

**THE AZAD JAMMU AND KASHMIR
ALLOCATION (ACCOMMODATION) RULES, 1981**

“Muzaffarabad”
Dated: 11th January, 1981

NOTIFICATION:

No. S&GAD/Accom/SO-1(83)/77. The President, Azad Jammu and Kashmir is pleased to make the following Rules for the allocation of residential accommodation to the Government Servants in Azad Jammu and Kashmir.

PART-I GENERAL

1. **Short Title and Commencement:**-(i) These rules may be called the Azad Jammu and Kashmir Allocation (Accommodation) Rules, 1981.
(ii) They shall come into force at once.
2. **Definitions:**-In these rules, unless there is anything repugnant in the subject or context:-
 - i) **‘Government’** means, the Azad Government of the State of Jammu and Kashmir;
 - ii) **‘Estate Officer’** means Estate Officer of Azad Jammu and Kashmir;
 - iii) **‘Government Servant’** means Government Servant eligible for accommodation from the Estate Office Pool;
 - iv) **‘Single Government Servant’** means Government Servant without family;
 - v) **‘Family’** as is defined in annexure ‘A’ to these rules;
 - vi) **‘Emoluments’** (a) for the purpose of determining the entitlement of various classes of accommodation includes pay, technical pay, special pay, deputation pay, expatriation allowance, non practising allowance, pension as defined under Article 30 KSR Vol. I and any other pay/allowance which Government may decide for counting towards entitlement;
(b) for the purpose of recovery of rent, the rate of deduction will be the same as are prevailing at the present or such, as may be notified by the competent authority from time to time. Pension as defined under Article 30 KSR Vol. I or any other pay/allowances which Government may decide for counting towards realization of rent.

- vii) **‘Accommodation’** means residential accommodation Government owned, hired or requisitioned and placed in the pool of Estate Office.

PART-II ELIGIBILITY

3. All the Government Servants employed in the Secretariat/ Attached Department/Subordinate Offices of Azad Government of the State of Jammu and Kashmir shall be eligible for the accommodation.
4. A Single Government Servant, may be allotted accommodation according to his entitlement only when there is no Govt. Servant on the waiting list of that class with a family.

PART-III CLASSIFICATION AND ENTITLEMENT

5. The Classification and entitlement would be as Notified vide Government Order No. 2642-2742/Works/79 dated 13-12-1979 or notified by Government from time to time, as the case may be.
6. (a) A Government Servant, may be allotted by Government, an accommodation of a class higher than the one he is entitled to, if there is none on the waiting list of that class and if he is prepared to pay the minimum rent payable by a Govt. Servant entitled to that class of accommodation.
(b) A Government Servant may be allotted by Government an accommodation of a class lower to the class to which he is entitled, if he foregoes in writing his claim to the class of accommodation to which he is entitled, permanently.

¹ [6-A] (1) Allotment of Government Residence will be Made on the Principle of First Come First Served. The priority will be based on the date of receipt of application in the Estate office in the respective category and if the officer/official becomes eligible for a higher category during the time he is on the waiting list, he will be given position on the list of the requisite category, on his application, from the date of his eligibility as such. His name would, however, continue in the previous category also and if a house becomes available in the previous category, it will be allotted to him at his option if his turn comes.

(2) The allotment of houses falling vacant in various categories shall be made to the Secretariat and Non-Secretariat officers/officials on a cycle system in the fixed ration of 2:1 i.e. out of 3 units falling vacant, first 2 will be allotted to the Secretariat officers/officials and the 3rd one to the Non-secretariat officers/officials in order of their position in the respective waiting list. The Judges of the Supreme Court and High Court, the Secretaries to the

¹ Added vide Notification No. S&GAD/Accom/SO-I(83)/82 dated 30.12.1982

Government and the Chairman of the Public Service Commission will be given priority in the category meant for Secretariat officers, in accordance with their date of application/eligibility.

(3) Notwithstanding anything contained in these rules or any other rules for the time being in-force, the Chief Executive shall have the powers to allot a house to a Government servant at his discretion at any time.]

