

**RVUN (DETERMINATION AND RECOVERY OF RENT OF
RESIDENTIAL ACCOMMODATION) REGULATIONS**

**^[1] RAJASTHAN RAJYA VIDYUT UTPADAN NIGAM
LIMITED (DETERMINATION AND RECOVERY OF
RENT OF RESIDENTIAL ACCOMMODATION)
REGULATIONS, 1980**

PART-I GENERAL

1. Short Title and Commencement :

These regulations may be called the Rajasthan Rajya Vidyut Utpadan Nigam Limited (Determination and Recovery of Rent of Residential Accommodation) Regulations, 1980.

2. Application :

These regulations shall apply to all the employees of the Nigam from the date of issue of these Regulations and supersede all previous orders on the subject.

3. Definitions :

In these Regulations unless the context otherwise requires :

- ^[2](a) 'Alloting authority' means the authority specified by the Managing Director from time to time.
- (b) 'Nigam' means the Rajasthan Rajya Vidyut Utpadan Nigam Limited.
- (c) 'Tenant' means an employee to whom the residential accommodation is allotted by the Allotting Authority.
- (d) 'Employee' means and includes any employee of the Nigam.
- (e) 'Class in relation to a residence' means the class of that residence to which an employee is entitled according to the table given in Appendix-'A'.
- (f) 'Family' includes only the wife, husband (in case of female employee) children, step children; parents, brothers, their wives and sisters ordinarily residing with, and wholly dependent on an employee.
- (g) 'Half year' means half year beginning on the first day of April or the first of October.

^[1] Substituted vide order No. RVUN/ P&A/II/F/D.621 dated 28.08.2004.

^[2] Substituted vide order No. RSEB/ F&R/F.(18)/RFA/D.67 dated 03.11.1989

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- (h) Plinth area rates : Plinth area rates determined in accordance with the rules framed by the Chief Engineer (Building & Roads), Rajasthan.
- (i) 'Present market value' means the market value at the time of assessment.
- (j) 'Priority date of an officer' in relation to a class of residence, means the earliest date from which he has been continuously entitled to the allotment of a residence in that class or a higher class and has also been continuously holding a qualifying appointment.
- (k) 'Qualifying appointment' means an appointment, the incumbent of which is required to reside at the place of his posting on duty with the Nigam.
- (l) 'Residence' means any residence for the time being specified by the Superintending Engineer (Civil-O&M) as residential accommodation.
- (m) 'Residential Accommodation' means accommodation provided for residential purposes to the employees of the Nigam.
- (n) 'Sub-letting' includes sharing of accommodation with an allottee with or without payment of rent but does not include a casual guest.
- (o) 'Schedule' means the Schedule appended to these Regulations.

4. Capital Cost :

The capital cost of a residence owned by the Nigam shall include the cost or value of the buildings and also of sanitary, water supply and electric installations and fitting, but exclude the cost or value of the site including expenditure on its preparation, and shall be either:

- (a) The cost of acquiring or constructing the residence and any capital expenditure incurred after acquisition or construction,

OR

when this
is not known

- (b) The present value of the residence. Provided that the cost of restoration or special repairs shall not be added to capital

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cost or present value, unless such restoration or repairs add to accommodation or involve replacement of the existing type of work of a more expensive character.

5. Present Value :

The present value shall be determined as follows :

The plinth area of the building will be ascertained and the present day cost of constructing a building of similar size and specification shall then be estimated at plinth area rates. From the figures thus arrived at will be deducted :-

“(a) A percentage estimated by the Executive Engineer (Civil) after inspection, representing depreciation or of obsolescence.”

“(b) A lump sum representing such damages as may exist, but as does not effect the life of the building and if necessary a further lump sum representing the value of these features which exist which have been included in the plinth area valuation, but which representing no value to a tenant e.g. (exceptionally thick walls, unnecessary decoration and the line)”.

6. Valuation of site :

When the building has been purchased and the amount paid for the entire property including the site is known, but the amount actually paid on account of the site is not known, the cost of the site shall be determined by the Superintending Engineer (Civil) by comparing it with similar land, the value of which obtaining at the time of purchase of the building can be ascertained from the records of the District or other Government offices, or in any other appropriate manner.

7. Expenditure on preparation of site :

Expenditure on the following work shall be considered to be expenditure upon the preparation of site, viz.

- (a) Levelling
- (b) Clearance
- (c) Culverts

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8. Valuation of sanitary, water supply and Electric installation and fittings :

The cost or value of sanitary, water supply and electric installation and fittings shall include :

- (a) The cost or value of all materials and articles required or used, including all movable fans and lights supplied in the residence, at the expense of the Nigam.
- (b) Proportionate cost of the several installations in case of more than one residential and/or non-residential building being connected with one branch from the public drains, mains or supply line.
- (c) Cost of labour.
- (d) Cost of all 'fittings' (Electric heaters, or water heaters which are fixed to walls, floor or ceilings) and furniture (Portable heaters or water heaters).

9. Valuation of the site and residence :

When the present value of the residence and site is unknown the value of the residence and of the site shall be estimated separately by Executive Engineer (Civil) in accordance with the Regulations 5, 7 and 8 of the value of site and residence will be determined by the following authorities :-

- (i) Executive Engineer (Civil) If the estimated value of either site or residence does not exceed Rs. 50,000/-
- (ii) Supdtg. Engineer (Civil) Full powers.

10. Revaluation :

Chief Engineer, Addl. Chief Engineer, Nigam I/C of Civil works may, after recording the reasons, authorise a revaluation of any or all residences, at any time and revise the capital cost on the basis of such revaluation.

11. Capital Cost & Establishment Charges etc :

The capital cost howsoever calculated shall not take into consideration :

- (1) any charges on account of establishment and tools and plants

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as were actually charged direct to the work in cases in which the residence was constructed by the Nigam or

- (2) in other cases, the estimated amount of such charges.

12. Calculation of standard rent :

The standard rent of a residence shall be determined as follows :

- (1) In the case of a leased residence the standard rent shall be the sum paid to the lessor, plus an addition of 1.5 percent for both ordinary and special repairs and such charges for capital expenditure. On addition or alterations as may be a charge on the Nigam and for the interest on such capital expenditure as also for Municipal and other taxes in the nature of house or property tax payable by the Nigam in respect of the residence.
- (2) In the case of residence owned by the Nigam, the standard rent shall be calculated on the capital cost of the residence, and shall either be :
- (i) A percentage of such capital cost equal to such rate of interest as may from time to time be fixed by the Nigam plus in addition for Municipal and other taxes in the nature of house or property tax payable by the Nigam in respect of residence and for repairs both ordinary and special, a sum equal to-
- (a) 1.5 per cent of the capital cost of the building excluding the sanitary, water supply installations and 1.5 percent for annual repairs for heating and electrical installations; and
- (b) 1 percent for annual repairs and 3.5 percent for special repairs for sanitary and water supply installations and 1.5 percent for annual repairs for heating and electrical installations; or
- (ii) 6 percent per annum of such capital cost whichever is less.

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- (3) Municipal Taxes which local rules or customs are levied on the occupant will be payable by the occupant in addition to the rent payable to the Nigam under these regulations.
- (4) In both cases standard rent shall be expressed as standard for a calendar month and shall be equal to one-twelfth of the annual rent as calculated above, subject to the provision that, in special localities or in respect of special classes of residence, the Nigam may fix a standard rent to cover a period greater than one month but not greater than one year.
- (5) The occupant of the Nigam accommodation when vacating the same shall obtain “No dues certificate” from both the Rajasthan Rajya Vidyut Utpadan Nigam Limited and the Water Works Department failing which the outstanding charges as reported by these two departments shall be recovered from his salary.

13. Period of standard rent and its variation :

- (a) The rent calculated under Regulation 12 will remain in force for a period of 5 years and will not be varied unless certain additions and alternations are done, which add to the accommodation or involve replacement of the existing type of work by the work of more expensive character. In such cases cost of such work shall be added to the capital cost and the rent revised accordingly, irrespective of the fact whether the period of 5 years has expired or not. The recalculated standard rent will be effective from 1st April next following;
- (b) “The same principles will be observed when instead of an increase in the capital cost of a residence there is a decrease in it due to writing off, of a portion of it.”

14. Standard rent and additions and alterations :

When the standard rent of a residence has been calculated minor additions and alterations may be made without the rent of the residence being increased subject to the following conditions, namely-

- (a) The total cost of such additions and alterations during a period of five years, from the day the standard rent was last calculated, shall not exceed 5% of the capital cost, last calculated.

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- (b) When the cost of such additions and alterations exceeds 5% of the capital cost, on which the rent was last calculated the standard rent will be recalculated with effect from 1st April next following or from the date upon which a new tenant becomes liable for the payment or rent whichever is earlier.
- (c) Subject to the provisions of clause (b) the standard rent of a residence shall be recalculated on the expiry of five years from the date of the last calculations and the recalculation shall take effect from the 1st of April, next following or from such other dates as the Nigam may direct.
- (d) When the portion of capital cost of a residence is written off under the order of a competent authority, the rent should be recalculated forthwith.
- (e) Timely notice will be given by Executive Engineer (Civil) to the Allotting Authority who is incharge of the allotment of that particular residence, who in turn will give due and timely notice to the tenant. Omission, however on the part of Executive Engineer (Civil) or the Allotting Authority to give such notice in any case, will not constitute a reason for enhancement of rent taking effect from any later date.
- (f) Executive Engineer (Civil) will maintain separate ledger of the capital expenditure incurred on the additions and alterations of each residence. In the case of substantial additions and alterations to a residential building, its rent should be fixed by the Executive Engineer (Civil) concerned and recovery of rent from the tenant should be effected at the increased rate.

15. Occupation of building before closure of accounts of expenditure:

If a building is actually occupied, prior to the closing of the accounts of expenditure on its construction or acquisition or equipment, rent is chargeable from the date of occupation and should be fixed provisionally by the Executive Engineer (Civil) which will be revised with retrospective effect, when the accounts are closed.

16. Rent of separate sets of quarters :

In case of residence comprising separate complete sets of quarters for occupation by different tenants, the standard rent for each set

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must be calculated separately and the expenditure and accounts of each set must be booked and kept separately.

17. Allotment of House and Recovery of Rent :

The allotment of residential houses owned or taken on lease by the Nigam shall be made as per Annexure ‘A’ to these Regulations, subject to such modifications as the Managing Director, may hereafter, from time to time make therein and payment of rent will be made as provided in these Regulations.

Provided that for any unauthorised occupation of the residence, without the order of the competent allotting authority or its retention beyond the date fixed for vacation, the rent will be recovered at ^[3]four times the standard rent in addition to any such disciplinary action as may be considered necessary by the Appointing authority.

18. When a Nigam employee is provided with residence hired or owned by the Nigam, the following conditions shall be observed.

1. The scale of accommodation supplied shall not except on the employee’s own request exceed that which is appropriate to his status in accordance with para 6 of Annexure A to these Regulations.

^[4]2. (a) Unless otherwise explicitly provided in these regulations an employee of the Nigam, who is drawing salary under the Revised Pay Scales effective from 1.1.2006 shall pay monthly rent according to the following rates w.e.f. 1.09.2008.

S.No.	Pay Slab based on Basic Pay i.e. total of Pay in Running Pay Band and Grade Pay	Rate of Rent
1.	Below Rs. 13000/- per month	0.75% of the pay
2.	Rs. 13000/- and above but below Rs. 19000/- per month	1.5% of the pay
3.	Rs. 19000/- per month and above	2% of the pay

^[3] Substituted vide order No. RSEB/F&R/Rent Recovery/D.62 dated 28.11.1988

^[4] Substituted vide order No. RVUN/P&A/F.6PC/D.552 dated 1.10.2008 [P&A-29] read with order no. RVUN/P&A/F.6PC/D.600 dated 13.10.2008 [P&A-30]

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- (b) The Officers of All India Services and Central Government employees on deputation drawing pay in the Revised Pay Scales effective from 1.1.2006 shall pay monthly rent according to the rates applicable to the State Government servants who draw pay under the Rajasthan Civil Services (Revised Pay Scales) Rules, 2008.
- (c) In case of those employees who opt to retain the existing scale of pay the term pay will include, in addition to pay in the pre-revised scale and Dearness Allowance appropriate to that pay admissible under orders in existence on 1.1.2006.

Provided that Nigam's employees residing in the category of accommodation lower than the one to which they are entitled to shall not be required to pay rent more than the maximum amount of rent payable by an employee who is entitled to that lower category of accommodation.

19. Occupation while on leave or under training :

- 1. A Nigam employee proceeding on leave of any kind or on training shall be entitled to occupy a residence for a maximum period of four months.

Provided that the Alloting Authority may require a residence to be vacated at any earlier period and if the tenant refuses to vacate he will be charged four times the standard rent.

- 2. In case a Nigam employee continues to occupy the residence, contrary to the provisions as mentioned above he will be considered to be in unauthorised occupation and liable to pay four times the standard rent of the residence, apart from any other action that the Nigam may take.
 - (a) for eviction, and
 - (b) for disobedience of Nigam orders.
- 3. A Nigam employee who at his own request is supplied with residence, owned or leased by the Nigam of a higher class than that to which he is eligible, shall be charged full standard rent of the residence and shall not be given the benefit of any concession afforded by these Regulations.

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20. Extra Amenities :

Provision of extra amenities to the residential houses, such as furniture, garden, shall be subject to the following conditions, namely

- (a) that such amenities are not greater or more expensive than is reasonable having regard to the official position of the occupant, the social duties it entails, and other relevant circumstances;
- (b) Amenities like tennis courts, Badminton Courts, Cow-sheds fowl houses etc. shall not be provided except with the special sanction of the Managing Director. If such amenity are permitted interest @ 12% p.a. of the capital value will be charged.

21. Rent for Gardens :

- (a) Rent for Gardens, laid out and maintained by the Nigam shall be calculated on an adhoc basis by the Executive Engineer (Civil) and will include all charges such as of malies cobties manuer, seeds and charges for drawing and supply of water and shall be recoverable monthly from the pay of the occupant and shall be in addition to the rent payable for the residence.
- (b) The non recurring and annual recurring expenditure on the laying out and maintaining respectively for the gardens for each category of house shall not exceed the followings.

Category	Non-recurring (Rs.)	Recurring (Rs.)
A	1000	500
B	800	400
C	600	300
D	400	200

- (c) It shall not be at the option of the occupant to make private arrangements for the laying out of such a garden. The maintenance of the garden also shall not be discontinued at the choice of the occupant.

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22. Electric Pumping Set :

1. Rent for an electric pumping set if installed in a residence at the Nigam expense shall be recovered monthly at one twelfth of the amount annually required for payment of interest @12% including annual repair.
2. Once a pumping set has been installed in a residence every Nigam employee occupying the residence shall be liable to pay the rent for pumping set whether he requires or uses it or not.

23. Rent for furniture :

Rent of furniture supplied, will be charged monthly at 12 percent per annum on the capital value upto the scale prescribed and @ 18 percent per annum beyond the prescribed scale.

24. Electric Water and other supply :

The tenant shall pay for the cost of the Water, Electric and other energy consumed including Meter Rent, reconnection and disconnection charges. In the case of unmetered water supply the tenant will pay at flat rates prescribed by the Water Works Department from time to time.

25. Allottees Responsibility for rent :

1. Nigam employee to whom residence is allotted is responsible for the regular payment of the rent recoverable for the period of allotment, unless entitled to rent free accommodation.
2. Rent is to be paid monthly.
3. Any sum towards rent or otherwise payable under these Regulations shall be recoverable by deduction from the monthly salary or any other amount payable to the occupant.

26. Rent free accommodation :

In special circumstances and for reasons which should be recorded, the Nigam

- (a) May by general or special order grant rent free accommodation to any Nigam employee, class of employees or any other category of persons.

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- (b) May by general or special order, waive or reduce the amount of rent, municipal and other taxes, not being in the nature of house or property tax, to be recovered from a Nigam employee or class of employees.
- (c) The concession of rent free accommodation does not carry with it the free supply of water, electric, other energy amenities as mentioned in Regulation 20 the rent and charges of which shall be defrayed by the employee himself. The rent of water and electric meters is also payable by the tenant.

27. Excavation of Rent :

- (i) If the tenant finds that the residence has become uninhabitable he shall at once report the matter to the Executive Engineer (Civil) in-charge of the residence and the Allotting Authority. Executive Engineer (Civil) will immediately inspect the building and forward a report on the subject to the Superintending Engineer (Civil) who will take such steps in the matter as he consider necessary. He will also then decide whether partial or total remission of rent is to be allowed and inform the XEN (Civil) and the Allotting Authority and the tenant concerned.
- (ii) Inconvenience caused by petty or ordinary annual repairs is insufficient to warrant remission of rent.

28. Residence cum-office :

When a building is occupied partly as a residence and partly as an office capital value of the portion occupied as a residence must be separately estimated. The cost of maintenance of the residential portion should also be separately estimated and accounted for. This should be done on the basis of the plinth area.

When separate office accommodation is provided the occupant and the use of the part of his residence for office is optional, no deduction from the rent is permissible on this account.

29. Emoluments :

- 1. For the purpose of the above Regulations, emoluments mean and include;

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- (i) Pay,
- (ii) Fixed addition to monthly pay & allowance,
- (iii) Compensatory allowance, other than travelling allowance and uniform allowance.
- (iv) Pension drawn from any source other than extraordinary pensioner, compensation received under the Workmen Compensation Act, 1923.
- (v) Subsistence grant paid to an employee under suspension, provided that if he is subsequently allowed to draw pay for the period of suspension, the difference between the rent recovered and the rent due on the basis of the emoluments ultimately drawn shall be recoverable from him.
- (vi) The emoluments of a Nigam employee on leave mean, the emoluments drawn by him for the last complete Calender month of duty performed by him to his departure on leave.

30. Removal of doubt :

In the case of any doubt relating to the application and scope of these Regulations, the matter shall be referred to the Secretary, Nigam whose decision in the matter shall be final.

31. Repeal and savings :

All rules and orders in relation to matters covered by these Regulations other than provided in the agreement(s) if any and in force immediately before the commencement of these Regulations are hereby repealed.

Provided that any action under the rules and orders repealed shall be deemed to have been taken under the provisions of these regulations.

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ANNEXURE 'A'

INSTRUCTIONS FOR THE ALLOTMENT OF RESIDENTIAL ACCOMMODATION

1. As soon as the residential accommodation is decided to be constructed either by Project Authority or by the Operation & Maintenance Circle, following information about the accommodation will be sent by the Superintending/Executive Engineer incharge of construction to the Superintending Engineer (Civil-O&M) RVUN, Jaipur.
 - (i) Name of Locality, including full address where the accommodation will be constructed.
 - (ii) Number of the Quarters of each type to be constructed.
 - (iii) Target date of completion.
 - (iv) Estimated Capital Cost of each quarter.
2. The office of Superintending Engineer (Civil-O&M) will maintain a complete inventory of accommodation locality-wise in such form as may be prescribed by Superintending Engineer (Civil) containing the details about the date of completion of residential quarters, its capital cost, first occupant, date of occupance, annual recurring or non-recurring expenditure on each residential accommodation, additions and alterations & other works executed in each residential accommodation.
3. The Superintending Engineer (Civil & O&M) will keep regular check on the construction of residential accommodation by target date and inform the Allotting Authority about the construction of accommodation. The Executive Engineer incharge of Construction will also send the information about the construction of residential accommodation to the Allotting Authority direct to avoid delay.
4. The Allotting Authority will, on receipt of information as per para 3 above, will classify the various residences in the various categories as per para 6 and can change the class or earmark the same for any officer or purpose. Allotting Authority will send the cassified and allocated list of residences to the Superintending Engineer (Civil & O&M). The SE (Civil-O&M) will allot a specific number to each residence, class-wise and locality-wise. He will also take in his possession all the relevant record/proof of acquisition, purchase, construction Cost from Controlling Authorities as are generally required by the Life Insurance Corporation of India for the mortgage of property against loan/advance, if necessary.

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5. Allotting Authority will allocate the residences and inform the Superintending Engineer (Civil-O&M), Accounts Officer concerned and the individual. The accommodation as earmarked for certain employees or class of employees will be allotted to such employees or class of employees alone and not to others, except with the prior approval of the Secretary. For allotment of earmarked accommodation for a particular class of employees, all other regulations regarding priority in arrival etc. will apply.
6. Save as otherwise provided by or under these regulations residences of the various classes shall be allotted to the employees whose emoluments on the first day of the half year in which the allotment is made, are as shown in the following tables.

S. No.	Type of Accommodation		Plinth Area	Officers Drawing Grade Pay
	Nigam			
A	Applicable at Jaipur			
1.	A & B	R1	2337 Sqf.	Grade Pay of Rs. 8700/- and above
2.	C	R2	1500 Sqf.	Grade Pay of Rs. 6600/- and to Rs. 8200/-
3.	D	R2 without Garrage & Servant Quarter	965 Sqf.	Grade Pay of Rs. 4200/- and to Rs. 6000/-
4.	E	R3	570 Sqf.	Grade Pay of Rs. 2400/- and to Rs. 3600/-
5.	F & G	R 4 & 5	350 Sqf.	-1S and Grade Pay upto Rs. 2100/-
B.	At places other than Jaipur			
1.	A & B	R1	2337 Sqf.	Grade Pay of Rs. 7600/- and above
2.	C	R2	1500 Sqf.	Grade Pay of Rs. 5400/- to Rs. 6800/-
3.	D	R2 without Garrage & Servant Quarter	965 Sqf.	Grade Pay of Rs. 3600/- to Rs. 4800/-
4.	E F	R3 R4	570 Sqf.	Grade Pay of Rs. 2100/- to Rs. 3200/-
5.	G&H	R5	350 Sqf.	-1S and Grade Pay upto Rs. 2000/-

^[5] Substituted vide order No. RVUN/P&A/F. 6PC/D.551 dated 1.10.2008[P&A-28]

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NOTE :-

Those who draw pay in the scales or pay specified against each type of accommodation but below the stage (amount) indicated will be entitled to immediately lower type of accommodation.

7. (a) Every employee who desired to have an allotment made under these regulations shall submit an application in the appended prescribed form (Schedule A) to the Allotting Authority concerned immediately on arrival/appointment at that place.
- (b) The application for allotment of Nigam's accommodation, in the prescribed form, shall be duly signed by the applicant and submitted through the Head of the Office to whom the powers of certifying the emoluments vests. Head of Office, after satisfying himself as to the correctness of the statements made in the application shall countersign and forward in to the Alloting Authority concerned.
- (c) The Allotting Authority will maintain a class-wise Waiting List, in a Register in the form given in Schedule 'B' in respect of all Officers for whom the power of allotment vests in him, in the order of priority date i.e. date of application or date of joining duty at that place, whichever is later.
- (d) It will be the responsibility of the employee concerned to intimate to the Allotting Authority concerned the fact of his crossing the limits of any category so that his name may be entered in the Priority list of the relevant category.
- (e) Employees who are living in lower category of residence shall be considered for allotment of residence of higher category as soon as they become entitled. His name will be cut at the bottom of the priority list of the relevant category on the date of receipt of intimation of his being eligible to upper class to the Allotting Authority.
- (f) Subject to exceptions and conditions mentioned, the Allotting Authority will make allotment of residences strictly in accordance with the scale and the waiting list mentioned above.

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- (g) In no case any employee would be entitled, as a matter of right, to take any residence for allotment to him.
 - (h) Any employee aggrieved with the decision of the Allotting Authority will represent his case to Chief Engineer (O&M), RVUN, Jaipur whose decision will be final.
8. If the house is allotted to an Officer for his residence as well as Office, rent would be charged from the Officer for the residential accommodation occupied by him. The rent would be calculated on the basis of plinth area occupied by him in the building.
9. (1) Notwithstanding anything contained in the sub-regulations, no employee who owns a house at the place of posting whether in his own name or in the name of his wife or children shall be allotted a residence under these regulations, unless
- (a) Such house has been taken by the Nigam on rent at the fair rent assessed as per Rules.
 - (b) Such house was given out on lease rent by an employee before being posted at that place and that he is unable for reasons beyond his control to obtain the vacant possession of the house.
2. No employee who has been granted a house building advance for construction of a house at the place of his posting shall be allotted a residence under these regulations, or will be allowed to retain the residential building/quarter already allotted to him after the expiry of a period of one year from the date of receipt of the amount of advance. Where the advance is drawn in instalments the date of last instalment will be considered as the date of drawing such advance for purpose of calculating the above period.
3. If any employee takes occupation of the residence without the orders of the Allotting Authority or continues to occupy such accommodation against the orders of Allotting Authority, four times the standard rent shall be charged from the occupant concerned.
4. Contravention of these regulations shall be viewed as a breach of the Nigam's conduct Regulations or other rules/Regulations applicable to a particular class of employee and shall make the employee concerned to be proceeded with accordingly.

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10. (i) Chief Engineer, Addl. Chief Engineer, Deputy Chief Engineer, Controller of Accounts having their families residing with them are entitled to out of turn allotment of residence.
- (ii) The Allotting Authority may make temporary allotments of any class of accommodation to the following :-
- (a) To Officers newly posted there,
- (b) To Officers required to move for accommodation pending allotment of permanent accommodation.
- (iii) As far as possible subject to availability the Allotting Authority will earmark residential building for the following by designation according to the class of accommodation to which they might be entitled.
- (1) Chief Engineer/Addl. Chief Engineer, Incharge of the Project, under construction.
- (2) Deputy Chief Engineer/Superintending Engineer incharge of the Operation and Maintenance.
- (3) Executive Engineer/Assistant Engineer Incharge of Grid Sub-Station, Generating Station, Operation & Maintenance.
- (4) Employees, entitled to get rent free accommodation, as declared by the Nigam from time to time.
- (5) Any other employee by name or by designation as may be declared by Managing Director.
11. (i) Those employees for whom residential accommodation is reserved by designation should occupy the accommodation thus reserved within a period of one month of their taking charge of such post, failing which rent will be recovered from them according to Regulations, even if the house is not occupied. As soon as an earmarked house is occupied by the employee concerned, he should intimate the date of taking over charge of his post as also that of occupying the house, within a week to the Allotting Authority concerned, S.E. (Civil-O&M), Officer In-charge of supply of electricity, water, telephone etc. in that area. Failure in sending this

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information to the above noted Officers will make the employee liable for payment of full standard rent or the rent payable by the employee whichever is higher, from the last date by which the information was due to be sent and from employees entitled to rent free accommodation, standard rent or payable, whichever is less, will be charged.

- (ii) As soon as a house has been allotted the allottee should on receipt of allotment order, send a letter of acceptance of the allotment, within five days of the date of the allotment order to the Allotting Authority and should occupy the allotted house, within eight clear days after the date of allotment. He should also intimate the actual date of occupation of the house to the (1) Allotting Authority (2) Superintending Engineer (Civil-O&M), (3) Officer Incharge of the supply of water, (4) Electricity in the area. Failure in sending the above information to the Officers noted above immediately after occupation will make the allottee liable for the payment of full standard rent or rent payable by him, as the case may be, whichever is higher, from the last date by which the intimation was due to be sent.
- (iii) If an employee fails to accept the allotment of a residence under these Regulations within 5 clear days after the date of allotment or fails to move into that residence within eight clear days after the date of allotment :-
 - (a) He shall not be eligible for another allotment for a period of six months from the date of failure to accept the allotment. After the expiry of six months, his name may be placed at the bottom of the waiting list. His house rent allowance, if permissible in the area, will not be payable from the date of allotment of house, and
 - (b) The residence in question will be re-allotted in accordance with these Regulations.
 - (c) The occupant of the residence, while vacating the same shall obtain “No dues certificate” from the

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Officer Incharge of the supply of water and electricity in that area; failing which the outstanding dues, as reported by these two Departments shall be recovered from his salary.

- ^[6]12 (a) If the employee/occupant who has been allotted accommodatin under these regulations does not vacate the house after the period prescribed in the regulations, he shall be treated as unauthorized occupant and shall be liable for eviction without any notice under Rajasthan Public Premises (Eviction of Unauthorized Occupants) Act, 1964 by the officer authorized by the Government. An allotment shall be effective from the date mentioned on which it is accepted by the officer concerned and shall continue until :-
- (i) it is cancelled or is deemed to be cancelled under these regulations, or
 - (ii) it is surrendered by the officer concerned, or
 - (iii) the employee/occupant concerned ceases to occupy the residence.
- ^[7]12 (b) If an employee/occupant proceeds on deputation or transfer out of the place of his posting or on foreign service or on temporary transfer, as the case may be, he will vacate the residence allotted on him within a month from the date of handing over the charge at the place of his posting. If the house is not vacated within a period of one month then twice the standard rent will be charged from the occupant for the house during the second month, after the second month and upto six months three times the standard rent shall be charged from the occupant.

Provided that in an exceptional case, after six months, the allotting authority may allow the occupant on market rate of rent for a period of next six months. On expiry of the above period, the eviction process shall be initiated.

^[6] Substituted vide order No. RVUN/P&A/F/D.291 dated 30.11.2010[P&A-110]

^[7] Substituted vide order No. RVUN/P&A/F/D.291 dated 30.11.2010[P&A-110]

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Provided further that the Allotting Authority may require the house to be vacated at any earlier period after the expiry of first month from the date of handing over the charge. If the occupant refuses to vacate after the second month mentioned above, is over, or the earlier period, in which he is required by the allotting authority to vacate, has expired, he will be considered to be in unauthorized occupation and liable to pay (i) four times the standard rent or (ii) double of the rent payable at the rates prescribed from time to time, as the case may be, whichever is higher, from the date of the house was required to be vacated, apart from any other action that the S.E. (Civil) or any person authorized in this behalf may take-

- (a) for eviction, and
 - (b) for disobedience of Nigam orders.
12. (c) In the case of temporary transfer, if the employee is likely to be posted again at the same headquarters; Allotting Authority may permit an employee to continue to occupy the house and exempt him from payment of enhanced rent, provided it is satisfied that the transfer has been made in the interest of the Nigam, for a period not exceeding four months, and the employee is likely to have his place of posting at the same place within his period. A certificate to this effect shall invariably be endorsed in the transfer order in such cases.
- (d) Where rent-free accommodation has been allotted the allotment in case of transfer shall be treated as cancelled with effect from the date of handing over the charge by the employee concerned. If the house is not vacated by the employee on due date he shall pay rent for accommodation for the first month at full standard rent and thereafter at four times the standard rent.
13. Any Officer to whom a residence of appropriate class has been allotted under these Regulations, may apply for a change of allotment within the same class and preference will be given in order of date of allotment of previous accommodation save under special

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circumstances. If an employee fails to accept a change of residence offered to him within the time specified in the order, he shall not be eligible for a subsequent change of allotment under this regulation. No employee shall be allowed a change of allotment within the same class more than once under the regulation.

