

AJMER VIDYUT VITRAN NIGAM LIMITED

HATHI BHATA, CITY POWER HOUSE, AJMER-305001

No. AVVNL/CAO(R&C)/Sr. AO (Rule)/F. 83/00 /D. 4637 Dated 1.12.2010.

ORDER

Sub: - Amendments in RSEB Determination and Recovery of Rent of Residential Accommodation Regulations, 1980.

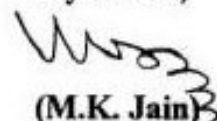
The Board of Directors, AVVNL, in its 176th meeting held on 18th November, 2010 has accorded its approval to amend the instructions at S.No. 12(a), 12(b), 17 & 18 for allotment of Residential Accommodation appended as Annexure-'A' in 'The RSEB Determination and Recovery of Rent of Residential Accommodation Regulations, 1980 be made as follows, namely:-

S.No.	Amendments in Instructions for the allotment of residential accommodation provided in Annexure-"A" in Nigam Rules.
1.	<p>12(a) If the employee /occupant who has been allotted accommodation 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:-</p> <ul style="list-style-type: none"> (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.
2.	<p>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.</p> <p>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 month three times the standard rent shall be charged from the occupant.</p> <p>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.</p> <p>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) double 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:-</p> <ul style="list-style-type: none"> (a) For eviction, and (b) For disobedience of Nigam orders.

3	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
4	<p>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.</p> <p>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.</p> <p>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 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.</p> <p>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 2 months for such accommodation from the date he proceeds on leave preparatory at rates provided above and thereafter double the standard rent.</p>

Note:- For the purpose of above provisions, the market rate of rent means the rent as assessed by the Superintending Engineer (Civil) or any other person authorized by the Nigam in this behalf.

By Order,

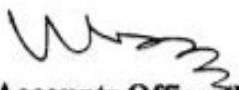


(M.K. Jain)

Chief Accounts Officer (R&C)
AVVNL, AJMER

Cop: submitted/forwarded to the following for information and necessary action:-

1. The Director (Technical), AVVNL, Ajmer.
2. The Chief Engineer/Zonal Chief Engineer (), AVVNL, _____.
3. The Chief Accounts Officer (ATB/ IA & W&M), AVVNL, Ajmer.
4. The Secretary (Admn.), AVVNL, Ajmer.
5. The Zonal Sr. Accounts Officer (), AVVNL, Ajmer / Udaipur Jhunjhunu.
6. The Sr. Accounts Officer (), AVVNL, _____.
7. The Superintending Engineer (RPPC), AVVNL, Jaipur.
8. The Superintending Engineer (Civil/Plan/MM/O&M/M&P/TW), AVVNL Ajmer/Bhilwara Nagaur/Udaipur/Chittorgarh/Banswara/Rajsamand/ Jhunjhunu/Sikar with the request to circulate this order among division/Sub-division under his control.
9. The Company Secretary, AVVNL, Ajmer.
10. The Addl. Superintendent of Police (Vig.), AVVNL, Ajmer.
11. The TA to Managing Director, AVVNL, Ajmer.
12. Dy. Director of Personnel (AZ / UZ/ JJZ), AVVNL, Ajmer/Udaipur/ Jhunjhunu
13. The Accounts Officer (O&M/IA/EA/Budget/W&M), AVVNL, Ajmer/ Bhilwara/ Nagaur/ Udaipur/Chittorgarh/Banswara/Rajsamand/Sikar/ Jhunjhunu.
14. The Personnel Officer (Corporate Off./O&M), AVVNL, _____.
15. The Public Relation Officer, AVVNL, Ajmer.
16. The P.A. To Managing Director, AVVNL, Ajmer/Jaipur.


 Chief Accounts Officer (R&C)