



PRASAR BHARATI
(India's Public Service Broadcaster)

2nd Floor, PTI Building, Sansad Marg
New Delhi-110001

No. A-10/99/2014-PPC

Dated: 10th December 2015

CIRCULAR

Prasar Bharati is proposing to review the All India Radio (Allotment of Residential Quarters) Rules, 1983 as mentioned in the attached draft Notification (copy attached)

2. All the stakeholders are requested to furnish their comments/suggestions/objections , if any, on the proposed recommendation on the Prasar Bharati Website within **Forty Five** days from the date of issue of this circular. The same may also be sent on email recommendationair@gmail.com.

Encl: As above.

K. Srinivasan
(K.Srinivasan)

Dy Director (PBRB)

Tel: 23730675

To

1. Director General:Doordarshan [Kind attn: Gp. -Capt. P.A.Naidu, ADG(Admn)], Doordarshan Bhawan, New Delhi.
2. Director General: All India Radio [Kind attn: Ms. Vanita Sood, Director (Admn)], Akashwani Bhawan, New Delhi.
- ✓ 3. DDG(Tech), PB Secretariat for putting it on Prasar Bharti website
4. All the recognized Associations

(12)

PrasarBharati
[India's Public Service Broadcaster]
New Delhi.

Subject: Reviewing AIR (Allotment of Residential Quarters) Rules, 1983.

1. Prasar Bharati vide its office order No. G-1012/16/2015-Est/513 dated 30th July, 2015 (Annexure-A) has constituted a Committee to go into the issue of review of All India Radio (Allotment of Residential Quarter) Rules, 1983 and AIR (Allotment of Residential Quarters) Amendment Rules, 1987. The Committee held its meeting on 28th September, 2015 and deliberated the issues which need to be incorporated in the said Rules and those which need amendment in the existing Rules. Before proceeding further the Committee chose to go into the background and the methodology to be adopted for the proposed review and consequent amendments and additions.

2. It was viewed that the present Rules under the name **AIR (Allotment of Residential Quarters) Rules, 1983** and **AIR (Allotment of Residential Quarter) Amendment Rules, 1987** [Annexure-B] were framed by Government of India prior to the coming into existence the Prasar Bharati Act, 1990 and are being followed even after formation of Prasar Bharati under the said Act. The land on which the Residential Quarters are located belongs to the Central Government and the construction of the Quarters too was financed from the Government funds under the Plan Scheme. Thus the land and the buildings thereon, both belong to Central Government. After coming into existence of Prasar Bharati, all the assets including land and building are to be vested in Prasar Bharati however, terms and conditions are yet to be determined by the central government as per **Section 16(a) of the Prasar Bharati [Broadcasting Corporation of India] Act, 1990**. Therefore, any action with regard to the change in Rules, governing the allotment of residential quarters, is necessarily required to be taken by Prasar Bharati with the Competent Authority.

3. **Section 32 of the Prasar Bharati Act, 1990** provides that the Central Government may, by notification, make rules for carrying out the provisions of this Act. Accordingly, the rules for allotment of residential quarters need to be notified by Central Government.

Present status of Quarters

It is being reported for quite some time that a large number of staff quarters are lying vacant at different stations and the proposal to allot them to other government organizations are being received of late. However, policy guidelines in this regard are not in place resulting in vacant accommodation. Non-occupation is causing inadequate maintenance and

dilapidation of buildings. The issue has to be examined in detail for exploring a solution to the perennial problem. Before considering the allotment to other organizations, it is necessary to explore other in-house options. The sequence wise options are given in subsequent paragraphs.

5. Allotment of staff quarters to the staff of DD / Akashvani (AIR)

On an earlier proposal from Doordarshan some guidelines were circulated vide Prasar Bharati order No.A-10/99/2014-PPC dated 6/6/2014 [Annexure-D] which inter-alia provide for allotment, in order of priority, of vacant staff quarters to the staff of DD /Akashvani who may be entitled under normal rules, as follows:

- a) Employees posted to same station / kendra where quarters are available.
- b) Employees of same Directorate posted to difficult station/kendra but family in the same town/city.
- c) Employees of other Directorate posted in same town / city.
- d) Employees of same Directorate posted to other town/city but desiring accommodation of choice station.
- e) Employees of other Directorate posted to other town / city but desiring accommodation at choice station.

