

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:2420
ANSWERED ON:07.08.2001
COVERING OF BALCONIES IN GOVERNMENT QUARTERS
M.V.CHANDRASHEKHARA MURTHY

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

to the reply given to USQ.no. 4668 dated December, 19,2000 and state:

- (a) the date on which the decision to include covering of balconies (on payment of 10% of estimated cost of working allottees) in the permissible items of additions/alterations in respect of the first floor type III quarters was taken;
- (b) the limit, upto which the allottees of type-III quarters can get their works done by paying the 10% of the limit;
- (c) the estimated cost of covering of balconies as worked out by the CPWD;
- (d) whether as per the estimates of the Department, the balconies could be got covered within the limit prescribed for works;
- (e) if so, the factual position in this regard;
- (f) if not, the reasons for the inclusion of covering the balconies under the said limit;
- (g) the demands received from the allottees for the purpose of covering the balconies in Sarojini Nagar and other adjoining areas since then;
- (h) the number of balconies thus covered, areas-wise; and
- (i) the steps taken to popularise this scheme among the allottees of the said areas?

Answer

MINISTER OF STATE FOR URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BANDARU DATTATREYA)

- (a): The decision to include covering of balconies by glazing in the permissible list was taken on 27.7.99 (Annexure-I).
- (b): Annual ceiling limit for addition/alteration for type-III quarters is Rs.4,000/-. This does not include covering of verandah (also balconies added as at 'a' above) as clarified by OM No. 11014/22/90-W3 dated 30.5.91 as at Annexure-II.
- (c): The cost of covering balconies depends on the area of balcony to be covered. The approximate cost comes to Rs.750/- per Sqm.
- (d): The cost of covering balconies can be outside the annual ceiling limit as at 'c' above.
- (e)&(f): OM No. 11014/22/90-W3 of 30.5.91 clarifies that covering of balconies/verandahs at the request of the allottees on charges of 10% of the cost will be permissible even it is not within the monetary ceiling prescribed.
- (g)&(h): 30 demands for covering of balconies have been received and met after 27.7.99 and these were all from Netaji Nagar only.
- (i): During the periodic meetings with Residents/R.W. Associations, they are informed of the Government decisions taken from time to time relating to facilities made available to the allottees of Government quarters.

ANNEXURES REFERRED TO IN REPLY TO LOK SABHA UNSTARRED QUESTION NO. 2420 FOR 7.8.2001.

ANNEXURE-I

NO. 11014/22/90-W3
(ii)
Government of India
Ministry of Urban Development

(Works Division)

New Delhi, Dated 27.7.99

OFFICE MEMORANDUM

Sub: Additions/alterations to be carried out in General Pool Accommodations at the request of the allottees.

The undersigned is directed to refer to sub para VII of item No. 1(A) of annexure-I to the OM No.11014/22/90-W3 dated 9.1.96 and to clarify that covering of verandah will also include glazing of balcony subject to the condition that

‘Only glazing is done in the balcony and no additional brick or concrete works (except minimum possible as may have to be provided in form of base sill to facilitate fixing of the glazing) is allowed so as to avoid the over loading of the balcony’.

These instructions are issued in supersession of all previous instructions and have the approval of the integrated Finance Unit vide their Dy. No. 1265-F dated 26.7.99.

Sd/-

(Lekhan N Thakkar)
Desk Officer (W3)
Phone: 301 3079
To

1. All Ministries/Departments of the Government of India.

ANNEXURE-II

No. 11014/22/90-w3
Government of India
Ministry of Urban Development

(Works Division)

New Delhi, Dated 30.5.91

OFFICE MEMORANDUM

Sub: Glazing of verandahs in the General Pool residential accommodation at the request of allottees.

The undersigned is directed to refer to the Directorate of Estates OM No. 18011/5/88-Pol. III dated 10.11.88 on the subject mentioned above and to say that prior to 1.7.87, glazing of verandahs was being done at the request of the allottees on charging additional licence fees. However, since with effect from 1.7.87 licence fee is charged on an uniform rate with reference to the relevant type of accommodation, it is no longer permissible to charge additional licence fee for glazing of verandah and the same was being carried out like other additions/alterations within the annual monetary ceiling fixed for different types of accommodation as per OM dt. 10.11.88. Since the cost of glazing of verandah in most of the houses, particularly, in types-II, III and IV was much more than the annual ceiling, it had not been possible to acceded to the request of the allottees in this regard.

2. This matter has since been re-examined and it has now been decided that henceforth glazing of verandahs may be carried out at the request of the allottees on charging 10% of the cost thereof. The monetary ceiling prescribed in OM., dated 10.11.88 shall not apply to the work of glazing of verandahs.

3. The additional living area that may be available to the allottees due to the glazing of verandahs would automatically be taken into consideration for fixation of flat rate of licence fee as per the D.E's OM No. 13035(1)/85-Pol.II (Vol.III) dated 78.87.

4. This issues with the concurrence of Finance Division (W&E) vide their No. 687-FA/91, dated 6.5.91.

Sd/-

(S. RANGANATHAN)
DYPUTY SECRETARY TO THE GOVT. OF INDIA
Phone: 301 7630

To

1. All Ministries/Department of the govt. of India.