



No.18011/1/2015-Pol.III  
Government of India  
Ministry of Urban Development  
Directorate of Estates

Nirman Bhavan, New Delhi – 110 108.  
Dated the 7 September, 2016

OFFICE MEMORANDUM

Sub: Revision of rates of damages for unauthorized occupation of general pool residential accommodation and damages for subletting of general pool residential accommodation with effect from 1.7.2016 throughout the country – Partial modification – Reg.

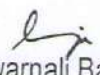
In partial modification of this Directorate's Office Memorandum of even number, dated 22nd July, 2016 on the subject noted above, the undersigned is directed to state that the matter of charging damages in cases of unauthorised occupation of GPRA quarters has been reviewed by the competent authority and it has been decided to revise the rates of damages for unauthorized occupation of general pool residential accommodation for various cities and other stations in the country as below and the revised rates of damages will be applicable to all unauthorised occupants as on 1.7.2016 and to those who are subsequently declared unauthorized occupant:

Station	Type of Accommodation and Rates of Damages to be charged for the first month				
	Type I to IV	Type IV (Special) to Type VI and Hostel	Type VII and Type VIII	Servant Quarters	Garages
Delhi	40 times	50 times	55 times	50 times	50 times
Mumbai a) Hyderabad Estate, Belvedere, Pedder Road, BD Road, Malabar Hill, Colaba and Prabhadevi	120 times	120 times	--	50 times	50 times
b) Rest of Mumbai including Hostel at Antop Hill	50 times	50 times	--	50 times	50 times

Station	Type of Accommodation and Rates of Damages to be charged for the first month			
	Type I to IV	Type V and above and Hostel	Servant Quarters	Garages
Stations other than Delhi and Mumbai	40 times	50 times	50 times	50 times



2. **Damages for unauthorised Occupation:** The damages will be charged from the date of cancellation of allotment to the date the GPRA is vacated by the unauthorised allottee and the rate of damages for unauthorised occupation for each type of general pool residential accommodation shall increase in telescopic method from second month onwards i.e. for second month – damages + 10% of rate of damages; for third month - damages + 20% of rate of damages; for fourth month - damages + 40% of rate of damages; and so on, limiting to the maximum 5 times of rates of damages charged during the first month of unauthorised occupation.
3. **Damages for subletting:** Telescopic method will be made applicable for unauthorised occupation in proved subletting cases w.e.f 1.7.2016 on all unauthorised occupants as on 1.7.2016 and who will be declared unauthorised henceforth. The rates of damages will be calculated as two times of damages for first month; two times of damages + 10% two times of damages for second month; two times of damages + 20% two times of damages for third month; two times of damages + 40% two times of damages for fourth month and so on, limiting to the maximum 5 times of damages charged in such proved subletting cases during the first month.
4. A ready reckoner for calculation of damages as above is attached.
5. Water charges, Furniture charges etc., if applicable, will be charged apart from the above mentioned damages at the normal rates only.
6. This supersedes this Directorate's O.M. of even number dated 4.6.2013 regarding rates of damages for unauthorised occupation of GPRA and O.M No.18011/2/2006-Pol.III dated 22.6.2015 regarding rates of damages for subletting of GPRA throughout the country.
7. This issues with the approval of competent authority.

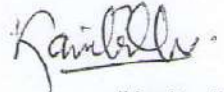
  
(Swarnali Banerjee)  
Deputy Director of Estates (Policy)  
① 2306 2505

To

1. All Ministries/Departments of the Government of India.  
- These instructions may be circulated to all eligible attached / subordinate offices for GPRA under them.
2. The Comptroller and Auditor General of India
3. The Chief Secretaries of State Governments
4. The Administrators/LGs of Union Territories
5. Secretary General, Lok Sabha and Rajya Sabha Secretariats
6. Director General, CPWD, Nirman Bhavan  
- With a request to circulate these instructions to allottees of GPRA through their respective Service Centres
7. Chairman & Managing Director, NBCC India Limited, NBCC Bhavan, Lodhi Road, New Delhi – 110 003.  
- With a request to circulate these instructions to allottees of GPRA through their respective Service Centres
8. All Officers and Sections of the Directorate of Estates
9. All Regional offices of the Directorate of Estates
10. All Estate Managers of CPWD
11. Integrated Finance Division of MoUD - W.r.t. their Diary No.

