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IN THE CENTRAL ADMINISTRATIVE TRIBUNAL, HYDERABAD BENCH  
AT HYDERABAD.

O.A.No.1253/1995.

- - - - -

Date: 29/7/97.

Between:

Sri M.Vasudeva Rao. .. Applicant

and

1. Union of India represented by:

1. Chief General Manager, Telecom.,  
A.P.Circle, Hyderabad 500 001.

2. Telecom District Manager, Kurnool.

3. Post Master, Kurnool 518 001. Respondents.

Counsel for the applicant: Sri D.Subrahmanyam for Sri  
K.S.R.Anjaneyulu.

Counsel for the respondents: Sri K.Bhaskara Rao for respondents

JUDGMENT.

(by Hon'ble Shri H. Rajendra Prasad, Member (A))

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Heard Sri D.Subrahmanyam for Sri K.S.R. Anjaneyulu  
for the applicant and Sri K.Bhaskara Rao for respondents.

1. The applicant was a member of Telecom service  
and retired on superannuation on 30-8-1994. A standard  
licence fee of Rs.47.00 per month was paid by him in  
respect of the residential quarter allotted to him by the  
Department besides Rs.5.00 as service charge. As per the  
relevant rules the applicant could normally retain the  
said quarters upto 31-8-94 on payment of normal rent fee  
after his retirement. The applicant, however,

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applied for further retention and was duly permitted to  
30-4-1995.  
remain in occupation of the quarters upto . . . . The  
applicant, however, finally vacated the quarters on  
9-8-1995. Thus the retention of accommodation beyond the  
period of permission was 7 months 8 days.

2. According to the applicant, he was required to  
pay only Rs.871.00 besides service charge of Rs.56.00 as  
under:

September to December 1994 at Rs.47: Rs.188.00

January to April, 1995 at Rs.95.00 " 376.00

May to July 1995 at Rs.94.00  
plus Rs.25.00 from 1st to 8th Augst'95: 282.00

Additionally the applicant was  
bound to pay Rs.56.00 as service  
charges for the same period. Thus  
a total of Rs.927.00 was required  
to be paid by him towards the  
rent/fee/fee/charges of the  
accommodation under his occupation.  
Of this the applicant credited  
the following amounts on the dates  
shown.

21--10--1994.	..	208.00
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3. It is the contention of the applicant that as  
against the balance of Rs.719.00 (total payable, Rs.907.00,  
less deposited/credited, Rs.208.00, he is being asked to pay  
a much higher amount as under:

Rs. 2,548.00(Annexure 3.)  
Rs. 344.00(Annexure 1.)

He has been further informed by the respondents that this  
amount is only provisional and the exact amount which may be  
found due from him shall be intimated after ascertaining the

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same from CPWD.

4. The applicant thereafter submitted a representation (Annexure 5) addressed to the 2nd respondent on 30-8-1995. The same has not yet been disposed of, according to the averment of the applicant.

5. The contention of the applicant is that he cannot be said to have been in unauthorised occupation of the departmental quarters inasmuch as he had duly represented for further renewed retention of quarters as permitted by rules. No decision was taken in the matter and his representation was neither rejected nor accepted. The grievance is that the impugned recovery of so called damage/market rent from the Dearness relief payable to him is neither just nor warranted. It is an arbitrary decision since no notice was served on him by the respondents before resorting to such measure. Lastly, the applicant asserts that no damage/market rent can be initiated nor can he be termed an unauthorised occupant without initiating action under Public Premises (Eviction of Unauthorised Occupants) Act, 1971.

6. Despite numerous opportunities provided and sufficient time having been granted to the respondents from time to time no counter-affidavit has been filed on their behalf. It is not therefore known what the stance of the respondents is in this case. In view of this, this Tribunal has had no option except to proceed

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on the basis of facts available on record as stated by the applicant.

7. The correct procedure for levying damage rent from unauthorised occupants is contained in the following orders of Government of India:

i) Ministry of Urban Development (Directorate of Estates) OM No.18011/(12)/73-Pol.III d/27-8-1987.

ii) OM No.18011/(8)/Pol.III dated 1-4-1991.

iii) OM No.13011/(12)/Pol.III.Pt. dated 20-1-1989.

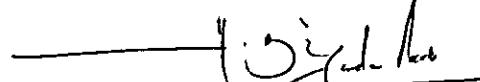
The periods for which the allotment of a quarter subsists, and the concessional periods for their further retention is covered under SR 317D(11) with special reference to sub-rule (2)(ii). The rates of licence fee to be charged for the period of retention of residential accommodation beyond normal permissible period are laid down in the G.O.I.. M/o Urban Development (Directorate of Estates) OM No.12035/1/85-Pol.III(Vol.III) dated 27th July, 1989.

8. None of the above provisions/instructions/rules seem to have been kept in view by the respondents while issuing the impugned order. The representation submitted by the applicant has apparently remained unattended. No notice appears to have been served on the applicant prior to the issue of the impugned order. In the light of the failure of the departmental authority to observe the essential and relevant regulations and the O.Ms., already referred to, the

*O.Ms.*

impugned order cannot be sustained. The same is, therefore, quashed. The respondents are free to call upon the applicant to credit the due amounts calculated as per the provisions of the relevant rules and in accordance with the instructions issued by the Government from time to time.

Thus the O.A. is disposed of. No costs.

  
(H. RAJENDRA PRASAD)  
MEMBER (A)

Date: 29th July, 1997

sss.

*Ansir*  
Deputy Registrar (S)cc.

To

1. The Chief General Manager, Telecom, Union of India, A.P.Circle, Hyderabad-1.
2. The Chief General Manager, Telecom, A.P.Circle, Hyderabad-1.
3. The Postmaster, Kurnool-1.
4. One copy to Mr. K.S.R.Anjaneyulu, Advocate, CAT.Hyd.
5. One copy to Mr.K.Bhaskar Rao, Addl.CGSC.CAT.Hyd.
6. One copy to HHRP.M.(A) CAT.Hyd.
7. One copy to D.R.(A) CAT.Hyd.
8. One spare copy.

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*ok 5/8/97*  
T.C.C.

TYPED BY

CHECKED

COMPARED BY

APPROVED BY

IN THE CENTRAL ADMINISTRATIVE TRIB.  
HYDERABAD BENCH AT HYDERABAD

THE HON'BLE MR. JUSTICE  
VICE-CHAIRMAN

and

THE HON'BLE MR. H. RAJENDRA PRASAD: M(A)

Dated: 29-7-1997

ORDER/JUDGMENT

M.A./R.A./C.A.No.

O.A.No. 1253/95. in

T.A.No.

(w.p.)

Admitted and Interim directions  
Issued.

Allowed

Disposed of with directions  
Dismissed.

Dismissed as withdrawn  
Dismissed for default.

Ordered/Rejected.

NO order as to costs.

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