEXURE-‘B’

DETAILED REASONS TO WITHDRAW THE ORDERS REGARDING DEBARMENT OF THE HOUSE OWNERS FROM ALLOTMENT OF GOVERNMENT ACCOMMODATION ARE GIVEN AS UNDER:

(i) Construction of houses by Govt. employees was encouraged as a matter of policy to augment the housing stock. The sudden restriction has affected building activities adversely. The house owners were taken back as they had planned liquidation of their liabilities through their rental income.

(ii) The ban discriminated between employees in that those who have built houses at the place of their posting and those who have constructed houses at places other than places of their posting.

(iii) Houses have been built mostly by those employees who were in low income brackets more as shelter for themselves in their old age and their families than as investment for profit.

(iv) Investment in stocks, shares and building of commercial premises is more profitable than that on residential houses.

(v) Grant of HRA to house owners on restricted basis as was applicable at that time, was not justifiable. The requirement of filing suits for the vacation of their own houses is not just since this means extra expenditure on litigation. Grant of HRA to those who have leased their more luxurious houses to diplomats confers extra benefit on them in as much as they get higher rents from their own houses and are also not required to spend anything on litigation. This is in glaring contrast with cases of other employees who get comparatively low rents for their modest houses and are also required to incur expenditure on legal proceedings against their tenants.

(vi) Ministry of Finance was of the view that if it is socially desirable that more houses should be built in Delhi and other stations where there is a concentration of Govt. servant, the ban should be removed.