

No. 11014/22/90-W-3
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development
(Works Division)

New Delhi, dated the 9.1.96

OFFICE MEMORANDUM

Subject: Additions/Alterations to be carried out in General Pool Accommodation at the request of the allottees.

1. The undersigned is directed to say that the Directorate of Estates in their O.M. No. 18011/5/88-Pol.III dated 10.11.88 stipulated that works of addition/alteration of a non-structural character might be carried out on priority basis in the residence of the cost of such works by the allottee. An illustrative list of works indicating the estimated cost thereof was also enclosed with the aforesaid o.M. In addition, the monetary ceiling for carrying out such works of addition/alteration during a year had also been prescribed in the aforesaid O.M.
2. The question of prescribing an exhaustive list of works of addition/alteration, which could be carried out on priority basis on payment of a certain percentage of the cost of works by the allottee concerned, has been considered in the light of the requests received so far and carried out by the CPWD in quarters of various types. It has now been decided that the works of addition/alteration should be classified into 3 distinct categories and the allottees shall be required to pay 10 %, 20 % or 100 % of the cost of the works depending upon the nature of the work. Accordingly, a statement indicating the list of works pertaining to the civil and electrical items, which may be carried out on the allottee paying the specified percentage of the cost of the work has been compiled and is given in Annexure –I.
3. The annual monetary ceiling prescribed for carrying out works of addition/alteration in the residences of various types had been revised under this Ministry's O.M. of even number dated 5.1.95. The existing monetary ceiling for carrying out such works of addition/alteration in various types has been given in Annexure-II. The value of works which are carried out on the allottee paying 100 % of the cost of the works will not be set off against the monetary ceiling specified in Annexure-II.
4. These order will not apply in respect of general pool accommodation allotted to Ministers/Members of Parliament and ineligible categories of persons such as artists, freedom fighters etc., and residences allotted to Members of parliament from the Lok Sabha/Rajya Sabha Pool.
5. No work of addition/alteration which involves structural changes in the residences allotted would be carried out. The decision of the CPWD as to whether any work of addition/alteration, requested by the allottee is of a structural nature shall be final.
6. These instructions are issued in supercession of all previous instructions and have the approval of the integrated finance unit vide their No. 1719-F/JS(FIN.)/95 dated 26.12.95.

(V V Ramanathan)
Deputy Secretary to the Government of India

ITEMS OF THE WORKS TO BE CARRIED OUT IN ADDITIONS AND ALTERATIONS

1. Civil Side

A. Items where 10 % of the estimated cost is to be charged from allottees :

- i. Renovation of kitchen including breaking of chimney wherever existing, marble/kota stone on working platform, proper sink and drainage board, W.G.T. 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. Underground water tank/loft tanks including connected pipe work.
- iv. Wire-guaze shutters for doors/windows
- v. Wash basin with looking mirror and glass shelves etc.
- vi. Provision of additional cup boards
- 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.

B. Items where 20 % of the estimated cost is to be charged from allottees :

- i. bamboo Thattis
- ii. Provision of collapsible shutters in the stairs area.

C. Items where 100 % of the estimated cost is to be charged from allottees :

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

2. Electrical side :

A. Items where 10 % of the estimated cost is to be 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 i.e. Call Bell point from main house to servant's quarters.

B. Items where 100 % is proposed to be charged from the allottee :

- 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 and Type-VIII).
- iv. Provision of flood lights surrounding the house.
- v. Provision of heaters/geysers/booster pumps/C A /A in wiring & plumbing work.
- vi. Provision of compact flourescent lamps & fittings.
- vii. Changing of cable from feeder pillar to house, if required due to increased load in the house.

ANNEXURE – II

CEILING LIMIT FOR ADDITION/ALTERATION WORKS TO BE CARRIED OUT FOR A PARTICULAR TYPE OF QUARTER DURING A YEAR.

TYPE OF QUARTERS	EXISTING MONETARY CEILING
I	Rs. 2,900/-
II	Rs. 4,000/-
III	Rs. 4,000/-
IV	Rs. 10,500/-
DI & DII FLATS	Rs. 21,700/-
CI & CII FLATS	Rs. 26,000/-
VII & VIII	Rs. 39,000/-