



ABSTRACT

Rental Housing Scheme for Indian Administrative Service Officers - Allotment of 32 rental quarters at SAF Games Village, Koyambedu to IAS Officers – Draft rules – Notified.

PUBLIC (SPECIAL.B) DEPARTMENT

G.O.Ms.No.1387

Dated:19.12.2008

Margazhi -4, Thiruvalluvar Aandu 2039

Read :

1. From the Tamil Nadu IAS Officers Association Memorandum dated 19.3.2002.
2. G.O.Ms.No.979, Public (Special B) Department, dated 14.09.2006
3. G.O.Ms.No.174, Public (Special B) Department, dated 09.02.2007
4. G.O.Ms.No.1321, Public (Special B) Department, dated 26.07.2007
5. G.O.Ms.No.113, Public (Special B) Department, dated 24.01.2008
6. GO.Ms.No.397, Public (Special B) Department, dated 27.03.2008

ORDER :

The Tamil Nadu IAS Officers Association, in their memorandum 1st read above, among others, have represented that of late, the Officers who come back to Chennai on transfer find it difficult in securing suitable housing accommodation in Chennai and requested to earmark Government rental flats at Chennai City for the exclusive allotment to IAS Officers.

2. The Government have examined the request of the Tamil Nadu IAS Officers Association and decided to construct a rental

housing quarters at SAF Games Village, Koyambedu, Chennai. Accordingly, 32 numbers of 3 bed room flats in SAF Games Village, Koyambedu, Chennai was constructed for the IAS Officers and the funds were sanctioned periodically in the G.Os 2nd to 6th read above.

3. The Government directs that the newly constructed 32 rental quarters at SAF Games Village, Koyambedu, Chennai shall be allotted to IAS Officers by the Chief Secretary through Public Department after observing the guidelines annexed to this order.

4. The Government also directs to constitute a sub-committee consisting of i) Secretary, Tamil Nadu Housing Board, ii) Chief Engineer, Tamil Nadu Housing Board and iii) Secretary of the resident welfare association, SAF Games Village, Koyambedu, Chennai to ensure proper maintenance of the above said building.

(BY ORDER OF THE GOVERNOR)

K.S. SRIPATHI
CHIEF SECRETARY TO GOVERNMENT

To
The Principal Secretary to Government,
Housing & Urban Development Department,
Secretariat, Chennai-9
The Managing Director, Tamil Nadu Housing Board, Chennai –35
The Secretary, Tamil Nadu Housing Board, Chennai-35.
The Chief Engineer, Tamil Nadu housing Board, Chennai -35
The Accountant General, Chennai-18/35
The Pay and Accounts Officer, Chennai-9.
The Secretary, Resident welfare association,
SAF Games Village, Koyambedu, Chennai.

Copy to:

The Housing & Urban Development Department, Chennai 9
The Secretary, Tamil Nadu IAS Officers Association, Chennai
The Senior P.A. to Minister for Revenue & Housing, Chennai 9
The Technical Director, NIC, Secretariat, Chennai-9
SF/SCs

// Forwarded / By order //

UNDER SECRETARY TO GOVERNMENT

ANNEXURE

GUIDELINES TO BE OBSERVED FOR ALLOTMENT OF RENTAL QUARTERS TO INDIAN ADMINISTRATIVE SERVICE OFFICERS

- i) 32 numbers of newly constructed rental quarters at SAF Games Village, Koyambedu shall be allotted to IAS Officers who serve in Chennai City. However, they are also eligible to apply for Rental Housing Quarters Schemes executed in various departments.
- ii) Those IAS Officers who are in need of SAF Games rental quarters shall apply to Chief Secretary in the prescribed format.
- iii) The newly constructed SAF Games rental quarters are allotted to IAS Officers on the receipt of applications from them. Preference for allotment will be given to those IAS Officers who come to Chennai on transfer. However, Chief Secretary has the right to change the order of priority under inevitable circumstances.
- iv) The applicant shall give an undertaking that he/she and his wife /her husband does not own any house within the limits of Chennai city and in its neighbourhood as per G.O.Ms.No.2327 (Housing) Industries Labour and Housing Department, dated 22.06.1968.
- v) The applications shall be renewed every three months. A grace period of 15 days may be allowed for the purpose of renewal of the applications. Applications not renewed in time shall lapse.
- vi) A "Register of applications" shall be maintained for the receipt and disposal of the applications in respect of allotment of the quarters.
- vii) If an applicant, after allotment, refuses to accept the allotment, his/her name shall be deleted from the Register of applications and he/she shall apply again as a new applicant if he/she wants another quarters.
- viii) An allottee shall not be permitted to transfer his allotment to another person.