6. The Committee has deliberated on the issue of allotment of quarters to contractual engagees. It is recommended that contractual engagees of Prasar Bharati who are given engagement for three years or more may be allotted staff quarters at six times the Standard Licence Fees with specific approval of Prasar Bharati.

7. Allotment of staff quarter to all eligible staff; non acceptances/ non-availing of the allotment so made.

In case after exploring the possibility under para 5 and 6 above, the quarters still remain vacant / unoccupied, following line of action is recommended:-

- (1) All officer are expected to submit applications for allotment of accommodation and allotment may be made to the applicants. In case of earmarked houses, if the employees entitled for such types do not avail the allotment so made or do not apply for the accommodation though the accommodation to their entitled class is available, they would not be eligible to draw House Rent Allowance.
- (2) The incumbent of a post to which a quarter has been attached shall be considered to be in occupation of the quarter during the period of his incumbency and shall be liable to pay licence fee thereon unless the allotment is cancelled.
- (3) In cases when the allotment made (on the basis of the roster drawn up) by the Controlling Authority is refused or the quarter is

surrendered after accepting, the officer shall be liable to the following penalties from the date of allotment of the quarter: (10)

- (i) He shall be debarred from allotment of quarter for a period of six month
- (ii) The house rent allowance shall not be admissible to him for the period he remains debarred from further allotment of accommodation:

8. If the quarters remain vacant even after following the process of allotment under (5) and (6) above, the quarters should be offered to other government organizations in the following manner:

- (1) Vacant staff quarters, after keeping a few of them for meeting exigencies in emergency needs of the field unit, may be let-out to Central Govt Department/Organization for a tenure of one year extendable year on year upto a maximum three years subject to payment of Standard Licence Fee fixed under FR 45. The outside organization shall have to pay HRA+Licence Fee equivalent to two times the Standard Licence Fee per month for each staff quarter. Such let out should be made after signing an MOU with the borrowing organization. The Licence Fees for first six months should be recovered in advance before handing over the possession to the organization, making it clear that the Licence Fee is payable from the 15th day of allotment or the start of the occupation of the flats whichever is earlier. In this regard the financial safeguards may be got worked and made part of the MOU.
- (2) A decision with regard to the fact that the staff quarters are surplus for lending to other organizations should be taken at Prasar Bharati level only. The station head should send his/her recommendation this regard to Prasar Bharati through normal channel of communication for approval.
- (3) Staff quarters shall be given on MOU to other organizations including State Government officers only if a bunch of minimum 3 vacant Staff Quarters are available in the concerned unit of PB.
- (4) The allotment of PB residential quarters to other organizations even if these are government institutions, is fraught with possibilities of possession of these quarters not coming back to Prasar Bharati/ non-recovery of house rent / license fee from concerned department / organization in future and the decision to make such allotment may be questioned by Audit. Therefore, enough safeguards are to be kept while drawing up the terms and conditions of MOU to avoid any such eventuality and criticism by Audit.

(5) MOU should have a clause that the accommodation may be vacated by giving three months notice from either side. (105)

(6) In case the borrowing organization keeps the quarters vacant, for whatever reasons or the allottees do not occupy or the borrowing organization is not able to recover the Licence fee from the allottee for whatever reasons, the liability of paying Licence Fee shall remain with the borrowing organization. The DD /Akashvani shall in no case be liable to bear the cost of such default.

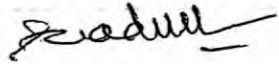
(7) Rent to be charged through the borrowing organization will be HRA + two times Licence fee applicable to the Station concerned. The water and electricity charges shall be payable by the allottee and in case of default in payment the borrowing organization has to be made accountable. The said organization shall have to make good the defaulted amount irrespective of the fact whether such amount is recovered from the allottee or not. Borrowing organization is to bear the routine maintenance cost.

Why
HRA
Maintenance

9. For consideration by Prasar Bharati.


(Anjani Kumar)

DDG (Opr& IR)/Member


(S.Vadivazagan)

DDG(E-HQ), DG,AIR/ Member


(S.B.Mukesh)
21/11/18

DDG(E)/ DG:DD/Member


(P.A.Naidu)

Addl.DG:DG;DD/ Chairman