PART-IV PROCEDURE OF ALLOCATION

7. (i) The Estate Office shall maintain a separate waiting list of Government Servants for each class of accommodation in the prescribed form and in bound volumes which shall be available for inspection of Government Servants concerned during office hours on all working days.
- (ii) Seniority of a Government Servant on the relevant waiting lists shall be determined from:-
- (a) the date of entitlement to a class of accommodation provided the Government Servant applies to Estate Officer within one month of his joining at that station or on his becoming entitled to a higher class of accommodation due to increase of his emoluments (Application form at Annexure-B).
 - (b) the date of his application to Estate Officer in case he applies for higher class of accommodation after one month of joining at that station/becoming entitled to higher class of accommodation.
 - (c) ²[(Sub-clauses (c), (d) (e) deleted].
- (iii) Receipt of application for accommodation shall be acknowledged by Estate Officer by granting a printed receipt, serially numbered in print, as and when it is received from the applicant. The form of receipt is given in Annexure 'C'.
- (iv) Subject to the provision of rule 9 allotment of accommodation shall be made strictly on the basis of seniority.
8. (i) Allotment Committees shall consist of members as shown in Annexure 'D';
- (ii) The Committees shall meet at least once a month.
- (iii) A Government Servant desiring an out-of-turn allotment shall apply to the Estate Office in the prescribed form given in Annexure 'E'.

² Deleted vide Notification No. S&GAD/Accom/So-1(83)/82 dated 30.12.1982.

- (iv) The Estate Office shall grant a receipt to the applicant, as a token of receipt of the application, in the prescribed form given in Annexure 'C'.
- (v) The concerned Allotment Committee, after consideration of the application, may either reject the application or award categories 'A' or 'B' for out-of-turn allotment.

Category 'A' may be given to cases where lack of suitable accommodation constitutes a serious threat to life or is likely to lead to serious deterioration of the health of the applicant or a member of his family who should stay ordinarily with the applicant.

Category 'B' may be given to cases where no possible alternative accommodation is available for the family of the applicant, anywhere in Azad Jammu and Kashmir.

- (vi) The Committee shall state the reasons in writing for awarding a particular category or rejecting the application.
- (vii) Application made on ground of health must be accompanied by a certificate from the authorised medical attendant.
- (viii) In coming to a decision either on medical ground or on general ground the Committee shall consider all the facts contained in the application and the medical certificate, if any. In case they desire further information, they may write to the applicant to appear before them to answer such questions as they may like to put to him.
- (ix) A register for applications received for allotment shall be maintained by the Estate officer in the prescribed form Annexure 'F' in which the decision of the committee shall be recorded and signed by its Chairman.
- (x) Estate Officer shall also maintain separate waiting lists for out-of-turn categories 'A' and 'B' granted by the Allotment Committee.

9. The available accommodation shall be allotted to the senior most Government Servants in various waiting lists, as per following cycle:-

First vacancy..	General
Second vacancy..	'A' Category
Third vacancy..	General
Fourth vacancy..	'A' Category
Fifth vacancy..	General
Sixth vacancy..	'B' Category

If the waiting list of one category is exhausted, a house available in its cycle may be allotted to the Government Servant entitled in the general waiting list.

10. The Estate Officer shall allot an available accommodation to one Government Servant only as per cycle maintained in the office, in accordance with the rule 9 above. If a Government Servant does not accept the allotment within 7 days, without any cogent reason, or on acceptance does not occupy it within 10 days from the date of allotment, the allotment shall be cancelled and his name shall be struck off from the waiting list.
11. The Government may reserve a number of houses at a Station for allocation as shared accommodation, to more than one Government Servant who are posted there and are in immediate need of shelter. The accommodation so reserved shall be allocated as below:-
 - (i) The Government Servants, without their families, shall be so grouped together that none gets more than one bed-room.
12. In case there is some sub-standard accommodation available at a particular station and declared as such by Government, the Estate Officer shall maintain a list of Government Servants applying for such accommodation. Allotment of such accommodation shall be made according to the seniority of Government Servants in that list.