- ix) If the allottee is transferred out of Chennai and the wife or husband as the case may be, also happens to be an IAS Officer of Tamilnadu Cadre, she/he will be eligible for allotment. Such person may immediately apply in the prescribed form for allotment of the quarters in his/her name. The Chief Secretary reserves the right to reject such an application without assigning any reason or notice and such a transfer of allotment cannot be claimed as a matter of right.
- x) The allottee shall pay the monthly rent fixed by the Government which is subject to such revision as may be made by them from time to time by the Government in Housing and Urban Development Department.
- xi) The allottee shall execute an agreement adopting the form prescribed by the Tamilnadu Housing Board and subject to modifications and amendments of terms and conditions that may be effected from time to time agreeing to pay the rent as fixed by Government by deduction of rent in the pay bill every month. The allottee is liable to pay penal rent as may be imposed by the Government as per the rules in force and amended from time to time for the period of overstay/unauthorized stay/allottee becoming ineligible to continue to stay in the case of acquiring own house either in his/her name, or in the name of direct dependents, or on transfer, or on retirement, or on resignation, or on deputation to Central service or to any other service. (Penal rent means the 3 times of the concessional rent/3 times of economic rent whichever is higher – The economic rent will be calculated as prescribed in G.O.Ms.No.3, Labour (Housing), Dated 02.01.1970 and as may be amended from time to time). Failure to make prompt payment of rent, water, electricity charges and any other Government dues, by the allottee will entail eviction on issue of notice of 15 days.
- xii) The allottee's liability for rent shall commence from the date of issue of the Government order of allotment or from the date of occupation, whichever is earlier. The allottee shall acknowledge or otherwise to occupy the quarters allotted to him within THREE days from the date of receipt of the order of allotment, failing which it will be deemed that the allottee

is not interested in the allotment and the allotment shall be cancelled and the quarters allotted to the next eligible applicant, apart from recovery of rent as stated above upto the date of occupation by the subsequent allottee.

- xiii) The allottee shall pay the electricity charges to the Electricity Board directly on receipt of bills demanding such payments. The allottee shall also pay such other charges as may be demanded by the Government to meet the expenditure for provision of common amenities which will be apportioned among all the occupants and recovered periodically. The electric bulbs fused or damaged shall be replaced by the occupant at his own cost and when the occupant vacates the apartment, he should hand over all the bulbs in live conditions.
- xiv) The responsibility for paying the rent promptly every month shall rest with the allottee.
- xv) The allottee shall, except in the case of sudden transfer outside Chennai, give atleast 15 days advance intimation to the Chief Secretary of his intention to vacate the quarters from a specified date, failing which he shall be liable to pay rent for one month from the date of receipt of the intimation to vacate the quarters or till the date of occupation of the quarters by the subsequent allottee, whichever is earlier.
- xvi) If an allottee who has given intimation to vacate the quarters from a specified date, is not able to do so, he may obtain the prior permission of the Chief Secretary for extending the occupation by such reasonable time, not exceeding one month.
- xvii) If an allottee is deputed for training, or transferred outside the Chennai for a period not exceeding three months, the Chief Secretary may permit him to retain the quarters during the period of such training or transfer, subject to payment of the usual rent. If the quarters are retained without the prior permission of the Chief Secretary, action shall be taken to evict allottee and penal rent will be charged as laid down in para **XI** above. The Chief Secretary shall, at his discretion, order extension of time beyond three months in deserving cases, after recording re justifications.