Copy for information to:

1. PS to Hon'ble UDM & PS to MoS(UD)
2. Sr.PPS to Secretary, MoUD
3. PPS to AS(UD), MoUD
4. PPS to JS(L&E), MoUD
5. PPS to JS & FA, MoUD
6. PPS to JS(UD)
7. PS to DE & DE-II
8. Coordination and Works Division of MoUD – for circulation to all offices under MoUD



(Kavita Jha)  
Assistant Director of Estates (Pol.III)



**Damages for unauthorized occupation Type I to Type VIII GPRA, Hostel Accommodation, Servant Quarters and Garages at Delhi**

Sl. No	Type	Licence fee	Rates of Damages	Damages		Damages + 10%		Damages +20%		Damages + 160%		Damages + 320%		5 times Damages	
				1 <sup>st</sup> month	2 <sup>nd</sup> month	3 <sup>rd</sup> month	6 <sup>th</sup> month	7 <sup>th</sup> Month	8 <sup>th</sup> Month	12 <sup>th</sup> Month					
1	I	50	40 times	2000	2200	2400	5200	8400	10000						
2	I	60	40 times	2400	2640	2880	6240	10080	12000						
3	I	115	40 times	4600	5060	5520	11960	19320	23000						
4	I	135	40 times	5400	5940	6480	14040	22680	27000						
5	II	245	40 times	9800	10780	11760	25480	41160	49000						
6	II	310	40 times	12400	13640	14880	32240	52080	62000						
7	III	370	40 times	14800	16280	17760	38480	62160	74000						
8	III	450	40 times	18000	19800	21600	46800	75600	90000						
9	IV	500	40 times	20000	22000	24000	52000	84000	100000						
10	IV	625	40 times	25000	27500	30000	65000	105000	125000						
11	IV(S)	500	50 times	25000	27500	30000	65000	105000	125000						
12	IV(S)	625	50 times	31250	34375	37500	81250	131250	156250						
13	V(A)	875	50 times	43750	48125	52500	113750	183750	218750						
14	V(B)	1065	50 times	53250	58575	63900	138450	223650	266250						
15	VI(A)	1305	50 times	65250	71775	78300	169650	274050	326250						
16	VI(B)	1565	50 times	78250	86075	93900	203450	328650	391250						
17	VII	1835	55 times	100925	111017.5	121110	262405	423885	504625						
18	VIII	2630	55 times	144650	159115	173580	376090	607530	723250						
19	VIII	3875	55 times	213125	234437.5	255750	554125	895125	1065625						
20	Servant quarters	60	50 times	3000	3300	3600	7800	12600	15000						
21	Garages	35	50 times	1750	1925	2100	4550	7350	8750						
22	Single Room Hostel (without Kitchen)	335	50 times	16750	18425	20100	43550	70350	83750						
23	Single Room Hostel (with Kitchen)	475	50 times	23750	26125	28500	61750	99750	118750						
24	Double Room Suite Hostel	650	50 times	32500	35750	39000	84500	136500	162500						



Damages for unauthorized occupation in proved subletting cases for Type I to Type VIII GPRA, Hostel Accommodation, Servant Quarters and Garages at Delhi

