

भारत सरकार  
केन्द्रीय लोक निर्माण विभाग  
महानिदेशालय, परि०एवम्का०प्रशा०  
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Government of India  
Central Public Works  
Department Directorate  
General, P&WA(Works-II)  
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F.No. 7/13/2015/W-II/DG/Vol.1/26

Dated: 06/02/2023

PRIORITY

**Office Memorandum**

Sub: Maintenance of dangerous and unsafe houses by CPWD - reg.

The undersigned is directed to enclose herewith a copy of an O.M. No. 10/01/2015/Audit/CDN II (Vol.III (Part) dated 13.12.2022 received from Director of Estates alongwith its enclosures which is self explanatory.

2. It is requested to take urgent and proactive steps for vacation of unsafe/dangerous houses and their renovation. All the concerned field units are requested to implement the instructions contained in the enclosed O.M.

This issues with the approval of DDG (Works), CPWD.

Encl. As above

(Manoj Kumar Gupta)  
Section Officer (W-II)

To,

All concerned field units  
(through CPWD website)

PRIORITY

2193401  
14/12/22

No.10/01/2015/Audit/CDN.II (Vol.III) (Part)  
Government of India  
Ministry of Housing & Urban Affairs  
Directorate of Estates  
(CDN-II Section)

Nirman Bhavan, New Delhi-110011,  
Dated: 13.12.2022

OFFICE MEMORANDUM

Subject:- Maintenance of dangerous and unsafe houses by CPWD -reg.

(A)

The undersigned is directed to refer to Para No. 8 of the Observations/recommendations contained in the 41<sup>st</sup> Report of the Public Accounts Committee (PAC) (17<sup>th</sup> Lok Sabha) on the subject mentioned above and to state that PAC had asked for the plan envisaged for ensuring the implementation of instructions/guidelines issued vide this Directorate's O.M. No. 2012/1/2018-Pol.III (Pt.) dated 21.02.2022.

2. CPWD is, therefore, requested to take urgent and proactive steps for vacation of unsafe/dangerous houses and their renovation. All the concerned field units may be directed by CPWD for expeditious and time-bound implementation of instructions contained in the above-mentioned O.M. An Action Taken Report may also be sent on a monthly basis for enabling this Directorate to make a realistic assessment of the progress made in this regard.

ADG(W)  
ADG(Delhi)  
Pl. Attention with (A)

LENDRA SETHI  
DG, CPWD

✓ The,  
Director-General,  
Central Public Works Department,  
Nirman Bhawan,  
New Delhi - 110001

(Abhishek Bhagotia)  
Director of Estates  
Tel. No. 011-23062005

DDA(W)  
H, 11/11

Copy for information to:

- (i) Deputy Director (A-I)
- (ii) Deputy Director (A-II)
- (iii) Deputy Director (Hostel)
- (iv) Deputy Director (Regions)

Pl. put up after (A) above urgently

निदेशक (वि.ए.ए.ए.ए.ए.)	निदेशक (पी.एम. एण्ड पी.जी.)
निदेशक (वि.ए.)	कार्य.अभि. (लार्डसेंस फीस)
स.नि. (स.मा.)	पी.पी.ए.ए.
आरक्षितिक ग्रेड-1 (हि.)	

,838/2022/AD(POL-III)

No. 2012/1/2018-Pol.III(pt.)  
 Government of India  
 Ministry of Housing & Urban Affairs  
 Directorate of Estates

Nirman Bhawan, New Delhi  
 Dated: 21.02.2022

**OFFICE MEMORANDUM**

**Subject: Issues related to delay in handing over physical possession of GPRA - reg.**

The undersigned is directed to refer to the Observations/Recommendations contained in the Forty-First Report of the Public Accounts Committee (17th Lok Sabha) on "Functioning of Directorate of Estates" regarding delay in handing over physical possession of GPRA and to say that many cases have been reported to this Directorate wherein CPWD has not handed over the physical possession of the accommodation to allottee even after 8-10 months of allotment. In order to address the issue and keeping in view of the observations/recommendations of Public Account Committee (PAC), the following actions shall be taken by CPWD/NBCC with immediate effect:

(i) Once a house is vacated, CPWD/NBCC may immediately assess its habitability and the house may be reflected as vacancy in e-Sampada immediately on vacation for allotment by DoE. CPWD/NBCC shall take necessary action to make it habitable at the earliest. Under no circumstances, it shall be taken for more than 75 days for making it habitable.

(ii) CPWD/NBCC may adhere to the timeline strictly in letter and spirit as mentioned above to handover the houses.

(iii) Once the house is made habitable for Physical Occupation, CPWD/NBCC shall generate Habitability Certificate and communicate the same to DoE on e-Sampada portal and to the allottee directly. If allottee fails to take Physical Occupation of the house within 5 working days from the date of issue of Habitability Certificate, the allotment shall be cancelled automatically and the allottee shall be debarred as per Rule 17 of CGGPRA Rules, 2017.

(iv) In case CPWD fails to make the house habitable for Physical Occupation within 75 days from the date of Technical Occupation, CPWD may take action as per their OM No. 7/13/2015-WII/DG/695 dated 25.07.2015. NBCC may develop similar mechanism to fix responsibility by issuing an OM in case of delay in handling over of houses for more than 75 days.

(v) In such cases i.e. para (4) above, allottee will be offered option either to continue or cancel the Technical Occupation in e-Sampada. If the allottee opted for cancellation, he will not be debarred but will be allowed to apply in the next bidding cycle. NIC, DoE will carry out necessary changes in e-Sampada portal, accordingly.

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P.T. 0

(vi) Once a house is declared unsafe/dangerous/uninhabitable, necessary action shall be taken at the earliest to vacate the allottee and the house be repaired/renovated.

2. This issues with the approval of Competent Authority.

*M. C. Sonowal*  
(M.C. Sonowal)

Deputy Director of Estates (Policy)  
Tel. 23062505

To:

1. The Director General, CPWD, Nirman Bhawan, New Delhi.
2. CMD, NBCC, NBCC Bhawan, Lodhi Road, New Delhi-110003.

Copy to:

- (i) All Ministries/ Departments of Government of India with a request to bring this OMs to notice of all officers/officials.
- (ii) Tech Director, NIC, DoE, Nirman Bhawan, New Delhi for further necessary action.
- (iii) DD(Computer), DoE, Nirman Bhawan, New Delhi for n/a in r/o para.5 and flash a message on e-sampada portal.
- (iv) DD(A-1)/DD(A-2)/DD(Region), DD (Rent), DD (CDN), Nirman Bhawan, New Delhi
- (v) All Regional Offices of DoE/CPWD
- (vi) PS to Hon'ble HUAM
- (vii) PS to Secretary (HUA)
- (viii) PS to AS (A, L&E), MoHUA
- (ix) PS to DE-I/DE-II
- (x) Folder/Guard file

*M. C. Sonowal*  
(M.C. Sonowal)

Deputy Director of Estates (Policy)