- xviii) An allottee shall vacate the quarters on the date of his retirement, or on the date of proceeding on leave preparatory to retirement. The rent for the period from the date of retirement shall be levied as laid down in paragraph **XI** above unless special permission of the Chief Secretary is obtained to continue to pay the previous rent i.e. the rate at which rent would have been recovered from him had he continued in service. The quarters should in any case be vacated within three months from the date of retirement failing which the allottee shall be evicted and will be subjected to penal rent as laid in para **XI** above. Subject to provision of clause (xvii) no retired Government Servant shall in any case, be permitted to stay in the quarters beyond 3 (three) months from the date of retirement.
- xix) A retired employee who continues to occupy the quarters with the special permission of the Chief Secretary shall pay the rent in cash in advance, by the fifth day of the month. If rent is not paid before the fifteenth day of the month, steps shall be taken to recover the same.
- xx) A retired Government employee who continues to occupy the quarters with the special permission of the Chief Secretary for a period not exceeding 3 (three) months shall also give an undertaking to the effect that he agrees to the recovery of rent from his pension in case of default.
- xxi) The quarters shall on no account be sublet or shared with others except the members of his family. The allottee who fails to observe this condition strictly will be evicted from his quarters and penal rent as stipulated in para **XI** above will be collected from the date of such infringement of terms and conditions.
- xxii) The allottee of SAF Games rental quarters who has subsequently acquired new house within Chennai city and its neighbouring areas should vacate the said quarters within two months from the date of acquiring the house or on completion of construction within 18 months from the date of drawl of the first instalment of Government Loan or on expiry of 18 months from the date of commencement of the construction works whichever is earlier.

- xxiii) An agreement as prescribed by the Tamil Nadu Housing Board from time to time shall be executed by the allottee, after affixing proper Court fee stamp.
- xxiv) The allotment shall be subject to the other conditions specified in the agreement and also to such of those conditions which may be prescribed from time to time by the Government in Public Department or by the Government in Housing and Urban Development Department.
- xxv) The allottee shall be liable for eviction from the quarters for breach of any of the conditions of the allotment or the terms of agreement executed by him. A notice of eviction will be served on him allowing a period of fifteen days for the surrender of the quarters, and if the allottee fails to vacate possession in a tenantable condition, he shall bear all the charges which the Government may incur for causing his eviction and restoring the buildings.
- xxvi) When an apartment is required for carrying out repairs then the Chief Secretary shall offer alternate accommodation to the occupant. It shall be binding on the occupant to move to the alternate accommodation offered and hand over the possession of the previous apartment immediately for carrying out the repairs.
- xxvii) If the occupant fails to hand over possession as demanded, action shall be taken forthwith to evict him from the apartment, at his risk and cost.

K.S.SRIPATHI
CHIEF SECRETARY TO GOVERNMENT

//FORWARDED//

UNDER SECRETARY TO GOVERNMENT

**APPLICATION FOR ALLOTMENT OF 32 RENTAL QUARTERS AT SAF
GAMES VILLAGE, KOYAMBEDU, CHENNAI**

1. Name of the Officer & Year of allotment :
2. Designation & Scale of Pay :
3. Date of Birth :
4. Whether the officer is possessing any own house/flat either in his/her name or in the name of his/her spouse or in the name of direct dependents in Chennai city or in its neighbourhood. as per G.O.Ms.No.2327 (Housing) Industries Labour and Housing Department, dated 22.06.1968. :
5. Details of the family members :

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
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6. Any special reasons for preferential allotment :
7. Whether he is already in occupation of Government Quarters, if so, the details thereon and reasons for seeking change of quarters. :

DECLARATION

I do hereby declare that the particulars furnished above are correct true to the best of my knowledge and belief and I hereby undertake to abide by the terms and conditions of allotment of the Government Quarters prescribed by the Government and the Tamil Nadu Housing Board and any amendments that may be effected from time to time.

Date:

Signature:

Station:

Name & Designation: