

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT AND POVERTY ALLEVIATION  
LOK SABHA**

UNSTARRED QUESTION NO:285  
ANSWERED ON:22.07.2003  
NORMS FOR FENCING  
RAMDAS ATHAWALE

**Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:**

- (a) whether Central Public Works Department has fixed different norms for fencing the bungalows and other Government residential premises;
- (b) if so, the details thereof;
- (c) whether the complaints have been received from Residents Welfare Associations, allottees and the people's representatives for delaying work for months together even after making requisite deposit for additional work in the residences of allottees since 1.1.2003 till date in different enquiry offices of CPWD especially Peshwa Road, Gole Market, Lodhi Colony in Delhi;
- (d) if so, the details thereof separately;
- (e) whether the Government have received requests from public representatives for constituting high level technical/monitoring committee at the CPWD Head Quarter level; and
- (f) if so, the details thereof?

**Answer**

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION ( SHRI PON RADHAKR )

- (a): The norms for the works of additions and alterations, including fencing, to be carried out in different types of houses vary with the type of the house.
- (b): The norms for fencing to be provided for Government flats/bungalows have been described in the CPWD maintenance manual, chapter 5 (copy enclosed as annexure). Within the financial limits prescribed for the type of the house, fencing to enclose appurtenant land is done in such a manner as not to cause inconvenience/obstruction to the general public.
- (c)&(d): Yes, Sir. One complaint was received from the allottee of quarter No. 9/769, Lodhi Colony. This work was stopped by the allottee himself as he wanted fencing for area beyond his residential limits, which was not permissible.
- (e)&(f): Yes, Sir. The Government had received one request dated 13th March, 2003 from Shri Ramdas Athawale, MP, Lok Sabha for constituting a high level technical/monitoring committee at the CPWD Head Quarters level to enquire into alleged illegal erection of jhuggis and tents in Lodhi Colony by CPWD's contractors in connivance with the field staff of the CPWD.

However, the Hon'ble MP subsequently wrote to the Ministry stating that he had been apprised of the factual position and that no further action was required against any official of the CPWD.

ANNEXURE

ANNEXURE REFERRED TO IN REPLY TO PART (b) OF LOK SABHA UNSTARRED QUESTION NO. 285 FOR 22.7.2003.

CHAPTER 5

ADDITIONS/ALTERATIONS

Two types of Additions/Alterations are carried out in non-residential buildings. Addition/Alterations are to be carried out to suit the special requirement of occupying department for functional efficiency. Such works of Addition/Alterations are carried out at a cost of occupying department after ascertaining the technical feasibility. Some Addition/Alterations are carried out by CPWD themselves as a general requirement for better functioning of offices located in the office complex. Such works are carried out at cost of M/o UA&E. In case of residential buildings, some Addition/Alterations are carried out by CPWD keeping in view the safety of buildings, approach to buildings, augmentation of services etc. which are beneficial to all residents in general. Works of additions/alterations are also carried out in residences at the request of occupants for providing facilities in the residences which otherwise are within the yardstick of facilities for those type of quarters but were not provided at the time of original construction. Such Addition/Alterations are carried out on payment of certain percentage of estimated cost of providing the facility. A list of such items and percentage of their cost to be

borne by the allottee is given in Annexure-10. The Annexure also provides information regarding ceiling limit for addition/alteration to be carried out for different types of quarters during a financial year. The items of work for which allottee is required to pay 100% cost are not bound by these limits. Bamboo jafferries around the front/back lanes of C I/C II houses allotted to Secretary/Secretary level officers is to be provided without insisting on the prescribed contribution of 20% by the allottees. In this regard guidelines issued by the Ministry vide No.10014/22/90-w3, dated 21.5.1996 are reproduced below:-

Since there is a genuine need for privacy and security of these senior officers and C I/C II houses are two levels below their entitlement it has been decided that bamboo jafferries around the front/back lawns of C I/C II houses allotted to Secretaries/Secretary level officers may be provided without insisting on the prescribed contribution of 20% of the cost from the allottee, if requests for such facilities are received from individual officers.

The CPWD will however continue to keep the expenditure on additions/alterations to Govt. residences to the minimum.

No additions/alterations once carried out to any Govt. residence except temporary prefab works purely related to special security aspects shall, however, be removed upon the vacation of these houses by the allottee concerned.

Under mentioned points shall be observed while carrying out addition/alterations in government buildings:

(i) No addition/alteration shall be carried out to permanent public buildings without the concurrence of the Chief Architect/Senior Architect in writing except for the amenities like provision of wash basin or sink etc.

(ii) The allottee shall be asked to fill up a form as at Annexure-II. Counterfoil of the form shall be returned to the allottee duly signed by the JE/AE as an acknowledgement of the receipt of the application.

(iii) Part 'B' of the application shall be completed in the office. Details of cost incurred towards additions/alterations shall be filled in by the Civil and Electrical AEs. Since the annual Limit for additions/alterations includes both the civil and electrical components, the co-ordination shall be done by the Civil discipline. AE(Civil) shall maintain the complete records.