Sl. No	Type	Licence fee	Rates of Damages (2 times normal rates)	Damages							
				1 <sup>st</sup> month	2 <sup>nd</sup> month + 10%	3 <sup>rd</sup> month + 20%	6 <sup>th</sup> month + 160%	7 <sup>th</sup> Month + 320%	5 times Damages 8 <sup>th</sup> Month	5 times Damages 12 <sup>th</sup> Month	
1	I	50	80 times	4000	4400	4800	10400	16800	20000	20000	
2	I	60	80 times	4800	5280	5760	12480	20160	24000	24000	
3	I	115	80 times	9200	10120	11040	23920	38640	46000	46000	
4	I	135	80 times	10800	11880	12960	28080	45360	54000	54000	
5	II	245	80 times	19600	21560	23520	50960	82320	98000	98000	
6	II	310	80 times	24800	27280	29760	64480	104160	124000	124000	
7	III	370	80 times	29600	32560	35520	76960	124320	148000	148000	
8	III	450	80 times	36000	39600	43200	93600	151200	180000	180000	
9	IV	500	80 times	40000	44000	48000	104000	168000	200000	200000	
10	IV	625	80 times	50000	55000	60000	130000	210000	250000	250000	
11	IV(S)	500	100 times	50000	55000	60000	130000	210000	250000	250000	
12	IV(S)	625	100 times	62500	68750	75000	162500	262500	312500	312500	
13	V(A)	875	100 times	87500	96250	105000	227500	367500	437500	437500	
14	V(B)	1065	100 times	106500	117150	127800	276900	447300	532500	532500	
15	V(A)	1305	100 times	130500	143550	156600	339300	548100	652500	652500	
16	V(B)	1565	100 times	156500	172150	187800	406900	657300	782500	782500	
17	VII	1835	110 times	201850	222035	242220	524810	847770	1009250	1009250	
18	VIII	2630	110 times	289300	318230	347160	752180	1215060	1446500	1446500	
19	VIII	3875	110 times	426250	468875	511500	1108250	1790250	2131250	2131250	
20	Servant quarters	60	100 times	6000	6600	7200	15600	25200	30000	30000	
21	Garages	35	100 times	3500	3850	4200	9100	14700	17500	17500	
22	Single Room Hostel (without Kitchen)	335	100 times	33500	36850	40200	87100	140700	167500	167500	
23	Single Room Hostel (with Kitchen)	475	100 times	47500	52250	57000	123500	199500	237500	237500	
24	Double Room Suite Hostel	650	100 times	65000	71500	78000	169000	273000	325000	325000	



Damages for unauthorized occupation Type I to Type VIII GPRA, Hostel Accommodation, Servant Quarters and Garages other than Delhi and Mumbai

Sl. No	Type	Licence fee	Rates of Damages	Damages					5 times Damages	
				1 <sup>st</sup> month	2 <sup>nd</sup> month	3 <sup>rd</sup> month	6 <sup>th</sup> month	7 <sup>th</sup> Month	8 <sup>th</sup> Month	12 <sup>th</sup> Month
1	I	50	40 times	2000	2200	2400	5200	8400	10000	10000
2	I	60	40 times	2400	2640	2880	6240	10080	12000	12000
3	I	115	40 times	4600	5060	5520	11960	19320	23000	23000
4	I	135	40 times	5400	5940	6480	14040	22680	27000	27000
5	II	245	40 times	9800	10780	11760	25480	41160	49000	49000
6	II	310	40 times	12400	13640	14880	32240	52080	62000	62000
7	III	370	40 times	14800	16280	17760	38480	62160	74000	74000
8	III	450	40 times	18000	19800	21600	48800	75600	90000	90000
9	IV	500	40 times	20000	22000	24000	52000	84000	100000	100000
10	IV	625	40 times	25000	27500	30000	65000	105000	125000	125000
11	V(A)	875	50 times	43750	48125	52500	113750	183750	218750	218750
12	V(B)	1065	50 times	53250	58575	63900	138450	223650	266250	266250
13	V(A)	1305	50 times	65250	71775	78300	169650	274050	326250	326250
14	V(B)	1565	50 times	78250	86075	93900	203450	328650	391250	391250
15	Servant quarters	60	50 times	3000	3300	3600	7800	12600	15000	15000
16	Garages	35	50 times	1750	1925	2100	4550	7350	8750	8750
17	Single Room Hostel	335	50 times	16750	18425	20100	43550	70350	83750	83750
18	Single Room Hostel (with Kitchen)	475	50 times	23750	26125	28500	61750	99750	118750	118750
19	Double Room Suite Hostel	650	50 times	32500	35750	39000	84500	136500	162500	162500