PART-V OCCUPATION AND VACATION

13.
 - (i) On receipt of an allotment order from the Estate officer an allottee shall take over possession of the accommodation from the P.W.D (Maintenance Division) within 10 days of allotment and sign a receipt for all fixtures and fittings.
 - (ii) The P.W.D. (Maintenance Division) shall send the occupation report to the Estate Officer in duplicate within 3 days of occupation.
 - (iii) On vacation, the allottee shall hand over possession of the house to the P.W.D (Maintenance Division) and obtain a receipt thereof in duplicate which will include an inventory of the fixtures and fittings available in the house. The allottee shall send a copy of the receipt to the Estate Officer for necessary action. This will, however, not absolve the P.W.D. (Maintenance Division) of their responsibility of sending a vacation report to the Estate officer within 3 days of responsibility of sending a vacation report to the Estate Officer within 3 days of the vacation of the house.
 - (iv) The allottee shall be liable to pay rent for the period upto the date of handing over possession to the Maintenance Division and for any

loss of fixtures and fittings and for any damage cause to the building beyond normal wear and tear, the cost of which will be realized from him.

PART-VI CANCELLATION

14. Allotment of a house to a Government Servant is not transferable. If a Government Servant or his family do not ordinarily reside in the accommodation allotted to him and allows other persons to live in the house without prior permission of Estate Officer it may be deemed to have been transferred by the allottee and the allotment shall be liable to cancellation.
15. Exchange of houses between two allottees can be made with the prior permission of the Estate Officer. If any exchange takes place without such permission, allotment will be liable to cancellation.
16.
 - (i) Accommodation shall not be sublet by the allottee nor it shall be used for any business or profession. The Estate Officer, may, however, on a request, permit the Government Servant or a member of his family to carry on medical profession.
 - (ii) A Government Servant may allow a friend or relative to share accommodation with him without any monetary gain for a period of one month without the permission of Estate Officer and with the permission of Estate officer for a period of 6 months. Any breach of this rule shall lead to cancellation of the allotment.
17.
 - (i) If it is proved that an allottee has sublet the accommodation, the Estate Officer shall cancel the allotment and report the matter to the Head of allottees department, who will take disciplinary action against him under the Govt. Servants, Conduct Rules.
 - (ii) Estate Officer shall report to Government the names of the Government Servants whose allotments have been cancelled in any one month for subletting, by the first week of the following month.
 - (iii) A Government Servant found guilty of subletting shall be debarred from allotment of accommodation for 5 years.
18. The first informer of a subletting case shall be rewarded by allotment of accommodation for 5 years.
19. All informations regarding subletting cases shall be received by the head of the Estate Office personally, and entered into a special register, forthwith, in his presence and entry initialed by him. The informer shall be given a receipt in the prescribed form annexure 'D' noting date and hour of receipt clearly therein. The information shall be kept confidential.

20. (i) In the event of death of an allottee the accommodation shall be vacated by the widow of the allottee on the expiry of the 'iddat' period. In case there is no widow, by his family after the expiry of 2 months.
- (ii) In the event of dismissal, removal, resignation, transfer or retirement, the accommodation shall be vacated within 4 months of the event:
³[Provided that the house specified for particular officer such as Commissioner, Deputy Commissioner, S.P. etc. and declared as such by the competent authority shall be vacated within two weeks by the officer who ceases to hold the specified office.]
- (iii) If further retention of the quarter is required for the completion of the education of the children in the event of death, dismissal, removal, resignation, retirement or transfer of an allottee, permission may be granted to retain the accommodation on payment of normal rent up to 6 months, at the discretion of the Government.
- (iv) Allotment of accommodation may be transferred to the father/mother/real brother/ real sister/real son/real daughter or wife/husband of the allottee, if he/she is eligible for the same or for a higher class of accommodation at the time of the event or becomes eligible within 2 months of the event and the beneficiary had been ordinarily residing with the allottee.
In case he/she is entitled to lower class accommodation, he/she shall be allotted the first available quarter in that class accommodation, and till such time an alternative accommodation is made available, he/she may retain the accommodation in his/her occupation on payment of normal rent.
- (v) When an allottee is transferred for a period not exceeding 6 month and certified as such by the head of his office, he may retain the accommodation during that period on payment of normal rent.
- (vi) When an allottee is transferred outside Azad Jammu and Kashmir, he may retain accommodation as long as he has not been allotted any accommodation at the foreign station or for 6 months, whichever period is less, on payment of normal rent.
- (vii) When an allottee is transferred to an area declared as non family area by Government, he may be allowed to retain accommodation by paying normal rent.

³ Added vide Notification No S&GAD/R/A-4(345)/98 dated 11.09.1998.

- (viii) When an allottee who is dismissed, removed, or compulsorily retired from service files an appeal, under the relevant rules, to a competent authority against the orders of dismissal, removal or retirement he may retain the accommodation on payment of normal rent as long as his appeal is not disposed of or for a period of 6 months, whichever is less. In case he is subsequently reinstated his original seniority on the waiting list shall be restored.
- (ix) If the allottee surrenders the accommodation, he may on return from leave or training, be provided with the same class of accommodation on a top priority basis.
- (x) A Government Servant transferred to an ineligible Government department at the same station, may be allowed to retain the accommodation at normal rent thereafter till his retirement, death, dismissal, transfer, etc.
- (xi) A Government Servant transferred to an autonomous organization may be allowed to retain accommodation for a period of one year or till such time as the autonomous organization is in a position to provide alternative accommodation to him whichever is less. The recovery of rent in such cases will be made at the standard rate from the organization concerned. The organization will, however, recover rent at the rate of 5% of emoluments from the allottee.
- (xii) Benefit of sub-clause (iv) will not accrue to the father/mother/real sister/real brother/real son, etc., of the allottee mentioned in sub-clause (x) and (xi) after the expiry of one year from the day the allottee is transferred to an ineligible Government Department/ Autonomous and Semi-Government Organization.

21. A Government Servant who is allotted an accommodation, he and his family members shall abstain from all actions which are likely to cause a nuisance. If his behavior or that of any of his family members or any person living with him causes a nuisance or trouble in the locality, the Estate Officer may cancel his allotment or shift him elsewhere. Keeping of pets or cattle in the Government Colonies may be treated as a nuisance in terms of this rule if it causes some offence or harm to the residents of the colony.

22. A Government Servant, who has built or acquired a house at the place of his posting or his wife or one of his dependent children has done so shall not be entitled to Government accommodation;

Provided that in special cases Government, may relax the rule and allot accommodation to such a Govt. servant for a period not exceeding two years from the date of completion of his own house.

⁴[Provided further that this rule shall not apply to Secretaries to Government and Officers of Grade B-20 and above.]

23. If a Government servant, while in occupation of an allotted accommodation builds or acquires a house at the place of his posting or his wife/husband or any one of his dependent children does so he may retain the accommodation for a period of 2 years from the date of its completion on payment of normal rent. The allottee shall surrender accommodation as and when that period expires:

⁵[Provided that this rule shall not apply to the Secretaries to Government and Officers of Grade B-20 and above].

24. (i) In case an accommodation is occupied unauthorisedly or retained unauthorisedly, action may be taken against the defaulter under the Government Servants Conduct Rules and the Estate Officer shall charge and recover penal rent as defined in rule 25 (iii) from the occupants for the period of unauthorized occupation/retention and take step to evict him expeditiously.
- (ii) In order to expedite his evictions, Estate Officer may also take suitable actions.

PART-VII RENT AND PROCEDURE FOR RECOVERY

25. (i) Unless entitled to a free accommodation the rent of accommodation allotted to a Government servant shall be payable at the prescribed rates from time to time, as defined in rule 2 (vi) (b).
- (ii) In case of hutted type accommodation allotted to a Government servant the rate of rent shall be standard rent or 5% of the emoluments, whichever is less.
- (iii) In case of unauthorised occupation/retention of Government accommodation, rent should be charged at the rate of 12% of emoluments or standard rent whichever is more.
- (iv) The Estate Officer shall send rent demand statements in duplicate to the department/Office concerned and one copy to the A.G/District Accounts Office by the 15th of each month, regarding rent to be recovered from Gazetted and non-gazetted staff.
- (v) It shall be the responsibility of the department/Office concerned to recover rent as per the demand statements from the non-gazetted staff and A.G. will be responsible for recovery of rent from the gazetted officers. The Department/Office concerned/A.G. shall report to the Estate Office the factual position of the recovery by posting the amount

⁴ Added vide Notification No. S&GAD/R/A-4(345)/98 dated 11.11.1998.

⁵ Added vide *ibid*.

recovered in the demand statements and return them to Estate Officer by the 15th of the next month.

- (vi) When a Government Servant is in heavy arrears of rent, the Estate Officer shall refer the matter to the A.G. for recovery of the amount under the rules, who shall realize the amount accordingly and shall not defer the realization on any appeal from the Government Servant concerned. If any appeal is made to the Accounts Office that office may refer it to Estate Officer concerned for redress.

PART-VIII NO DEMAND CERTIFICATE

26. (i) The Estate Officer shall issue a 'No Demand Certificate' to every allottee of accommodation within 2 months of the expiry of each calendar year.
- (ii) When a Government Servant is transferred/retired/ dismissed and vacates an accommodation allotted to him, Estate Officer shall issue the 'No Demand Certificate' within two months of the demand for such a certificate by the allottee or from the date the event came to the notice of Estate Officer.
- (iii) While allotting an accommodation to a Government Servant the Estate Officer shall ascertain from the Government Servant about the accommodation he was occupying in his former post and if so happens that he occupied an accommodation, Estate Officer shall ask him to file a 'No Demand Certificate' in respect of that accommodation. In case he is unable to do so, Estate Officer shall make a reference to the Estate Office concerned for the Certificate. The allotment to the Government Servant at the place of his new posting shall not be held up on this account.

PART-IX APPEAL

⁶[27(1) The Government shall be the Appellate Authority against the decision of the Allotment Committee.

(2) All appeals against the order of the Allotment Committee shall be submitted to the Appellate Authority within 30 days of the decision of the Committee.

(3) The Appellate Authority may hear and decide the appeal within 30 days, preferred under sub-rule (2) to this rule in such manner as it think fit.]

Sd/--

(Sardar Muhammad Rafique Khan)
Deputy Secretary, Services

⁶ Added vide Notification No. Admin/I-9-2009 dated 06.01.2011.

ANNEXURE-A

EXTRACTS FROM SUPPLEMENTARY RULE 2(8)

DEFINITION OF FAMILY:

‘Family’ means a Government servant’s wife, legitimate Children and step-children residing with and wholly dependent upon him. It includes, in addition, his parents, sisters and minor brothers if residing with and wholly dependent upon him. The term ‘legitimate children’ however does not include adopted children.

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ANNEXURE-B

(See Rule 7 (ii))

**AZAD GOVERNMENT OF THE STATE OF JAMMU AND KASHMIR
ESTATE OFFICE**

(APPLICATION FORM FOR RESIDENTIAL ACCOMMODATION)

1. Full Name (in Block letters)
2. Rank or Designation (Gazetted or non-Gazetted).....
3. Secretariat Department/Attached Department/Subordinate Offices.....
4. Emoluments and scale of pay:-
 - a) Scale of Pay
 - b) Basic pay and date from which basic pay become available
 - c) Allowances
5. Whether married or single-
6. Details of family members:-

S.No.	Name	Age	Relationship	Remarks
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7. Whether locally recruited/transferred from
8. Date of appointment/Posting at the station.....
9. a) Particulars of the Government accommodation, if any allotted at the Station of posting

(b) Date of vacation of the Government accommodation at the last Station
.....

10. Place of domicile

11. Present accommodation

12. I certify that the information given above is correct to the best of my knowledge and belief. I agree to abide by the rules framed or which may be framed by Government for allotment of residence. If a Govt. residence is allotted to me, I undertake not to sublet the residence or the out-houses attached there to. For the breach of any rules or conditions of allotment I undertake to abide by any decision given by the competent authority.

Signature or Thumb Print.

No.....

Date.....

Forwarded to Estate Officer, Azad Government of the State of Jammu and Kashmir, I am satisfied that the facts stated in this form are substantially correct.

Signature of Head of the Office



ANNEXURE-C

AZAD GOVT. OF THE STATE OF AZAD JAMMU AND KASHMIR
ESTATE OFFICE

No.....

Received from Mr.....(Name)
Designation..... of(Department) for allotment of
accommodation/against sub-letting house No..... at
a.m/p.m on.....

Estate Officer

ANNEXURE-D

(See Rule 8 (i))

ALLOTMENT COMMITTEES

FOR MUZAFFARABAD (for A to F Type of Accommodation)

1. ⁷[Additional Chief Secretary (General) Chairman.
2. Secretary PP&H. Member.
3. Sr. Additional Secretary Finance Member.
4. Addl. Secretary S&GAD(General) Member.
5. ⁸{XEN Maintenance Division. Member.
6. Section officer S&GAD(CPC) Secretary/Member. }

FOR MIRPUR/RAWALAKOT/KOTLI(for A, B, C & D type of Accommodation)

1. Deputy Commissioner Chairman.
2. Xen P.W.D. Member.
3. Assistant Director Local Government. Member.

⁷ Amended vide Notification No. Admin/I-9-2009 dated 06.01.2011.

⁸ Amended vide Notification No. G-2(13)/2009 dated 01.04.2011

4. Assistant Estate Officer P.W.D. Member/Secretary

For E, F, G, H type of Accommodation

1. Assistant Commissioner Chairman.
2. Xen P.W.D. Member.
3. District Agriculture Officer Member.
4. Assistant Estate Officer P.W.D Member/Secretary.

Annexure "E"

(See Rule 8 (iii))

(APPLICATION FORM FOR OUT-OF-TURN ALLOTMENTS)

1. Full Name (In block letters)
2. Designation and Department (Gazetted or Non-Gazetted)
3. Present basic pay and allowances
4. Income of the Government servant or his wife from
5. Date of arrival/posting at the station
6. Does the Government servant or his wife possess a house, rented accommodation, etc anywhere in Azad Kashmir? If so give particulars. (If the accommodation is not available for the family of Government Servant full reasons should be stated).
7. Present Accommodation.....
8. Does the father, mother, brother or son of the Government servant possess a house, rented accommodation etc. anywhere in Azad Kashmir? (If the accommodation is not available for the family of Government servant full reasons should be stated.....
9. Is the Government Servant still retaining or can retain the house where he or his family were living before his transfer to the present station (Please give full particulars of the house)
10. Number of family members of Government Servant ordinarily.....
11. Residing with him, with details
12. Special consideration of health, if any supported by a certificate from the Civil Surgeon in case of Officers in Classes A to C at other stations and classes (F) and above at Muzaffarabad from the authorised Medical attendant in other cases.

13. Any other facts which the Government Servant wishes to put forward.

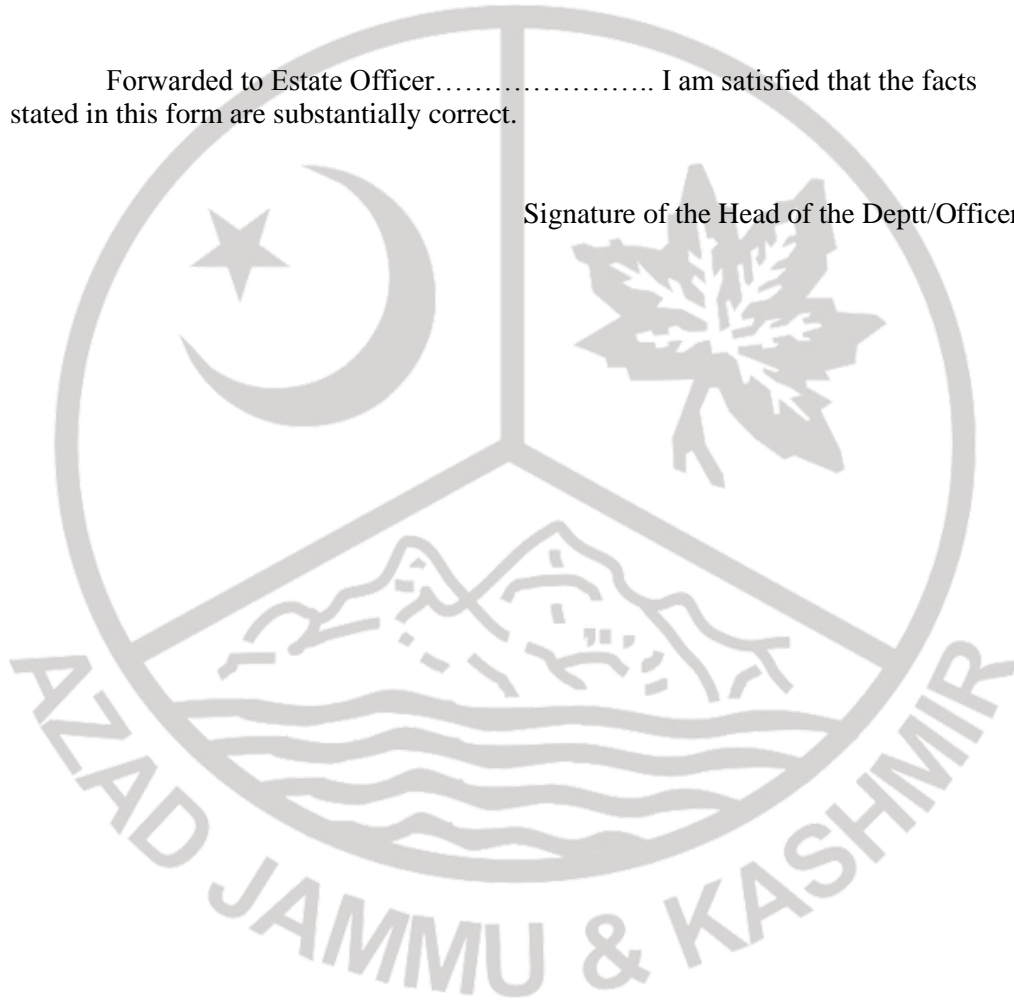
Signature of Applicant

No.....

Date:.....

Forwarded to Estate Officer..... I am satisfied that the facts stated in this form are substantially correct.

Signature of the Head of the Deptt/Officer



ANNEXURE-F

(See Rule 8 (ix))

**THE FORM FOR REGISTRATION OF APPLICATION FOR OUT-OF-TURN
ALLOTMENT**

S. No.	Name of Govt. Servant	Pay	Date of Registration	Effective Position on the General Waiting List	Details of Accommodation Presently Occupied
1	2	3	4	5	6

Grounds for Grant of Allotment/Out of Turn Allotment	Decision of the Allotment Committee with Reason	Signature of the Chairman Allotment Committee	Remarks
7	8	9	10



ENTITLEMENT FOR ALLOCATION OF ACCOMMODATION

ORDER No. 2642-2742/WORKS/79

Dated: 13th December, 1979

While considering the wasteful expenditure on construction of houses for Government servants the President of Azad Jammu and Kashmir Government has approved the following re-categorization of houses for Government Servants:-

1. The scale of entitlement of Government Servants will be related to the grades instead of emoluments.
2. Instead of existing eight categories in Azad Kashmir six categories of residential units on the basis of various groups will be observed.
3. Six categories of houses shall be as under:-

Category	Grade (Revised N.P.S)
I	20-22
II	18-19
III	15-17
IV	11-14
V	05-10
VI	01-04

Explanation-I: With a view to affecting further economy the specifications for various categories of houses shall be reduced and laid down as below:-

- A) Cement concrete flooring in all the rooms instead of mosaic flooring in categories 4 to 6 may be provided except in bath rooms where ordinary cement concrete flooring with "Niru" finished Dado may be provided.
- B) Mosaic flooring in grey cement with glass strips shall be provided in all the rooms of categories I to III except in drawing rooms of categories I to II where cement concrete flooring with a mosaic border shall be provided. The bath rooms in categories II and III shall be provided with mosaic flooring in grey cement instead of white glazed tiles, which shall be provided only in category I.
- C) Hollow flush doors with commercial play, shall be provided in categories instead of teak-play. The wood work shall be painted instead of polishing. Steel windows shall be provided in all categories instead of wooden windows.
- D) The windows shall be provided with fixed fly-proofing and one fly proof door (external) where possible in house of categories III to VI and with shutter in those of categories I & II.

- E) The iron grill shall be provided in all the categories in ground floor only.
- F) No bath tub shall be provided in any categories.
- G) All the sanitary wares shall be of local make of best quality.
- H) In categories I to III each bath room shall be provided with a mirror, a glass shelf, towel rail, a wash-basin, a shower and a tap while the bathrooms in categories IV to VI shall be provided each with one shower and one tap only.
- D) The kitchens of categories I to III shall be provided with one sink and one drainage board.
- J) (i) Categories I and II shall be provided with one Gas point each in drawing room and in kitchen with double gas burner. In cold places, one gas point shall be provided in each bed room of these categories.
- (ii) Categories III to VI shall be provided with one gas point each in one room and kitchen with single burner.
- (iii) No gas point be provided in drawing room, dining room, and bed room in hot places.
- K) One exhaust fan in kitchen shall be provided in categories I to III.
- L) Ceiling fans shall be provided in all the rooms of all the categories.
- M) A geyser shall be provided in categories I and II.
4. The built up areas of various categories have been reduced except for the lowest group. The reduced build up areas and details of accommodation in each categories shall be prescribed as below:

Category	Built up area (in sft)	Detail of Accommodations
I	3000	1-Drawing 1-Dining, 3 bed rooms, with attached bath, 1 Guest room with attached bath, 1-Kitchen, 1-Pantry, 1-Lounge, 1-Store, 1-Box, 1-Garage and 2-Servants Qtrs, with toilet and Verandah.
II	2500	1-Drawing, 1-Dining, 3-Bed rooms with attached Bath, 1-Kitchen, 1-Store, 1-Box, 1-Lounge, 1-Garage and 1-Servant Quarter with Toilet and Bath Room.
III	1500	1-Drawing-cum-Dining room, 2-Bed Rooms with attached Bath, 1-Kitchen, 1-Store, 1-Box and 1 Lounge.

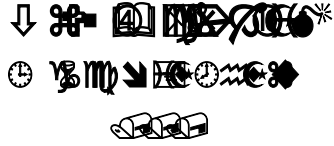
IV	1000	1-Living room, 2-Bed rooms, 1-Kitchen, 1-Toilet 1-Back Veranda, 1-Bath, 1-Box and 1-W.C.
V	606	2-Rooms, 1-Kitchen, 1-Back Veranda, 1-Bath, and 1-W.C.
VI	520	2-Rooms, 1-Kitchen, 1-Back Veranda, 1-Bath, and 1-W.C.

5. Flat type accommodation shall be constructed for the proposed categories III to IV and the houses of categories I & II shall be single story basis.
6. For the purpose of allotment to the officers in various grades, as detailed above, the existing accommodation shall be comparable with the proposed new categories as tabulated below.

Approved Categories	Existing Categories (Old)
I	A
II	B
III	C
IV	D&E
V	F&G
VI	H

7. The approval, regarding re-categorization in respect of construction only and do not apply to hired accommodation.
8. The approval, so far as number of categories, built-up area and specifications, etc. are concerned shall uniformly be made applicable to all the Government Departments/Autonomous bodies, and Local Bodies for further construction.
9. The sanctioning authority may allow a departure from the approved specification to the extent of 10% in special cases to be fully justified on merits.
10. The competent authority with the prior approval of Government may authorise any additional accommodation other than that for the residential use of occupant, necessary to meet special requirements in the public interest.

Sd/--
(Fida Mohammad Rathore)
Section Officer
Communication & Works



2010



1. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 2. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 3. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 4. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 5. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 6. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—

Sl. No.	Category	Code	Number of Units
18	C-1	22	1
17	C-2	19	2
14	C-3	17	3
10	C-4	15	4
05	C-5(i)	10	5
01	C-5(ii)	5	6

7. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 8. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 9. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 10. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 11. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—
 12. The Government of Jammu & Kashmir, in exercise of the powers conferred by sub-section (1) of section 4 of the Government of Jammu & Kashmir (Allocation of Accommodation) Act, 1981, hereby makes the following rules:—



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