14. An Officer may, however, be allowed subsequent change of residence within the same class either on the death in that residence of his wife, child or other close relation residing with him or any untoward accident happening in the family provided he applied for a change within a month of such occurrence.
15. Employee to whom residences have been allotted may with the prior approval of the Allotting Authority in writing exchange residences within the same class.
16. An employee may at any time surrender an allotment made to him under these regulations and if he does so :-
 - (a) He will not retain any right on the particular residence allotted to him,
 - (b) He will be entitled on a fresh application made in this behalf to another allotment according to his name on the waiting list.

Any employee surrendering an allotment should send a letter to the Allotting Authority, S.E. (Civil-O&M) and Accounts Officer concerned; at least 15 days before the date of vacation of the residence. The allotment of residence shall be deemed to have been cancelled with effect from the 16th day of the day on which the letter is received by the Allotting Authority.

- ^[8]17. If the employee/occupant to whom a residence is allotted dies, the allotment shall be treated as cancelled with effect from two months after the date of the employee's/occupant's death or with effect from any date after such death on which the residence is actually vacated by the dependents of the deceased employee/occupant, whichever is earlier.

^[8] Substituted vide order No. RVUN/P&A/F/D.291 dated 30.11.2010[P&A-110]

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Provided that, in case of an employee, the spouse or one of his son or unmarried daughter nominated by the spouse, who was residing with him and is already in Nigam Service or is appointed in Nigam service under the provisions of the Rajasthan Compassionate Appointment of Dependents of Deceased Government Servant Rules, 1996, may be allotted residence of the appropriate class by the allotting authority on out of turn basis.

If the house is not vacated within the period of two months from the date of occupant's death, then three times the standard rent shall be charged upto six months.

In an exceptional case, after six months, the allotting authority may allow the occupant on Market rate of rent for a period of next six months. On expiry of the above period, eviction process shall be initiated.

- ^[9]18. If the employee/occupant to whom a residence is allotted, retires or resigns or is dismissed or removed from service, the allotment shall be treated as cancelled with effect from two months after the date of retirement, resignation, dismissal, removal as the case may be or with effect from the date after such dismissal, removal or retirement, on which the residence is actually vacated, whichever is earlier. If such employee/occupant does not vacate the house within two months then he shall be liable to pay the market rate of rent upto next two months. On the expiry of the above period, eviction process shall be initiated.

Provided that in case the employee in occupation of the earmarked residence retires, resigns, removed or is dismissed from service, the period allowed for vacating the house shall be 15 days after the date of his retirement, resignation, removal or dismissal from service. For any subsequent unauthorized stay, the employee shall pay double the standard rent for one month after the period of 15 days and thrice the standard rent of any subsequent period.

In case an employee who is in occupation of earmarked house is transferred either in the same city or outside the city then he shall vacate the earmarked house within the period of one month from the

^[9] Substituted vide order No. RVUN/P&A/F/D.291 dated 30.11.2010[P&A-110]

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date of handing over charge. If the employee does not vacate the house within one month and continues to occupy the house without prior sanction of the Allotting Authority, then he shall pay double the standard rent for the second month and even the unauthorized stay goes beyond this period, then thrice the standard rent shall be payable by the occupant for any period of unauthorized stay.

The concession of rent free accommodation is not admissible to an employee during leave preparatory to retirement. The allotment shall be treated as cancelled from the date the employee proceeds on leave preparatory to retirement. If he does not vacate the house he shall pay rent for the first two months for such accommodation from the date he proceeds on leave preparatory at rates provided above and thereafter double the standard rent.

19. If an employee or his family has to vacate the residential accommodation on account of the employees transfer, deputation on foreign service or training etc. grant of leave over two months, retirement, resignation, removal or dismissal from service or death, an intimation of the probable date of vacation should be sent at least one week before the date of actual vacation immediately after that, to the (1) S.E. Civil-O&M (2) Allotting Authority, and (3) the Officer in-charge, Water Works (4) Electricity Board.

Failure in sending this intimation to the above noted officers will make the Officer concerned liable for payment of full standard rent or rent payable by him as the case may be, whichever is higher, from the last date by which the intimation was due to be sent, till its receipt by the officers concerned.

20. (1) No employee shall sub-let a residence allotted to him, or any portion thereof or any of the out houses, appurtenant there to except with the permission of the allotting authority.
- (2) If an Officer sub-lets a residence allotted to him or any portion thereof or any of the out houses-appurtenant there to without the permission of the allotting authority, he shall without prejudice to any other action that may be taken against him be charged four times the standard rent of the residence for the period of such sub-letting.

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21. The employee to whom a residence has been allotted shall be personally responsible for the rent thereof and for any damage beyond fair wear and tear caused thereto or to the furniture or services provided therein by the Nigam during the period for which the residence has been and remains allotted to him.
22. The employee to whom a residence has been allotted shall be required when he enters into occupation of the residence and when he vacates the residence to sign an inventory of the fixtures and fittings.
23. The employee to whom a residence has been allotted, shall maintain the residence and premises in clean condition to the satisfaction of the Municipal Committee (which is responsible for the final disposal of rubbish and night soil) and the Health Officer concerned of the area.
24. The employee to whom a residence has been allotted, shall not permit trees or shrubs in the premises to be cut down or chopped save with the consent of the S.E. (Civil-O&M).
25. If the employee to whom a residence has been allotted, commits any breach of the regulations or uses the residence or premises or permits the residence or premises to be used for any purpose which the Allotting Authority considers to be improper or if it is found that the officer has knowingly furnished incorrect information in application or written statement with a view to secure an allotment, the Allotting Authority may, without prejudice to any other disciplinary action that may be taken against him :-
 - (a) require him to vacate the residence and may allot it to another employee but the employee so required to vacate the residence shall continue to be personally responsible for the rent thereof, and
 - (b) declare him to be ineligible for a residence during a specified period.
 - (c) using the residence or a portion thereof for purposes other than those for which they are meant; and
 - (d) unauthorised extension from electric and water connections or tampering therewith.

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- ^[10]26. Deleted.
27. If any question arises as to the interpretation of these instructions the decision of the Managing Director, shall be final.
28. The Managing Director, may for reasons to be recorded in writing, relax any or all the regulations in the case of any employee or residence or class of Officers.
29. The Managing Director may delegate any of the powers and functions, conferred upon him by the regulations to any Officer subject to such conditions, as he may deem fit to impose.
30. The above instructions supersede all previous instructions issued in this behalf from time to time.

^[10] Deleted vide order No. RSEB/F&R/F./Rent-Recovery/D.14 dated 25.02.1982

**RVUN (DETERMINATION AND RECOVERY OF RENT OF
RESIDENTIAL ACCOMMODATION) REGULATIONS**

SCHEDULE 'A'

RAJASTHAN RAJYA VIDYUT UTPADAN NIGAM LIMITED

Form of application for allotment of residential accommodation

To

Allotting Authority

Sir,

I hereby apply for the allotment of residential accommodation.
Particulars are given below :

1. Name
2. Designation
3. Pay & Allowances, if any
(to be shown separately)
4. Scale of Pay-date of increment
5. Date of joining at the place
of posting
6. No. of adults and children in
the family (indicating relationship
to the applicant)

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- 7. Whether any house property is owned at the place of posting.
- 8. Whether any House Building Advance has been drawn if so the date of last instalment drawn.

Place
Date

Signature
Designation Office/Place of Posting

Forwarded to _____ . The comments have been verified.

Signature
Designation
(Head of Office)

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FOOTNOTES IN DETAIL

- ^[1] These Regulations were initially made by the erstwhile RSEB(as per order no. RSEB/RVUN/F&R/F.Rent Recovery/D.94 dated 22.10.1980 effective from 1.10.1980) in exercise of the powers conferred to it by Section 79(c) & (k) of the Electricity (Supply) Act, 1948 and, thereafter, these were made applicable in Nigam under the provisions of sub-rule 6 of Rule 6 of the Rajasthan Power Sector Reforms Transfer Scheme,2000. Subsequently, the words "**RSEB**", "**Board**" and "**Rajasthan State Electricity Board**" wherever appearing in the Regulations have been substituted by the words "**RVUN**", "**Nigam**" and "**Rajasthan Rajya Vidyut Utpadan Nigam Limited**" vide order No. RVUN/ P&A/II/F/D.621 dated 28.08.2004.
- ^[2] Substituted vide order No. RSEB/F&R/F.18/RFA/D.67 Dated 3.11.1989 for the following:
"Allotting authority means the authority specified by the Chief Engineer/ Addl. Chief Engineer, RSEB, in whose jurisdiction the residential accommodation is available for allotment of residential accommodation."
- ^[3] The words "double the standard Rent" wherever appearing in the RSEB Determination & Recovery of Rent of Residential Accommodation Regulations, 1980 and Annexure 'A' to to the said Regulations were substituted by the words "four times the standard Rent" vide order No. RSEB/F&R/Rent Recovery/D.62 Dated 28.11.1988
- ^[4] Substituted vide order No. RVUN/P&A/F.6PC/D.552 Dated 1.10.2008 [P&A-29] read with order No. RVUN/P&A/F.6PC/D.600 Dated 13.10.2008 [P&A-36] for the following:
"(a) Unless otherwise explicitly provided in these regulations an employee of the Board, who is drawing salary under the Revised Pay Scales effective from 1.9.1996 shall pay monthly rent according to the following rates w.e.f. 1.1.1998.

S.No.	Pay range	Rate of Rent
(i)	Below Rs.3700/- per month	1% of the pay
(ii)	Rs.3700/- and above but below Rs.5500/- per month	1.5% of the pay
(iii)	Rs.5500/- and above but below Rs.8300/- per month	2% of the pay
(iv)	Rs.8300/- and above but below Rs. 10,800/- per month	2.5% of the pay
(v)	Rs.10,800/- per month and above	3% of the pay

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(b) The Officers of All India Services and Central Government employees on deputation drawing pay in the Revised Pay Scales effective from 1.1.1996 shall pay monthly rent according to the rates applicable to the State Government Servants who draw pay under the Rajasthan Civil Services (Revised Pay Scales) Rules, 1998.

(c) In case of those employees who opt to retain the existing scale of pay the term pay will include, in addition to pay in the pre-revised scale and Dearness Allowance appropriate to that pay admissible under orders in existence on 1.1.1996.

Provided that Board employees residing in the category of accommodation lower than the one to which they are entitled to shall not be required to pay rent more than the maximum amount of rent payable by an employee who is entitled to that lower category of accommodation."

[5] Substituted vide order No. RVUN/P&A/F.6PC/D.551 Dated 1.10.2008 [P&A-28] effective from 1.09.2008 for the following:

S. No.	Type of Accommodation		Plinth Area	Officers Drawing Pay in Revised Pay Scales
	Govt.	Board		
1. Applicable at Jaipur				
1	76 I	A & B	2337 Sqf.	Rs.14,300 or above in Board's Pay Scale No. 18 and above.
2	76 II	C & D	1500 Sqf.	Rs.10,000 or above in Board's Pay Scale No. 13 to 17.
3	76 III	E	965 Sqf.	Rs. 8,000 or above in Board's Pay Scale No. 10 to 12.
4	76 IV	F	570 Sqf.	Rs.5,500 or above in Board's Pay Scale No. 6 to 9
5	76 V	G&H	350 Sqf.	In Board's Pay Scale No. 5 or below.
2. Applicable other than Jaipur				
1	76 I	A & B	2337 Sqf.	Rs.12,000 or above in Board's Pay Scale No. 15 and above.

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2	76 II	C & D	1500 Sqf.	Rs.10,000 or above in Board's Pay Scale No. 11 to 14.
3	76 III	E	965 Sqf.	Rs. 7,000 or above in Board's Pay Scale No. 9 and 10.
4	76 IV	F	570 Sqf.	Rs.5,000 or above in Board's Pay Scale No. 6 to 8
5	76 V	G&H	350 Sqf.	In Board's Pay Scale No. 5 or below.

NOTE: -

Those who draw pay in the scales or pay specified against each type of accommodation but below the stage (amount) indicated will be entitled to immediately lower type of accommodation.

[6], [7], [8] and [9] Substituted vide order No. RVUN/P&A/F./D.291 Dated 30.11.2010 [P&A-110]

[10] Deleted the following provision vide order No. RSEB/F&R/F. Rent Recovery/D.14 dated 25.02.1982:

"If any employee accepts the allotment of a lower class of residence due to not availability of residence of higher class and occupies it, he will not be entitled to any relief whatsoever in payment of rent or otherwise."

**RVUN (DETERMINATION AND RECOVERY OF RENT OF
RESIDENTIAL ACCOMMODATION) REGULATIONS**

IMPORTANT ORDERS/CIRCULARS ISSUED ON THE SUBJECT

No. RRVUN/F. /D.1 Jaipur Dated 22.7.2000

ORDER

Sub : Rules/Regulations & delegation of powers for the employees
of Corporation.

In order to conduct day-to-day business of Corporation, the Board of Directors have decided that all the Rules & Regulations including Service Rules, GPF/CPF Rules, Pension Rules etc. etc. & also the delegation of powers (including financial powers) in respect of various matters as prevailing in erstwhile Rajasthan State Electricity Board as on the date of transfer i.e. 19th July, 2000 shall, mutatis mutandis, be applicable in Corporation till the Corporation promulgates its own Rules/Delegation of Powers.

However, the powers delegated to “Whole Time Members” in the erstwhile Rajasthan State Electricity Board shall be exercised by the “CMD in consultation with the FA&COA” and powers delegated to “Chairman” shall be exercised by the “CMD”

This order shall be deemed to be effective from 20th July, 2000.



No. RRVUN/P&A/II/F/ /D.621 Jaipur August 28, 2004

ORDER

The Board of Directors, in its 62nd meeting held on 16.08.2004, has decided to substitute the words “RSEB”, “Board” and “Rajasthan State Electricity Board” by the words “RVUN”, “Nigam” and “Rajasthan Rajya Vidyut Utpadan Nigam Ltd.”, respectively, wherever appearing in any Rule(s), Regulations(s), Delegation of Powers, etc., including titles thereof, framed and applicable in the erstwhile Rajasthan State Electricity Board as on 19.07.2000 and subsequently adopted by the Company (RVUN), provided that any action/decision taken by or in pursuance to any of the said Rule(s), Regulation(s), Delegation of Powers ,etc., shall be deemed to have been taken under these Rule(s), Regulation(s) Delegation of Powers, etc.

RVUN (DETERMINATION AND RECOVERY OF RENT OF RESIDENTIAL ACCOMMODATION) REGULATIONS

No. RRVUN/P&A/F.BOD/ /D.394 November 24, 2009[P&A-71]

ORDER

Sub : Allotment of quarters in RVUN's colony.

The Board of Directors in its 163rd meeting held on 18th November 2009, has decided that if the husband and the wife, both are serving in Rajasthan Rajya Vidhyut Utpadan Nigam, including those who are on deputation in RVUN, and are posted at the same headquarter, in such situation they may be allowed quarter of the next higher category than the category of actually entitled as per priority, subject to the condition that quarters of that particular category are vacant for more than preceding six (6) months at that station and no person entitled for such category of quarter is waiting for his allotment.



No. RRVUN/P&A/GAB/F. /D.1219 Dated : 31.03.2011[P&A-122]

ORDER

Sub : RVUN (Determination and Recovery of Rent of Residential Accommodation) Regulations, 1980.

The Board of Directors, in its 184th meeting held on 17.03.2011, has decided to authorize the Chairman & Managing Director, RVUN to allow retention of quarters in case of transfer/deputation of employees of the Nigam from one project to other project, under the provisions of Instruction No. 28, in relaxation to the Instruction No. 12(b) of the Annexure- 'A'- "Instructions for allotment of residential accommodation" as appended to the RVUN (Determination and Recovery of Rent of Residential Accommodation) Regulation, 1980, subject to the following conditions.

- (i) The aforesaid relaxation is applicable in case of RVUN only;

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- (ii) The retention of quarters may be allowed only in case of transfer/ deputation of employees of RVUN from one project of RVUN to another project of RVUN and this will not include Head Office of RVUN;
- (iii) This is subject to the availability of extra accommodation at the project of RVUN where retention of accommodation is to be allowed and that there is no application in waiting for such an accommodation; and
- (iv) No Family residential accommodation is available at the project and employee is residing in the declared field hostels of RVUN on such transfer/deputation.



No. RRVUN/CAO(W&M/Control/F. /D2595

Jaipur, dt. 20.03.2012

CIRCULAR

Sub : Deposit/Transfer of rent for occupying the Residential accommodation of other company.

As per the decision of the Coordination Committee taken in its 154th meeting held on 16.02.2012, the rent on the account of occupancy of the quarters of a company by the staff / employees of other power sector companies shall be deposited/ transferred to the company who is the owner of the Quarters. It is, therefore, ordered that the rent be recovered/ deposited, as the case may be, for the occupancy of the quarters by the staff/employees of the company other than the company who is the owner of the quarters.



**RVUN (DETERMINATION AND
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REGULATIONS**



**RAJASTHAN RAJYA VIDYUT UTPADAN
NIGAM LIMITED**

PREFACE

In view of a number of amendments issued since last publication of **Determination and Recovery of Rent of Residential Accommodation Regulations, 1980** and also constitution of Rajasthan Rajya Vidyut Utpadan Nigam Limited, it was felt that an updated edition of above **Regulations** should be made available incorporating all the amendments and RSEB/Nigam's decision on the subject issued upto 31st March, 2017.

Every possible care has been taken to avoid errors and omissions; however, if any error or omission is detected in this edition, which has inadvertently remained, the same may please be brought to the notice of the Personnel Officer (Estt. I), RVUNL, Jaipur. For authentic text, especially in the matters involving legal and financial implications, a reference to the original Circulars/Orders/Instructions should, invariably, be made.

Suggestions, if any, for improvement to make the update more useful would be appreciated.

ALOK SHARMA
Joint Director (P&A)
Rajasthan Rajya Vidyut
Utpadan Nigam Limited

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