Damages for unauthorized occupation in proved subletting cases for Type I to Type VI GPRA, Hostel Accommodation, Servant Quarters and Garages at stations other than Delhi and Mumbai

Sl. No	Type	Licence fee	Rates of Damages (2times normal rates)	Damages							
				1 <sup>st</sup> month	Damages + 10%	Damages + 20%	Damages + 160%	Damages + 320%	5 times Damages	5 times Damages	
1	I	50	80 times	4000	4400	4800	10400	16800	20000	20000	
2	I	60	80 times	4800	5280	5760	12480	20160	24000	24000	
3	I	115	80 times	9200	10120	11040	23920	38640	46000	46000	
4	I	135	80 times	10800	11880	12960	28080	45360	54000	54000	
5	II	245	80 times	19600	21560	23520	50960	82320	98000	98000	
6	II	310	80 times	24800	27280	29760	64480	104160	124000	124000	
7	III	370	80 times	29600	32560	35520	76960	124320	148000	148000	
8	III	450	80 times	36000	39600	43200	93600	151200	180000	180000	
9	IV	500	80 times	40000	44000	48000	104000	168000	200000	200000	
10	IV	625	80 times	50000	55000	60000	130000	210000	250000	250000	
11	V(A)	875	100 times	87500	96250	105000	227500	367500	437500	437500	
12	V(B)	1065	100 times	106500	117150	127800	276900	447300	532500	532500	
13	VI(A)	1305	100 times	130500	143550	156600	339300	548100	652500	652500	
14	VI(B)	1565	100 times	156500	172150	187800	406900	657300	782500	782500	
15	Servant quarters	60	100 times	6000	6600	7200	15600	25200	30000	30000	
16	Garages	35	100 times	3500	3850	4200	9100	14700	17500	17500	
17	Single Room Hostel (without Kitchen)	335	100 times	33500	36850	40200	87100	140700	167500	167500	
18	Single Room Hostel (with Kitchen)	475	100 times	47500	52250	57000	123500	199500	237500	237500	
19	Double Room Suite Hostel	650	100 times	65000	71500	78000	169000	273000	325000	325000	



(a) Damages for unauthorized occupation in proved subletting cases for Type I to Type VI GPRA, Hostel Accommodation, Servant Quarters and Garages at Mumbai for Hyderabad Estates, Belvedere, Pedder Road, BD Road, Malabar Hill, Colaba and Prabhadevi areas.

Sl. No	Type	Licence fee	Rates of Damages for subletting	Damages		Damages + 20%	Damages + 160%	Damages + 320%	5 times Damages	5 times Damages
				1 <sup>st</sup> month	Damages + 10%					
1	I	50	240 times	12000	13200	14400	31200	50400	60000	60000
2	I	60	240 times	14400	15840	17280	37440	60480	72000	72000
3	I	115	240 times	27600	30360	33120	71760	115920	138000	138000
4	I	135	240 times	32400	35640	38880	84240	136080	162000	162000
5	II	245	240 times	58800	64680	70560	152880	246960	294000	294000
6	II	310	240 times	74400	81840	89280	193440	312480	372000	372000
7	III	370	240 times	88800	97680	106560	230880	372960	444000	444000
8	III	450	240 times	108000	118800	129600	280800	453600	540000	540000
9	IV	500	240 times	120000	132000	144000	312000	504000	600000	600000
10	IV	625	240 times	150000	165000	180000	390000	630000	750000	750000
11	IV(S)	500	240 times	120000	132000	144000	312000	504000	600000	600000
12	IV(S)	625	240 times	150000	165000	180000	390000	630000	750000	750000
13	V(A)	875	240 times	210000	231000	252000	546000	882000	1050000	1050000
14	V(B)	1065	240 times	255600	281160	306720	664560	1073520	1278000	1278000
15	VI(A)	1305	240 times	313200	344520	375840	814320	1315440	1566000	1566000
16	VI(B)	1565	240 times	375600	413160	450720	976560	1577520	1878000	1878000
17	Servant quarters	60	100 times	6000	6600	7200	15600	25200	30000	30000
18	Garages	35	100 times	3500	3850	4200	9100	14700	17500	17500
19	Single Room Hostel (without Kitchen)	335	240 times	80400	88440	96480	209040	337680	402000	402000
20	Single Room Hostel (with Kitchen)	475	240 times	114000	125400	136800	296400	478800	570000	570000
21	Double Room Suite Hostel	650	240 times	156000	171600	187200	405600	655200	780000	780000



