



STATE BANK OF INDIA OFFICERS' ASSOCIATION
CHANDIGARH CIRCLE
(Registered under Trade Unions Act, 1926- Regd No. 186/1979)
C/O State Bank of India, Local Head Office, Sector 17, Chandigarh
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Circular No. 2026/10/2

Date: 19.10.2026

To All Members

Recommendations for upward revision and rationalisation of leased accommodation rental ceilings - Chandigarh Circle

We have sent a communication to the Circle Management, on the captioned subject. The content of the communication is reproduced below for your information

With fraternal greetings,

Comradely yours,

GENERAL SECRETARY

Respected Sir,

Subject: Recommendations for upward revision and rationalisation of leased accommodation rental ceilings across Chandigarh Circle

We wish to invite your kind attention to the need for a comprehensive review and upward rationalisation of the leased accommodation rental ceilings applicable to officers posted at various centres within Chandigarh Circle.

We acknowledge the revision undertaken by the Bank vide e-Circular No. CDO/P&HRD-PM/26/2025-26 dated 26 September 2025. However, the prevailing rental markets at several important centres within our Circle warrant a further location-specific review.

Chandigarh Circle encompasses six distinct geographical regions, each characterised by different housing-market conditions. Chandigarh Tricity, Ludhiana, Jalandhar, Shimla, Jammu, Rohtak, Solan, Patiala, Bathinda, Karnal, and Rewari, among other centres, have witnessed residential-market developments which are not adequately reflected through conventional population-based centre classifications alone.

Officers are frequently transferred across the Circle and are required to establish suitable family accommodation at their new places of posting. Reasonable access to safe, habitable and conveniently located accommodation, having regard to family requirements, children's education, local infrastructure, is a legitimate consideration in determining rental entitlements.

An important aspect warranting consideration is the disparity between the rental values recognised by the Bank in its **lending operations** and the rental ceilings prescribed for its own officers. While appraising credit proposals involving rental income from residential properties, the Bank considers prevailing or projected market rentals, subject to appropriate assessment and verification, **which in many cases are substantially higher than the leased accommodation ceilings available to officers at the same centres.** Thus, the rental potential recognised by the Bank for credit appraisal purposes is often not adequately reflected in the entitlements prescribed for its own officers seeking comparable accommodation. While the two assessments serve different purposes, prevailing market rentals should provide a consistent and objective reference point in both. We therefore request that a comparative analysis of the Bank's own rental assessments and lease transactions, wherever relevant, be considered while revising the leased accommodation ceilings, so that the entitlement remains aligned with the actual housing market.

It is also relevant that rental ceilings represent the maximum permissible limits and do not constitute automatic expenditure by the Bank. Actual payments remain subject to approved lease agreements, prevailing market conditions and applicable checks. A properly calibrated revision would therefore enhance the effectiveness of the housing facility while retaining financial discipline.

In this background, we recommend:

1. Special classification and upward revision for Chandigarh Tricity, recognising Chandigarh, Panchkula, Mohali, Zirakpur, New Chandigarh and Kharar their functionally integrated residential neighbourhoods as a common housing market.
2. Centre-specific upward revisions for Ludhiana, Jalandhar, Shimla, Jammu, Rohtak, Solan, Patiala, Bathinda, Karnal, Panipat, and other major centres, with due consideration to their prevailing residential rental conditions.
3. Considering other significant urban, hill, tourist and geographically difficult centres including Amritsar, Ambala, Hisar, Rewari, Bahadurgarh, Srinagar, Dharamshala, Manali, Ropar, Sangrur and other big centres for upward revision.
4. Introduction of a transparent, market-linked mechanism for periodic review of rental ceilings, with adequate provision for maintenance and society charges.

We request that the matter be favourably considered and suitably recommended to the Corporate Centre for necessary revision.

Thanking you,

Yours Sincerely,

-sd-

(Priyvratt)

General Secretary

SBI Officers' Association

Chandigarh Circle

Encl.: Centre-wise proposed rental ceilings and supporting market assessment.

ANNEXURE – I

Centre-wise Proposed Rental Ceilings

A. Recommended monthly normal rental ceilings

Centre / market	Scale I	Scale II	Scale III	Scale IV	Scale V
Chandigarh Tricity (Chandigarh / Mohali / Panchkula)	30,000	34,000	38,000	44,000	50,000
Ludhiana	24,000	27,000	31,000	36,000	42,000
Shimla	25,000	28,000	32,000	37,000	43,000
Jammu	22,000	25,000	29,000	34,000	40,000
Patiala / Jalandhar / Amritsar	21,000	24,000	28,000	33,000	39,000
Rohtak/Bathinda	22,000	25,000	29,000	34,000	40,000
Rewari	19,000	22,000	25,000	30,000	35,000
Bahadurgarh	22,000	25,000	29,000	34,000	40,000
Hisar / Karnal / Panipat	20,000	23,000	26,000	31,000	36,000
Ambala / Kurukshetra/ Derabassi	20,000	23,000	26,000	31,000	36,000
Dharamshala / Solan / Manali	23,000	26,000	30,000	35,000	41,000
Srinagar	25,000	28,000	32,000	38,000	44,000
Sangrur/Sirsa	18,000	20,000	23,000	25,000	30,000
Other district HQ / semi-urban centres (indicative floor)	16,000	19,000	22,000	26,000	31,000