

No.12035/11/2014-Pol.II(Vol.III)
Government of India
Ministry of Urban Development
Directorate of Estates
Policy-II Section

Nirman Bhawan,
New Delhi - 110 108


Dated the 24.8.2017

OFFICE MEMORANDUM

Sub: The Central Government General Pool Residential Accommodation Rules, 2017.

Reference is invited to the O.M of even Number dated 22.6.2017, vide which Central Government General Pool Residential Accommodation Rules, 2017 were circulated throughout country. It has been observed that some provisions of Old Rules i.e Allotment of Government Residences (General Pool in Delhi), Rules 1963 and Garage Rules, 1964 are still used by concerned authorities.

2. In this regard, a change statement stating major changes made in new allotment rules vis-à-vis old rules has been prepared and forwarded herewith for adherence.


(Swarnali Banerjee)
Deputy Director of Estates (Policy)
Ph:2306 2505

To:

1. All Ministries/Departments of the Government of India
2. Directorate General, CPWD, Nirman Bhavan
-with a request to circulate to all Service Centers of CPWD
3. All officers/Sections of Directorate of Estates
4. Regions Section to circulate it to all regional offices of Directorate of Estates/Estate Managers of CPWD
-with a request to circulate to all Service Centers of CPWD

Major changes made in New Rule vis-à-vis existing provisions in old Rules

Sl. No.	Subjects of changes	Relevant provisions in the Allotment of Govt. Residences (General Pool in Delhi) Rules, 1963	Relevant provisions in the Central Government Residential Accommodation Rules, 2017	Remarks
1	<i>Short Title and commencement</i>	SR 317-B-1	Rule 1	The new rules will be applicable throughout India whereas the old rules were applicable for Delhi only and extended to various places in India
2	<i>Definitions</i>	SR 317-B-2	Rule 2	New 11 additional definitions have been included while some definitions have been modified/deleted
3	<i>Eligibility</i>	Guidelines in OM No.12033/4/67-Pol.II dated 3.10.1969 and OM No.11011/1/80-Pol.IV dated 3.10.1980 under SR 317-B-2	Rule 4 & 5	The clause that any central government office will be declared eligible for GPRA only if "they have not got any separate pool of accommodation for their staff" is being deleted. This will enable all central Govt. offices to become eligible (if they fulfill other necessary clauses) irrespective of number of houses in their Departmental Pool. This is being done as per O.M.No.12034/1/2013-Pol.III dated 28.1.2014 issued with the approval of former Hon'ble UDM.
4	<i>Date of priority</i>	SR 317-B-5 (No provision)	Rule 8	The rule 8(earlier B-5) has been amended vide Notification dated 29.11.2016.

		for ante-dating seniority)						
5	Acceptance of Allotment	---	Rule 16	In case the allottee is on approved leave, he may accept the allotment of the accommodation by himself or through an authorized representative before the next bidding period.				
6	Ladies Pool	SR 317-B-8(i) (Change of accommodation would be taken from Ladies Pool only)	Rule 27	Lady employees, who are already in occupation of accommodation, will be eligible for allotment of higher type of accommodation or change in the same type, in their own turn, from the Ladies Pool and from General Pool.				
7	Mutual Exchange of Residences	SR 317-B-17	--	The rule has been deleted due to introduction of ASA and allotment of GPRA made as per choice of the applicant.				
8	Allotment of Garages (General Pool in Delhi) Rules, 1964	----	Rule 20	The separate Allotment of Garages (General Pool in Delhi) Rules, 1964 has been superseded by these new rule.				
9	Allotment of Surplus accommodation	No provision in the extant rule	Rules 36	Central Govt. can decide to allot surplus accommodation to an applicant, lower or one type higher than entitlement on payment of normal licence fee. Central Govt. can also decide to allot surplus accommodation to ineligible organisations viz. Statutory bodies etc. for a fixed period.				
10	Concessional retention of GPRA on certain events for licence fee	SR 317-B-11	Rule 40	Earlier Provisions		New Provisions in Rule 40		
				Events	Permissible period for retention of the residence	Sl. No.	Events	Permissible period for retention of accommodation
				(1)	(2)	1	2	3
						(i)	Resignation, dismissal or removal from	one month on normal licence fee

<i>paying allottees</i>			(i)	Resignation, dismissal or removal from Service, termination of service or unauthorised absence without permission	1 month		Service, one month termination of service or unauthorised absence without normal licence fee permission, compulsory retirement [under CCS (CCA) Rules, 1965] and for non-regular Government servants.	
			(ii)	Retirement (including voluntary retirement, retirement on invalidation) or terminal leave	(a) In cases of accommodation allotted prior to 01.07.2013: 2 months on normal licence fee, another 2 months on double of the normal licence fee, further 2 months on four times of the normal licence fee and subsequent 2 months on six times of the normal licence fee. (b) In cases of accommodation allotted on or after 1.7.2013: 2 months on normal licence fee, another 2 months on double of the normal licence fee and further 2 months on four times of the normal licence fee.		(ii) Retirement, voluntary retirement, retirement on medical grounds, terminal leave or compulsory retirement [under normal licence fee FR 56(j)], retirement on deputation from ineligible organisations during the initial constitution of such organisation, technical resignation, death of allottee on re-employment (irrespective of retention availed on retirement) and death of an allottee who is	six months on normal licence fee
			(iii)	Death of the allottee	12 months*			
			(iv)	Transfer to a place outside Delhi	2 months			
			(v)	Transfer to an ineligible office in Delhi	2 months			

				(vi)	On proceeding on foreign service in India	2 months			not a regular Government servant or deputation outside India.		
				(vii)	Temporary transfer in India or transfer to a place outside India	4 months			(iii)	Transfer to a place outside from the existing place, transfer to an ineligible office in the same station, on proceeding on foreign service in India, temporary transfer in India or transfer to a place outside India or deputation within India.	Two months on normal licence fee plus six months on double licence fee.
				(viii)	Leave (other than leave preparatory to retirement, refused leave, terminal leave, medical leave, maternity leave or study leave)	For the period of leave but not exceeding four months			(iv)	To eligible spouse or ward in case of death of the allottee or in case of missing persons (from the date on which Police authority have certified the employee is missing)	Twelve months on normal licence fee and for a further period of twelve months on normal licence fee provided the deceased or missing allottee or any member of the family does not own a house at the place of occupation of accommodation.
					(a) Maternity Leave	For the period of maternity leave plus leave granted in continuation subject to a maximum of five months.			(v)	Study Leave	Actual period of leave or two years, whichever is earlier
				(ix)	Leave preparatory to retirement or refused leave granted under FR86 or Earned leave granted to Govt. servant who retired under FR56(j)	For the full period of leave on full average pay subject to a maximum 180 days in the case of leave preparatory to retirement and four months in other cases, inclusive of the period permissible in the case of retirement.			(vi)	All authorised and sanctioned leave except extra-ordinary leave without medical grounds, on proceeding on	For the full period of leave/posting on normal licence fee

				(x) Study leave in or outside India	(a) In case the officer in occupation accommodation below his entitlement, for the entire period of study leave. (b) In case the officer is in occupation of his entitled type accommodation for the period of study leave but not exceeding six months provided that where the study leave extends beyond six months he may be allotted alternative accommodation, one type below his entitlement on the expiry of six months or from the date of commencement of the study leave if he so desires.			training, on mandatory posting under Central Staffing Scheme to Lok Sabha or Rajya Sabha Secretariat on certificate from Establishment Officer, Department of Personnel and Training, and on transfer to a non-family station abroad declared by Ministry of External Affairs (provided the allottee or members of family does not own a house at the last place of posting)	
				(xi) Deputation outside India	For the period of deputation not exceeding six months				
				(xii) Leave on medical grounds	Full period of leave				
				(xiii) On proceeding on training	For full period of training				
						(vii)	On transfer or deputation to Public Sector Undertakings, Statutory and Autonomous bodies on their initial constitution	Sixty months on normal licence fee plus House Rent Allowance drawn by the allottee from the organisation	
						(viii)	Leave preparatory to retirement or refused leave granted under FR 86 or Earned leave granted to Government servant who retired under FR 56(j)	For the full period of leave on full average pay subject to a maximum period of one hundred and eighty days in the case of leave preparatory to retirement and four months in other cases, inclusive of the period	