(iv) The work of addition/alteration shall not be taken up as a matter of rule but as exception since the availability of resources is limited.

(v) 'No non-usability' certificate in respect of houses where works of addition/alterations have been taken up at request of allottee shall be issued except when such works render the house really unusable.

(vi) Number of Addition/Alteration estimates should be restricted in a sub division. As far as possible only one or at the most two estimates should be drawn for one subhead like water supply and drainage, fencing etc. in a sub-division.

Regarding carrying out the works of Additions/alterations on payment of 100% contribution by the allottees Ministry has issued directives vide No.11014/22/90-w3 dated 26.10.98. According to these, the amenities provided by Govt. can be removed by the allottees without disturbing the installations/structure. The guidelines are reproduced below:-

It is clarified that wherever any movable bulk item of work is executed by payment of 100% cost by the allottee (for example, ceiling fan, Exhaust fan, CFL fittings, heaters, geysers, booster pumps etc.) the same may be returned to him on vacation of the flat irrespective of the fact that these items were maintained by CPWD during the stay of the concerned allottee subject, however, to the conditions that removal of such items does not damage any of the existing installations/structure.

Works of additions/alterations on Horticulture side can be carried out at the request of occupants depending upon the requirements. Such works are:-

i) Changes in length and design of hedges, shrubbery, planting beds and rockeries etc.

ii) Making some changes in basic design of gardens/lawns by providing mounds, undulations, rockeries etc.

iii) Providing some garden structures like pergolas, arches, GI pipe frames, shelters, seats and water body etc..

iv) Digging of new tree/shrub pits, planting beds within existing garden area or changing the situation of beds, kitchen garden, lawns etc..

In Horticulture, the works of additions and alterations shall be carried with the approval of competent authorities as per the powers delegated to them and on availability of funds.

Timely communication and coordination shall be made by the discipline if their work taken up by it is likely to affect other disciplines.

## ANNEXURE-10

### PERMISSIBLE ADDITIONS/ALTERATIONS ON ALLOTTEE'S REQUEST

1. For additions alterations in flat/quarter only following items of work are carried out:

A: CIVIL WORKS

(I) Items where 10% of the estimated cost is charged from allottees:

- (i) Renovation of kitchen including breaking of chimney wherever existing, marble/Kota stone on working platform, proper sink and drainage board, white glazed tiles in dado and renovation of shelves etc.
- (ii) Renovation of toilet with marble flooring and white glazed tile dado including connected pipe work and chromium plated fittings.
- (iii) Under ground water tank/loft tanks including connected pipe work.
- (iv) Wire-gauze shutters for doors/windows.
- (v) Wash basin with looking mirror and glass shelves etc.
- (vi) Provision of additional cupboards.
- (vii) Creation of additional enclosed space by covering verandah etc.
- (viii) Pelmet/curtain rods/grills in windows
- (ix) Provision of magic eye and other security related fixtures on entrance door/doors.
- (x) Barbed wire fencing with Iron Gate around the quarters.

II Items where 20% of the estimated cost is charged from allottees:

- (i) Bamboo Thattis.
- (ii) Provision of collapsible shutters in the stairs area.

III Items where 100% of the estimated cost is charged from allottees:

- (i) Pavement areas around premises with suitable material in an approved manner.
- (ii) Changing of Indian W.C. to European W.C. & vice-versa.
- (iii) Change of flooring.
- (iv) Change in the type finishing of walls with superior materials/paints.
- (v) Change of colour scheme internally including painting etc.
- (vi) Provision of partitions by split bamboos, chicken mesh, wood substitutes etc. inside the house and out side between house & servant quarters.
- (vii) Provision of temporary sheds for car/scooter and also for pet animals.
- (viii) Modifications in varandahs by way of partitioning and addition/removal of doors/windows etc.

B: ELECTRIC WORKS

(I) Items where 10% of the estimated cost is charged from the allottees:

- (i) Provision of additional power points/light points.
- (ii) Provision of additional sockets for Acs (Industrial type).
- (iii) Changing of light brackets.
- (iv) Provision of fluorescent tubes instead of incandescent lights.
- (v) Provision of additional light points.
- (vi) Provision of additional call bells, including call bell point from main house to servant's quarters.

(II) Items where 100% of the estimated cost is charged from the allottees:

- (i) Provision of additional ceiling fans/exhaust fans.
- (ii) Provision of fancy light fittings
- (iii) Provision of additional compound lights and lights at gate pillars (Except for Type VII & VIII).
- (iv) Provision of floodlights surrounding the house.
- (v) Provision of heaters/geysers/booster pumps including A/A in wiring & plumbing work.
- (vi) Provision of compact fluorescent lamps & fittings.
- (vii) Changing of cable from feeder pillar to house, if required due to increased load in the house.

II. Ceiling limit of addition/alteration works to be carried out for different types of quarters during a financial year are given below. The items of work for which allottee is required to pay 100% cost are not bound by these limits:

TYPE OF QUARTERS	EXISTING MONETARY CEILING ( RUPEES)
I	2900
II	4000
III	4000
IV	10500
DI and DII flats	21700
CI and CII flats	26000
VII and VIII	39000