

VISVA-BHARATI
SANTINIKETAN



OFFICE ORDER

The undersigned is directed to convey that the Karma-Samiti (Executive Council) dated 11-11-2013 vide its Resolution No. 7 approved the implementation of revised rates (as a multiple of normal licence fee) for unauthorized occupation of Visva-Bharati's quarters by the employees / retired persons / other occupants at the University w.e.f. 01.01.2013 as per the order of the Govt. of India. Hence, 55 times of the normal licence fee will be charged to the defaulters / unauthorized occupants including non-entitled employees occupying higher type of University accommodation as per Directorate of Estates, Ministry of Urban Development and Government of India norms (Ref. OM No. 18011/2/2006- Pol-III dated 06.12.2012). Details are given in the Annexure.

This for information and necessary action.

Encl : as stated

Ref. No. G/K.10/II-7/2013-2014
dated 31-12-2013


Registrar
Visva-Bharati

To
Deputy Registrar Estate Office - For implementation

Copy to :

1. All Directors & Adhyaksahs of Bhavanas / Vibhagas
2. Heads of all Departments / Offices /Centres, V.B.
3. Finance Officer
4. University Engineer
5. Accounts Officer
6. C.S. to Upacharya
7. P.A. to Registrar
8. Webmaster to upload on the University Webpage
9. File

Agenda note for the next meeting of Executive Council

Sub: Revision of rate for damages (as a multiple of normal licence fee) for unauthorized occupation of Visva-Bharati's quarters w.e.f. 01.01.2013.

The University does not recover damages for unauthorized occupation of quarters. Presently, we recover penal licence fee @ 1.00 per square feet of plinth area of the quarters. This rate was fixed in 1986 or so and is meagre in present context.

For example, a B-type quarter (for Assistant Professor/ Assistant Registrar etc.) has a penal licence fee of Rs.900/- to -950/- only. Retired employees are reluctant to vacate quarters because a private house in Santiniketan having the same living living area will have a rent in excess of Rs.3500=00.

There are about 25 such quarters which are being unauthorizedly occupied by retired employees or families of deceased employees for a year or longer, although their gratuity is held up (for not vacating quarters) and in some cases, PP Act proceedings also have been initiated.

The Central Gov't has recently (06.12.2012) revised the rate of damages (as a multiple of normal rate of licence fee) for unauthorized occupation of Central Government quarters effective from 01.01.2013. As per the OM No. 18011/2/2006- Pol-III dated 06.12.2012 of the Direcorate of Estates, Ministry of Urban Development, and Government of India the revised rate of damages for Kolkata metropoliton region is 55 times of the normal licence fee. No rate of damages, however, has been prescribed for Bolpur/Santiniketan region and it has been stated that CPWD will work out rate of damages for other such stations where General Pool Accommodation is available.

Visva-Bharati is an autonomous body. It has its own Estate Office and Engineering department. Estate Office has considered the above GOI order and proposed the rate of damages for Visva-Bharati quarters at 30 times of the normal licence fee on the basis of the rent of private houses in the locality as well as the conditions of Visva-Bharati quarters.

The Internal Audit Office, Visva-BHarati has agreed with the rate suggested by Estate Office.

In view of above, this proposal for fixing the rate of damages (for unauthorized occupation of quarters) fee at 30 times of normal licence fee w.e.f. 01.01.2013 may be placed before the next meeting of the Executive Council for its acceptance.

May be approved for placing to same before Ec

9/5/2013
Deputy Registrar
In-charge, Estate

Registrar
Meeting
21/5

Vice Chancellor

A: OK

13/5/13
20/5



No. 18011/2/2006-Pol-III

DECEMBER 06, 2012

OFFICE MEMORANDUM

Subject: Revision of rates of damages for unauthorised occupation of General Pool Residential Accommodation

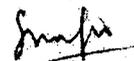
The undersigned is directed to refer to this Directorate/ O.M No. 18011/2/2002 Pol-III dated 25th November 2011 on the above subject and to say that it has been decided to make revision of the rates of damages recovered from unauthorised occupants of General Pool accommodation a regular exercise as a multiple of normal rate of licence fee as given in the Annexure to this OM. Henceforth, the rate of damages/market rent will automatically get revised as and when the rate of normal licence fee under FR-45-A is revised. In addition to this, garden charges as applicable will also be recovered.

2. These rates will be effective from 1st January 2013 and will also be in force till next revision of rate of normal licence fee.
3. In respect of other departmental pools of accommodation in Delhi/other stations, the rates of damages prescribed for General Pool accommodation wherever such accommodation exists, have to be adopted by various other Ministries/Departments. Similar rates of damages are to be worked out by the CPWD for other stations where General Pool Accommodation is available and the rates so assessed are to be adopted for recovery of damages not only in respect of General Pool residential accommodation at that station but also in respect of departmental pool accommodation in all stations. In stations, where there are no General Pool Residential Accommodation, the Ministry or Department have to get suitable unit rates worked out by the CPWD/local PWD.

Annexure

Sl. No.	Metropolitan City	Type of Accommodation	Present Rate	Revised Rate	
				Central	Non-Central
(i)	All metropolitan cities except Mumbai	Type-I to Type-IV	₹175 per sq meter per month	55 Times of normal Licence Fee	45 Times of normal Licence Fee
(ii)		Type-IV(Spl) and above including Hostel accommodation	₹235 per sq meter per month	65 Times of normal Licence Fee	55 Times of normal Licence Fee
(a)	Mumbai (Hyderabad Estate, Belvedere and Pedder Road)	Type-V Type-VI and Hostel	₹750 per sq meter per month	120 Times of normal licence fee	
(b)	Rest of Mumbai	Type-I to Type-V including Hostel	₹230 per sq per meter per month	65 Times of normal Licence Fee	55 Times of normal Licence Fee

4. This issues with the concurrence of Integrated Finance Wing of the Ministry of Urban Development under its Diary No. 518/DFA/FD/12 dated, 16.11.2012.



(S.K. Jain)

Deputy Director of Estates(Policy)

To

1. All Ministries/Departments of Govt of India with the request to circulate it to all the employees working under their control including attached/subordinate offices etc. so that all concerned are well aware about the new rates.
2. Deputy Director (Rents), Dte of Estates, New Delhi.
3. All Regional Offices under the Dte of Estates, with the request that the revision of rates of damages, wherever due may be undertaken immediately.
4. The Director General (Works), CPWD, New Delhi.
5. The Executive Engineer (LF), CPWD, Nirman Bhawan, New Delhi.
6. All Allotment/Rent Sections in the Directorate of Estates, New Delhi. In all cases of unauthorised occupation existing before 01.01.2013 and continuing thereafter, the revised rental liability at new rates may be calculated and intimated to the individual concerned.
7. All Officers/Sections in the Directorate of Estates.
8. D.D (Computer) with the request to, get this order placed on the website of this Directorate.

Copy forwarded to:-

1. PS to UDM
2. PPS to Secretary
3. PS to AS (UD)/JS & FA/JS (D&L)
4. Finance Division w.r.t their I.D.Note No.518/DFA/FD/12 dated 16.11.2012
5. PS to DE-I/DE-II

(H.M. Malhotra)

Asstt. Director of Estates (Pol.I)