(b) Damages for unauthorized occupation in proved subletting cases for Type I to Type VI GPRA, Hostel Accommodation, Servant Quarters and Garages at Mumbai for areas other than (a) above.

(c)	Type	Licence fee	Rates of Damages	Damages							
				1 <sup>st</sup> month	2 <sup>nd</sup> month Damages + 10%	3 <sup>rd</sup> month Damages + 20%	6 <sup>th</sup> month Damages + 160%	7 <sup>th</sup> Month Damages + 320%	8 <sup>th</sup> Month 5 times Damages	12 <sup>th</sup> Month 5 times Damages	
1	I	50	100 times	5000	5500	6000	13000	21000	25000	25000	
2	I	60	100 times	6000	6600	7200	15600	25200	30000	30000	
3	I	115	100 times	11500	12650	13800	29900	48300	57500	57500	
4	I	135	100 times	13500	14850	16200	35100	56700	67500	67500	
5	II	245	100 times	24500	26950	29400	63700	102900	122500	122500	
6	II	310	100 times	31000	34100	37200	80600	130200	155000	155000	
7	III	370	100 times	37000	40700	44400	96200	155400	185000	185000	
8	III	450	100 times	45000	49500	54000	117000	189000	225000	225000	
9	IV	500	100 times	50000	55000	60000	130000	210000	250000	250000	
10	IV	625	100 times	62500	68750	75000	162500	262500	312500	312500	
11	IV(S)	500	100 times	50000	55000	60000	130000	210000	250000	250000	
12	IV(S)	625	100 times	62500	68750	75000	162500	262500	312500	312500	
13	V(A)	875	100 times	87500	96250	105000	227500	367500	437500	437500	
14	V(B)	1065	100 times	106500	117150	127800	276900	447300	532500	532500	
15	VI(A)	1305	100 times	130500	143550	156600	339300	548100	652500	652500	
16	VI(B)	1565	100 times	156500	172150	187800	406900	657300	782500	782500	
17	Servant quarters	60	100 times	6000	6600	7200	15600	25200	30000	30000	
18	Garages	35	100 times	3500	3850	4200	9100	14700	17500	17500	
19	Single Room Hostel (without Kitchen)	335	100 times	33500	36850	40200	87100	140700	167500	167500	
20	Single Room Hostel (with Kitchen)	475	100 times	47500	52250	57000	123500	199500	237500	237500	
21	Double Room Suite Hostel	650	100 times	65000	71500	78000	169000	273000	325000	325000	



(a) Damages for unauthorized occupation Type I to Type VI G PRA, Hostel Accommodation, Servant Quarters and Garages at Mumbai for Hyderabad Estates,  
 Belvedere, Pedder Road, BD Road, Malabar Hill, Colaba and Prabhadevi areas.

Sl. No	Type	Licence fee	Rates of Damages	Damages							
				1 <sup>st</sup> month	2 <sup>nd</sup> month Damages + 10%	3 <sup>rd</sup> month Damages +20%	6 <sup>th</sup> month Damages + 160%	7 <sup>th</sup> Month Damages + 320%	8 <sup>th</sup> Month 5 times Damages	12 <sup>th</sup> Month 5 times Damages	
1	I	50	120 times	6000	6600	7200	15600	25200	30000	30000	
2	I	60	120 times	7200	7920	8640	18720	30240	36000	36000	
3	I	115	120 times	13800	15180	16560	35880	57960	69000	69000	
4	I	135	120 times	16200	17820	19440	42120	68040	81000	81000	
5	II	245	120 times	29400	32340	35280	76440	123480	147000	147000	
6	II	310	120 times	37200	40920	44640	96720	156240	186000	186000	
7	III	370	120 times	44400	48840	53280	115440	186480	222000	222000	
8	III	450	120 times	54000	59400	64800	140400	226800	270000	270000	
9	IV	500	120 times	60000	66000	72000	156000	252000	300000	300000	
10	IV	625	120 times	75000	82500	90000	195000	315000	375000	375000	
11	IV(S)	500	120 times	60000	66000	72000	156000	252000	300000	300000	
12	IV(S)	625	120 times	75000	82500	90000	195000	315000	375000	375000	
13	V(A)	875	120 times	105000	115500	126000	273000	441000	525000	525000	
14	V(B)	1065	120 times	127800	140580	153360	332280	536760	639000	639000	
15	VI(A)	1305	120 times	156600	172260	187920	407160	657720	783000	783000	
16	VI(B)	1565	120 times	187800	206580	225360	488280	788760	939000	939000	
17	Servant quarters	60	50 times	3000	3300	3600	7800	12600	15000	15000	
18	Garages	35	50 times	1750	1925	2100	4550	7350	8750	8750	
19	Single Room Hostel (without Kitchen)	335	120 times	40200	44220	48240	104520	168840	201000	201000	
20	Single Room Hostel (with Kitchen)	475	120 times	57000	62700	68400	148200	239400	285000	285000	
21	Double Room Suite Hostel	650	120 times	78000	85800	93600	202800	327600	390000	390000	



(b) Damages for unauthorized occupation Type I to Type VI GPPA, Hostel Accommodation, Servant Quarters and Garages at Mumbai for areas other than (a)

(c)	Type	Licence fee	Rates of Damages	above.							
				Damages	Damages + 10%	Damages +20%	Damages + 160%	Damages + 320%	5 times Damages	5 times Damages	
(d)				1 <sup>st</sup> month	2 <sup>nd</sup> month	3 <sup>rd</sup> month	6 <sup>th</sup> month	7 <sup>th</sup> Month	8 <sup>th</sup> Month	12 <sup>th</sup> Month	
1	I	50	50 times	2500	2750	3000	6500	10500	12500	12500	
2	I	60	50 times	3000	3300	3600	7800	12600	15000	15000	
3	I	115	50 times	5750	6325	6900	14950	24150	28750	28750	
4	I	135	50 times	6750	7425	8100	17550	28350	33750	33750	
5	II	245	50 times	12250	13475	14700	31850	51450	61250	61250	
6	II	310	50 times	15500	17050	18600	40300	65100	77500	77500	
7	III	370	50 times	18500	20350	22200	48100	77700	92500	92500	
8	III	450	50 times	22500	24750	27000	58500	94500	112500	112500	
9	IV	500	50 times	25000	27500	30000	65000	105000	125000	125000	
10	IV	625	50 times	31250	34375	37500	81250	131250	156250	156250	
11	IV(S)	500	50 times	25000	27500	30000	65000	105000	125000	125000	
12	IV(S)	625	50 times	31250	34375	37500	81250	131250	156250	156250	
13	V(A)	875	50 times	43750	48125	52500	113750	183750	218750	218750	
14	V(B)	1065	50 times	53250	58575	63900	138450	223650	266250	266250	
15	V(A)	1305	50 times	65250	71775	78300	169650	274050	326250	326250	
16	VII(B)	1565	50 times	78250	86075	93900	203450	328650	391250	391250	
17	Servant quarters	60	50 times	3000	3300	3600	7800	12600	15000	15000	
18	Garages	35	50 times	1750	1925	2100	4550	7350	8750	8750	
19	Single Room Hostel (without Kitchen)	335	50 times	16750	18425	20100	43550	70350	83750	83750	
20	Single Room Hostel (with Kitchen)	475	50 times	23750	26125	28500	61750	99750	118750	118750	
21	Double Room Suite Hostel	650	50 times	32500	35750	39000	84500	136500	162500	162500	