



Residential Accommodation Facility

AIUCBOF Empowerment Series Chapter 16

Residential accommodation to officers **(Reg 25 of OSR 1979/1982)**

1. Categories of officers eligible for Bank's residential accommodation are enumerated in circular No. CHO/POS/32/89 dt 12.10.89 and CHO/POS/46/89 dt 18.12.89, as under:

- [a] All Officers in Scale-V & above.
- [b] Senior Manager, Managers in Scale-II & I holding number one post in the branch.
- [c] Senior Managers, Managers holding number two position in the branch.
- [d] Senior Manager /Manager Incharge of the Department in Zonal Offices.
- [e] Senior Manager (Cash) in exceptionally large branch and very large branch.
- [f] Faculty Members
- [g] Inspecting Officers will be eligible for a house at the place of Head Quarter or at the place of last posting or the place of choice provided they do not have their own house at the particular place where they choose to take Bank's accommodation.
- [h] Lead District Managers
- [i] Officers deputy to RRB, provided they are enjoying the benefit prior to such posting.
- [j] All Officers posted in Metropolitan centers and State Capital [CHO/POS/46/89 dated 18.12.1989]
- [k] All Officers transferred from other place to project areas.
- [l] All Officers transferred back to project areas after serving in another state for a period of not less than three years.
- [m] All Officers transferred out of state[s] of domicile/choice.

- [n] All Officers who have served outside the home state for three years on their return to home state in whatever capacity he is posted. [CHO/POS/342/89 dated 12.10.1989]
 - [o] Any other category of officers which may be decided by the Executive Director or Chairman and Managing Director.
 - [p] Officers posted at non family stations shall be eligible for Bank's presidential accommodation at the place of his immediate previous posting or at any place of choice provided that they do not have their own house either at the place or previous posting or at the place of choice. [CHO/POS/08/89 dated 4.3.1989]
2. Notwithstanding above, any officer shall not be entitled to Bank's residential accommodation,
 - a) if he owns house in his own name / in the name of the spouse or has built house by availing of Housing loan from the Bank at their respective place of posting .However on exceptional cases, being the house owns by him is far below his status, residential accommodation may be provided to him with the approval of the Board.
 - b) if he is posted / transferred to the respective place of choice/domicile.
 - c) if he is posted / transferred to the particular place of posting at his request
 - d) If he is not yet confirmed in the service

Note: i) The ED/CMD has the discretion to extend the facility to any individual officer (s), otherwise not eligible or withhold the same to any officer, who is otherwise eligible.
ii) Place of domicile shall mean the place declared as such at the time of his appointment/ the changed place of domicile, if amended as per relevant rules
iii) Place of choice means, a place where the officer has been transferred on request / posted immediately prior to promotion in Officer's cadre from clerical cadre

3. Advance upto 3 month's rent may be paid to the respective landlords. However, in extreme exigencies in Metropolitan Centers, State Capitals and Urban Centers, advance upto 6 months' rent may be paid with prior permission from competent authority. (CHO/POS/34/89 dt 12.10.89.)
4. Brokerage not exceeding one month's rent may be paid directly to the broker against his stamped receipt in Metropolitan/Area-1 centers.(CHO/POS/15/92)
5. An eligible officer posted at any centre may be permitted by the competent authority to arrange for an accommodation beyond the stipulated ceiling provided:-
 - a) Lease stands in the name of the Bank and in case the lease is not possible in the name of the Bank, then in the name of an individual officer.
 - b) The differential between the rent for the quarters and the rental ceiling permitted would be borne by such officer and he shall give an appropriate letter to the Bank for deduction of differential from his salary.
 - c) Where an officer has to pay excess amount beyond the rental ceiling from his own pocket, his eligibility for rental ceiling will get increased with the increase in Consumer Price Index even during the lease period so that he will be reimbursed correspondingly.

Similarly, as and when the Consumer Price Index decreases, his eligibility for rental ceiling will also get decreased even during the leased period and the reimbursement allowed to him will be reduced or withdrawn accordingly. This facility will be available to officers posted in major 'A' class cities and State Capital & in whose case the lease has been taken in the name of the Bank for a full house or flat. (CHO/POS/32/91 dt. 4.7.91)

d) Advance rent, if any, and brokerage, if any, shall be paid at the stipulated eligible rental limit only.

6. Stipulated Ceiling: Approximate carpet area of residential accommodation for Officers in various grades/scales is stipulated as under:

Scale	I	II	III	IV	V	VI/VII
Sq. ft.	600	700	800	1000	1200	1500

7. Base Rate:

Base Rate	Major 'A' Class cities	'A' Class cities	Area -II	Area III
(Rs. per Sq. ft)	1.30	1.15	1.00	0.90

The base rate per sq. ft. for acquisition of residential accommodation area-wise was fixed based on the Consumer Price Index (CPI) of December 1980 and thereafter, with every rise or fall of 4 points in the CPI over the base period December 1980 (December 1980: CPI 480), the base rate per sq. ft. shall change as under

Major 'A' Class cities	A' Class cities	Area -II	Area III
0.10	0.08	0.06	0.04

8. Through the circular No. CHO/POS/29/2011-12 Dated 10/02/2012, Bank has communicated the increase of 15% in the lease rental ceiling of all categories of centres w.e.f 01/02/2012. As a result Rate per Sq.ft as on 01/02/2012 in all categories of areas is as follows:

Period	CPI	Base	Diff	Increase	Major A	A Class	A-II	A-III
NDJ2012	4443	408	4035	84 slabs	8.4	6.72	5.04	3.36
Total increase adding base rate					9.7	7.87	6.04	4.26
Maximum rate after adding 15% from the base Rate allowed as per circular quoted above					11.15	9.05	6.94	4.89
Approximate eligible Carpet area (in Sq.ft) and lease rental ceiling (Amount in Rs.) for residential accommodation to be provided to officers as on 01/02/2012								
Scale	Sq.ft	Major 'A' class cities	'A' class cities	Area-II	Area III			
Scale I	600	6690	5430	4164	2934			
Scale-II	700	7805	6335	4858	3423			

Scale-III	800	8920	7240	5552	3912
Scale-IV	1000	11150	9050	6940	4890
Scale-V	1200	13380	10860	8328	5868
Scale-VI/VII	1500	16725	13575	10410	7335

Note: While the lease rental ceiling for seven metropolitan centers (Ahmedabad, Bangalore, Chennai, Delhi, Hyderabad, Kolkata and Mumbai) was already increased by 15% in the year 2010, the aforesaid increase for other centres shall be applicable w.e.f. 01/02/2012

9. Recovery of House/Furniture Rent:

a) House rent recovery shall be @1.20% of the first stage of the scale of pay in which the officer is placed or the standard rent for the accommodation whichever is less.

b) Furniture rent recovery shall be @0.25% of the first stage of the scale of pay in which the officer is placed

Scale	1 st stage	Recovery for the house accommodation	Recovery for the furniture if taken on Bank's lease	Recovery where both house accommodation and furniture are provided
I	14500.00	174.00	36.25	210.25
II	19400.00	232.80	48.50	281.30
III	25700.00	308.40	64.25	372.65

Standard Rent in respect of accommodation owned/hired by the Bank:-

S.No	Scale	Range of living area in sq.ft	Standard Rent
1	I	600	241.00
2	II	700	279.00
3	III	800	279.00
4	IV	1000	520.00