



ABSTRACT

Rural Development and Panchayat Raj - Schemes – Implementation of Special Housing Programme for THANE affected regions – Sanction and release of funds of Rs.1000,00,00,000 and Guidelines for implementation of the scheme – Approved – Orders – Issued.

Rural Development and Panchayat Raj (SGS.II) Department.

G.O. (Ms) No. 79

Dated: 27.08.2012

Read:

From the Commissioner of Rural Development and Panchayat Raj, Letter No. 15988/2012/RHS.2, dated 18.5.2012.

ORDER:

His Excellency, the Governor in his Address on the floor of the Tamil Nadu Legislative assembly has announced, among others, that the Government will take up the construction of 1 lakh concrete houses immediately at a cost of Rs.1000 crores specially to replace the damaged huts in the cyclone affected districts like Cuddalore and Villupuram to provide safe shelter to the affected families.

2. In the letter read above, the Commissioner of Rural Development and Panchayat Raj has sent a proposal along with draft guidelines and has requested to sanction a sum of Rs.1000 crores and also to issue necessary orders for implementation of the Scheme besides approving the draft guidelines.

3. In the Budget Estimate 2012-13, an amount of Rs.1000/- Crores has been provided under the head of account as follows for Special Housing Programme for THANE affected regions.

Rs. (in thousands)

4216 03 800 JD	790,00,00
4216 03 796 JD	10,00,00
4216 03 789 JD	200,00,00
	1000,00,00

4. The Government have examined the proposal of the Commissioner of Rural Development and Panchayat Raj in detail and issue the following orders:

- i) Sanction is accorded for a sum of Rs.1000 Crores (Rupees one thousand Crores only) towards construction of concrete houses to the cyclone affected districts of Cuddalore and Villupuram districts under State Plan and release the same.
- ii) Under this State Scheme One lakh houses shall be constructed during the financial year 2012-13 as per IAY type design and pattern.
- iii) The Unit cost will be Rs.1.00 lakh per house measuring 200 square feet.
- iv) This fully State funded Scheme aims to replace the damaged huts in the cyclone affected districts of Cuddalore and Villupuram. 90,000 houses are allotted to Cuddalore District and 10,000 houses to Villupuram District.
- v) Detailed guidelines for implementation of the Scheme is annexed to this order.
- vi) If any additional commitment on increase in number of houses and financial commitment on increased houses over and above the above announcement is proposed it will be examined separately by Rural Development and Panchayat Raj Department

5. The expenditure sanctioned in para 4 above shall be debited to the following Head of Account.

4216 capital outlay on housing – 03 Rural Housing – 789 Special Component Plan for Scheduled Castes – Schemes in the Twelfth five year plan –II State Plan – JD-Special Housing Programme for THANE affected region – 16 major works.

[DPC No: 4216 03 789 JD 1601]

200,00,00,000

4216 Capital outlay on Housing – 03 Rural Housing – 796 Tribal Area Sub-Plan – Schemes in the Twelfth five year plan – II State Plan – JD Special Housing Programme for THANE affected region – 16 major works.

[DPC No.421603796 JD 1606]

10,00,00,000

4216 Capital outlay on Housing – 03 Rural Housing – 800 other expenditure – Schemes in the Twelfth five year plan – II State Plan – JD Special Housing Programme for THANE affected region – 16 major works.

[DPC No: 421603800 JD 1605]

790,00,00,000

1000,00,00,000

6. The Commissioner of Rural Development and Panchayat Raj is authorized to draw and disburse the amount sanctioned in para 4 above to the District concerned.

7. This order issues with the concurrence of Finance Department vide its U.O.No. 2364/FS(P)/2012, dated 27.08.2012.

(BY ORDER OF THE GOVERNOR)

N.S. PALANIAPPAN,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Commissioner of Rural Development and Panchayat Raj, Chennai – 15.

The District Collector, Cuddalore / Villupuram Districts.

The Project Directors, District Rural Development Agencies,
Cuddalore / Villupuram.

The Principal Secretary, Revenue Department, Chennai – 9.

The Principal Accountant General, Chennai – 6/18/35.

The Pay and Accounts Officer (South), Chennai – 35.

The Pay and Accounts Officer (East), Chennai – 5.

The Pay and Accounts Officer (North), Chennai – 1.

The Pay and Accounts Officer (Secretariat), Chennai – 9.

The District Treasury Officer, Cuddalore / Villupuram.

Copy to:

The Additional Chief Secretary/Secretary-I to the
Hon'ble Chief Minister, Chennai – 9.

