

Nirman Bhawan,
New Delhi - 110 011.

19th February 2004

OFFICE MEMORANDUM

Subject : Additions/alterations in General Pool Residential Accommodation

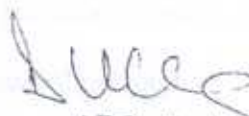
The undersigned is directed to state that under this Ministry's Office Memorandum (OM) No. 11014/22/90-W.3 dated 09 January 1996 it has been provided that works of addition/alteration of non-structural nature can be carried out in General Pool residential quarters at the request of the occupants, with a view to providing facilities which are otherwise within the yardstick of facilities currently prescribed for the said types of quarters but were not provided at the time of original construction. Such additions/alterations are carried out on payment of the stipulated percentage(s) of the estimated cost of providing the facility.

2. It is, however, necessary and equitable to provide the currently prescribed facilities in all Government residential quarters in a phased manner, keeping in view of the availability of funds and the fact that the provision of these facilities in occupied residential quarters may cause inconvenience to the occupants. It has accordingly been decided to provide the currently prescribed facilities on vacation of residential quarters. Fresh allotment of such quarters will ordinarily be made after provision of these facilities, unless the allottee agrees to accept the quarters without such facilities.

3. A list of permissible civil and electrical items/works of additions/alterations is enclosed as Annexure.

4. This Memorandum issues in supersession of all previous instructions, including the OM mentioned in paragraph 1 above, and with the concurrence of Integrated Finance Division vide the latter's No. 329-F dated 16.02.2004.

5. Hindi version will follow.


(D.K. Goel)

Under Secretary to the Government of India

- To
1. All Ministries/Departments of the Government of India.
 2. CAG of India, Bahadur Shah Zafar Marg, New Delhi.
 3. Secretary General, Rajya Sabha/Lok Sabha Secretariat, New Delhi.
 4. Director General (Works), CPWD, New Delhi.
 5. Chief Secretaries of Union Territories.
 6. Director of Estate, Ministry of Urban Development and Poverty Alleviation (MoUD&PA), New Delhi.

Copy :

1. PS to Minister of State (Independent Charge) for UD&PA, New Delhi.
2. PPS to Secretary (UD) / Secretary (UEPA), MoUD&PA, New Delhi.
3. PS to Additional Secretary (UD), MoUD&PA, New Delhi.
4. All Joint Secretary/Director/DS/US in MoUD&PA, New Delhi.
5. All Desks/Sections in MoUD&PA, New Delhi.
6. Hindi Section for Hindi version.


(D.K. Goel)

ITEMS OF WORKS TO BE CARRIED OUT AS ADDITIONS/
ALTERATIONS ON VACATION OF QUARTERS WHICH LACK
FACILITIES AS PER YARDSTICK

1. Civil Items

- (a) Kitchen sink with drain board in Type I, Type II, Type III and Type IV quarters.
- (b) 60 cm high white glazed tiles above the work top in kitchen, around the kitchen sink only, in Type I, Type II and Type III quarters.
- (c) 30 cm high dado with white glazed tiles along working platform and upto the window sill level in kitchen for Type IV quarters.
- (d) Magic eye in front of door for all Types of quarters (Type I to Type VI).
- (e) Curtain rod/pelmet for Type I to Type IV quarters.
- (f) One wash basin with one tap for Type I and Type II quarters.
- (g) One looking mirror with for Type I and Type II quarters.
- (h) Kota stone top on kitchen platform Type I to Type VI quarters.
- (i) Mosaic flooring and skirting in 50% of areas for Type I to Type III quarters/mosaic flooring in Type IV quarters.
- (j) Mosaic/white glazed tiles dado in WC and bathrooms in Type I to Type IV quarters.
- (k) Flooring for Types V and VI flats
 - (i) In rooms, kitchen and internal circulation areas Mosaic/terrazzo tiles with white cement. In kitchen, ceramic tiles/marble.
 - (ii) Kitchen platform/work top Granite stone.
 - (iii) Toilets and bathrooms Ceramic tiles flooring and skirting/dado of ceramic glazed tiles upto ceiling height with a decorative band of tiles.

2. Electrical Items (Total nos. as per revised specification)

- (a) 3 power points in Type I, Type II and Type III quarters.
- (b) 2 fans in Type I, 3 fans in Type II, 4 fans in Type III and 5 fans in Type IV quarters.
- (c) Door call bell for Type I and Type II quarters.
- (d) Recessed conduit wiring for Type I, Type II and Type III quarters.
- (e) Total number of light/fan points including one call bell to be (17+1 bell) in Type I quarters (20+1 bell) in Type II quarters and (23+1 bell) in Type III quarters.
- (f) Fluorescent light fittings, excluding tube light and starter 2 nos. in Type I and Type II quarters, 3 nos. in Type III quarters and 4 nos. in Type IV quarters.