



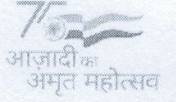
ASSAM ELECTRICITY GRID CORPORATION LIMITED

OFFICE OF THE MANAGING DIRECTOR

Regd. Office: (FIRST FLOOR), BIJULEE BHAWAN, PALTANBAZAR, GUWAHATI - 781001

CIN: U40101AS2003SGC007238GSTIN: 18AAFCA4973J9Z3

PHONE: 0361-2739520 Web: www.aegcl.co.in



No. AEGCL/MD/Esstt-829/Quarter/2019/Pt-I/101

Date: 03-08-2023

OFFICE ORDER

The Board of Directors of AEGCL in its 96th meeting held on 25-07-2023 vide Item No. 4 (E) has approved the policy for fixing of House Rent payable by the employees of AEGCL residing in the departmental quarters of erstwhile ASEB or AEGCL at 10% of Basic Pay or the standard rent at **Annexure-A** for RCC Quarters and **Annexure-B** for Assam Type Quarters (as per Guideline of Govt. of Assam), whichever is less.

In this regard, the following rules are laid down regarding the implementation of the new House Rent policy of AEGCL:

1. The new House Rent to be deducted is in lieu of existing Quarter Rent deducted from the employees residing in departmental quarters.
2. Employees residing in departmental quarters will be eligible for full House Rent Allowance as per rules.

For Example,

Calculation of House rent of Mr X (Designation: AM) residing in departmental quarter Type-III at First floor:

- i. Say, Payband of Mr. X is Rs. 37,300/- & Grade Pay of Mr. X is Rs. 14,200/-
- ii. Basic Pay of Mr. X : Rs. 51,500/-
- iii. The 10% of Basic Pay : Rs. 5150/-
- iv. Standard Monthly rent : Rs. 2739.56/-
- v. So, House Rent to be deducted from Mr. X : Rs. 2739.56/-
- vi. He will get the full HRA as per admissible rate (i.e., 15% of basic pay subject to Min. of Rs. 2500/- and Max. of Rs. 12,000/- in case of employees serving in Guwahati or 12% of basic pay subject to Min. of Rs. 2,000/- and Max of Rs. 9600/- in case of employees serving in places other than Guwahati), but has to pay the house rent at Sl. no. (v).

The said House Rent Policy in AEGCL has been made effective from 01-12-2022.

[Signature]
31/8/23

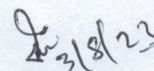
General Manager (HR) i/c,
AEGCL, Bijulee Bhawan,
Paltanbazar, Guwahati-1.

Memo No. AEGCL/MD/Esstt-829/Quarter/2019/Pt-I/101 (A)

Date: 03-08-2023

Copy to:

1. P.S to the Chairman, AEGCL, for favour of kind information of the Chairman, AEGCL.
2. P.S to the MD, AEGCL, for favour of kind information of the MD, AEGCL.
3. All CGMs/GMs/DGMs/AGMs, AEGCL.
4. CGM (F&A), AEGCL for necessary action at his end.
5. The Company Secretary, AEGCL.
6. Web Administrator, AEGCL. He is directed to upload the aforesaid office order in the AEGCL website.
7. Office copy.



General Manager (HR) i/c,
AEGCL, Bijulee Bhawan,
Paltanbazar, Guwahati-1.

Rent Assessment as per CPWD Plinth Area Rates 2021 for RCC Quarters

Sl. No	Particulars	Quarter type/ Equivalent type Quarter														
		T-III			T-IV			T-V			T-VI					
		GF	FF	SF	GF	FF	SF	GF	FF	SF	GF	FF	SF	GF	FF	SF
1	Plinth Area (sqm)	99.5	99.5	99.5	88	88	88	45	45	45	39	39	39			
2	Plinth Area Rate(Rs)	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00	20685.00
3	Plinth Area Cost (1x2)	2058157.50	2058157.50	2058157.50	1820280.00	1820280.00	1820280.00	930825.00	930825.00	930825.00	806715.00	806715.00	806715.00	806715.00	806715.00	806715.00
4	Total Civil Works (3)	2058157.50	2058157.50	2058157.50	1820280.00	1820280.00	1820280.00	930825.00	930825.00	930825.00	806715.00	806715.00	806715.00	806715.00	806715.00	806715.00
5	Internal water supply and sanitary Installations @9% of Building Cost.	185234.18	185234.18	185234.18	163825.20	163825.20	163825.20	83774.25	83774.25	83774.25	72604.35	72604.35	72604.35			
6	Internal Electric Installation @12.5% of Building Cost.	257269.69	257269.69	257269.69	227535.00	227535.00	227535.00	116353.13	116353.13	116353.13	100839.38	100839.38	100839.38			
7	Total Cost of Building (4+5+6)	2500661.36	2500661.36	2500661.36	2211640.20	2211640.20	2211640.20	1130952.38	1130952.38	1130952.38	980158.73	980158.73	980158.73			
8	Depreciation of the building for 44 years 2% per year = Cost of Building x 2% x 44 (less)	2200582.00	2200582.00	2200582.00	1946243.38	1946243.38	1946243.38	995238.09	995238.09	995238.09	862539.68	862539.68	862539.68			
9	Net Cost of Building (7-8)	300079.36	300079.36	300079.36	265396.82	265396.82	265396.82	135714.29	135714.29	135714.29	117619.05	117619.05	117619.05			
10	Land Occupied (in katha)	0.8	0.8	0.8	0.7	0.7	0.7	0.46	0.46	0.46	0.31	0.31	0.31			
11	Cost of Land Occupied @ Rs 1,94,444.00 per katha	155555.20	155555.20	155555.20	136110.80	136110.80	136110.80	89444.24	89444.24	89444.24	60277.64	60277.64	60277.64			
12	Total Cost (9+11)	455634.56	455634.56	455634.56	401507.62	401507.62	401507.62	225158.53	225158.53	225158.53	177896.69	177896.69	177896.69			
13	Annual rent value as per UARC Act 1973 (Assam): 7.5% of the total cost of the building & land = Total Cost x 7.5/100	34172.59	34172.59	34172.59	30113.07	30113.07	30113.07	16886.89	16886.89	16886.89	13342.25	13342.25	13342.25			
14	Annual rent /12	2847.72	2847.72	2847.72	2509.42	2509.42	2509.42	1407.24	1407.24	1407.24	1111.85	1111.85	1111.85			
15	Average monthly Rent per Quarter	2,847.72	2,847.72	2,847.72	2,509.42	2,509.42	2,509.42	1,407.24	1,407.24	1,407.24	1,111.85	1,111.85	1,111.85			
16	Say(Rs)	2,848.00	2,848.00	2,848.00	2,509.00	2,509.00	2,509.00	1,407.00	1,407.00	1,407.00	1,112.00	1,112.00	1,112.00			


 23/11/23
 Assistant Engineer (CPWD)
 District, Guwahati-1

Rent Assessment as per APWD SOR Building 2013-14 (with 20% escalation) for Assam Type Quarters

Sl no	Particulars	Quarter type/ Equivalent type Quarter						
		T-I/T-A AT	T-II/T-B AT	T-III/T-C AT	T-IV/T-D AT	T-V/T-E AT	T-VI/T-F AT	Barrack AT
1	Plinth Area (sqm)	343	155	155	88	45	39	27
2	Plinth Area Rate	12096.00	12096.00	12096.00	12096.00	12096.00	12096.00	12096.00
3	Plinth Area Cost (1x2)	4148928.00	1874880.00	1874880.00	1064448.00	544320.00	471744.00	326592.00
4	Total Civil Works (3)	4148928.00	1874880.00	1874880.00	1064448.00	544320.00	471744.00	326592.00
5	For White ant treatment @ Rs 300 per sqm of plinth area	102900.00	46500.00	46500.00	26400.00	13500.00	11700.00	8100.00
6	For weather coat for external finish @ 1% of civil works	41489.28	18748.80	18748.80	10644.48	5443.20	4717.44	3265.92
7	For Plastic paint @ 1% of civil works	41489.28	18748.80	18748.80	10644.48	5443.20	4717.44	3265.92
8	Internal Water Supply @ 5% of cost of civil works	207446.40	93744.00	93744.00	53222.40	27216.00	23587.20	16329.60
9	Sanitary installation @ 8% of cost of civil works	331914.24	149990.40	149990.40	85155.84	43545.60	37739.52	26127.36
10	Internal Electrification @ 9% cost of civil works	373403.52	168739.20	168739.20	95800.32	48988.80	42456.96	29393.28
11	For internal road, path, fencing etc. @ 2.5% of cost of civil works (in case of R.C.C building cost of ground floor only to be taken)	103723.20	46872.00	46872.00	26611.20	13608.00	11793.60	8164.80
12	Cost of building (4+5+6+7+8+9+10+11)	5351293.92	2418223.20	2418223.20	1372926.72	702064.80	608456.16	421238.88
13	Depreciation of the building for 44 years 2% per year = Cost of building x 2% x 44 (less)	4709138.65	2128036.42	2128036.42	1208175.51	617817.02	535441.42	370690.21
14	Net Cost of Building (12-13)	642155.27	290186.78	290186.78	164751.21	84247.78	73014.74	50548.67
15	Land Occupied (in katha)	2.71	1.23	1.23	0.90	0.46	0.31	0.20
16	Cost of Land Occupied @ Rs 1,94,444.00 per katha	526943.24	239166.12	239166.12	174999.60	89444.24	60277.64	38888.80
17	Total Cost (14+16)	1169098.51	529352.90	529352.90	339750.81	173692.02	133292.38	89437.47
18	Annual rent value as per UARC Act 1973 (Assam): 7.5% of the total cost of the building & land = Total Cost x 7.5/100	87682.39	39701.47	39701.47	25481.31	13026.90	9996.93	6707.81
19	Annual rent /12	7306.87	3308.46	3308.46	2123.44	1085.58	833.08	558.98
20	Monthly Rent per Quarter	7306.87	3308.46	3308.46	2123.44	1085.58	833.08	558.98
21	Say(Rs)	7307.00	3308.00	3308.00	2123.00	1086.00	833.00	559.00


 Deputy General Manager (Civil)
 AEGCL, Bijupee Birengi of 1
 Paltanbazar, Guwahati-1