							permissible in the case of retirement on normal licence fee.	
						(ix)	<p>(i) On mandatory posting to Public Sector Undertakings, Statutory and Autonomous Bodies under Central Staffing Scheme on certificate from Establishment Officer, Department of Personnel and Training or from Other Ministries or Departments of the Government of India; and</p> <p>(ii) On mandatory posting at the same station to Public Sector Undertakings, Statutory and Autonomous Bodies under Non-Central Staffing Scheme on certificate from Establishment Officer, Department of Personnel and Training for balance period of central deputation after serving</p>	Full period of posting on normal licence fee plus House Rent Allowance drawn by the allottee from the organisation

	four years under Central Staffing Scheme	
<p>(2) The licence fee free allottees of general pool residential accommodation shall be allowed to retain the accommodation for a period of one month on retirement:</p> <p style="padding-left: 40px;">Provided that on expiry of one month period, the allottee shall pay licence fee for retention of accommodation as prescribed in these rule.</p> <p>(3) All allottees of general pool residential accommodation shall furnish a self-certificate to the Directorate of Estates in case they are on leave for more than six months and retention of accommodation is required for family.</p>		

11	<i>Regularisation</i>	<p>Guidelines issued vide OM No.12031/1/2013-Pol.II dated 18.2.2014 & 17.7.2015</p>	Part VII, Rules 49,50,51,52	<p>i) Regularization in case of compassionate appointment will now be done only if the same is secured within two years from the date of death of allottee. Earlier it was three years. This change has been incorporated due to DoP&T's instructions vide OM No.14014/3/2011-Estt.(D) dated 26.7.2012.</p> <p>ii) Regularisation will be granted if spouse/ward reside with the allottee at least for 3 years prior to death / retirement / transfer.</p>
12	<i>Surrender of allotment</i>	<p>SR 317-B-14</p> <p>(A notice of 10 days was necessary for surrendering accommodation)</p>	Rule 57	As per the provisions of new rule, an allottee can surrender the accommodation at any time.

13	<i>Cooperation with municipal and civic bodies</i>	--	Rule 59	A new provision to cooperate with municipal and civic bodies by the allottees	
14	<i>Misuse of accommodation for trade or business or any other unauthorized activity</i>	---	Rule 60	To curb misuse of Govt. accommodation	
15	<i>Payment of requisite charge/fee to public utility services</i>	---	Rule 61	To direct the allottee to pay the requisite fees to public utility services regularly and the dues at the time of vacation or surrender of accommodation	
16	<i>Imposing penalty for subletting of GPRA</i>	----	Rule 69	A detailed provisions for Enquiry Authorities and Appellate Authorities to deal with subletting cases for Delhi and other places have been prescribed.	
17	<i>Recovery of Licence fee from allottee</i>	Guidelines issued vide OM No.12035/3/93-Pol.II dated 9.7.1993 (Sl.No.12 under SR 317-B-12 in Compendium)	Rule 81	Existing provisions	Proposed provisions
				Installments are allowed if an employee agrees to pay 50% of the dues in lumpsum in advance and remaining dues in 5-10 instalments with interest @12% p.a.	For Type I to IV accommodation, 10% of dues in lumpsum and equated monthly instalments amounting to at least 10% of basic + DA + interest rate applicable to GPF per annum. For Types IV(Special) and above, 50% of dues in lumpsum and equated monthly instalments as above.

18	<i>Reconsideration</i>	No provision in the extant rule	Rule 18	Request for Re-consideration for non-acceptance of allotment shall be considered under certain conditions.
19	<i>Redevelopment</i>	New provision has been added	Rule 22	Where there is no sufficient vacancy in the concerned type of accommodation to relocate the allottees of such colony, the entire bidding process for other applicants in the Unified waiting list may be frozen in respect of such type of accommodation for such period as may be deemed necessary.
20	<i>Allotment to ex-servicemen</i>	All other guidelines have been deleted.	Rule 25	The ex-servicemen shall be given a benefit of their previous military services for the purposes of calculation of date of priority.
21	<i>Change of accommodation</i>	Condition of wait for three years has been done away with.	Rule 44	An allottee to whom an accommodation has been allotted under these rules may apply for a change to another same type of accommodation only after taking physical possession of accommodation allotted under initial allotment.