The Senior Personal Assistant to Hon'ble Minister for Finance, Chennai – 9.

The Senior Personal Assistant to Hon'ble Minister for (MA & RD), Chennai – 9.

The Private Secretary to Chief Secretary to Government, Chennai – 9.

The Finance (BGI/BGII/RD/FCIV) Department, Chennai – 9.

//Forwarded by order//

B. Kalanithi

Under Secretary to Government
Rural Development and
Panchayat Raj Department
Secretariat, Chennai-600 009

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ANNEXUREGUIDELINES FOR THANE HOUSING SCHEME**1. Introduction:-**

The Government in the Governor's address in Tamil Nadu Assembly Session on 30 January 2012 had announced that Tamil Nadu Government will launch a 'Thane Housing Scheme' for the benefit of the people affected by the most very severe cyclonic storm in the rural areas and the Government would construct one lakh concrete houses at a cost of Rs. 1000 crore to replace damaged houses in the Cyclone Thane affected districts of Cuddalore and Villupuram.

The construction of houses measuring about 200 square feet at an unit cost of Rs. 1.00 lakh would be taken up and the entire cost would be borne by the State Government. The Government would take up construction of one lakh concrete houses immediately to provide safe shelter to the affected families.

Accordingly it is proposed to construct 1,00,000 houses of 200 square feet each during the year 2012-13. The scheme will be named as 'THANE HOUSING SCHEME'.

2. Salient features of the Scheme:

- 1) Rural families which have been affected from THANE cyclone will be automatically eligible.
- 2) Each house will have an area of 200 square feet.
- 3) Every house will have a living room, kitchen and toilet including provision for Rain Water Harvesting structure. The toilet component would be provided separately under Total Sanitation Campaign (TSC) funds.
- 4) The unit cost will be Rs.1.00 lakh per house fully funded by the State Government.
- 5) Construction of houses will be done by the beneficiaries themselves.
- 6) Under the scheme houses will be constructed either in situ (replacing his/her existing dwelling structure) or in the land owned by the beneficiary elsewhere in the Village Panchayat. No land acquisition is envisaged under this scheme.
- 7) Country bricks, Fly ash bricks and Hollow block bricks can be used for construction as desired by the beneficiaries based on Public Works Department approved Data.

3. Communities wise allocation of houses:- (District Level)

- 1) 32 % of Scheduled Castes
- 2) 1% of Scheduled Tribes

- 3) 67% of Other Communities (except SC / ST)
- 4) 3% of the above categories may be allocated for physically and mentally challenged persons. Priority should be given to differently abled, widows, destitute and deserted women, women headed families, transgender, HIV/AIDS/TB affected who are certified by Deputy Director (Health Services).

Apart from fulfilling the community-wise allocation, taken District as an unit, without violating the said norms, the minimum allocation prescribed above may be increased in respect of SC&ST, depending upon their population to fulfill the requirements at village panchayat level.

4. Type design and Unit Cost:

- Each house shall be constructed as per the IAY type design with a plinth area of 200 square feet and the unit cost shall be Rs. 1.00 lakh per house. The houses will be built with a living room, kitchen and a toilet. Wherever possible, the toilet shall be constructed by dovetailing funds from the Total Sanitation Campaign. Rain Water Harvesting Structure should be provided in all the houses.
- An exclusive type design for this scheme has been developed and the construction of houses should not exceed the permissible limit of 200 sq.ft. To ensure uniformity in the design, no change of type design is permitted.
- However, internal changes within the type design, such as shifting of kitchen room or bedroom to another direction etc., shall be permitted without altering the total plinth area of 200 sq.ft. and facelift as per type design.
- The logo for this scheme printed on ceramic tiles shall be affixed visibly on all the houses as shown in the design. The design of specimen sample logo will be circulated by the Directorate of Rural Development and Panchayat Raj to the Districts.
- The name of the scheme, beneficiary's name and year of construction shall be painted prominently on each completed house.

5. Fund release:

The Commissioner of Rural Development and Panchayat Raj will draw the funds and release the same to Cuddalore and Villupuram Districts. The District Collectors will release funds to the Village Panchayats based on the number of houses allocated to each Village Panchayats in three instalments. Final amount should be released to the Village Panchayats after getting satisfactory progress of the work and expenditure details.

6. Loan for THANE Scheme House Beneficiaries:

In addition to the assistance provided under the THANE, a THANE Scheme House beneficiary can avail himself loan upto Rs. 20,000/- per housing unit under differential rate of interest (DRI) scheme at an interest rate of 4 % per annum. It will be taken up in State Level Bankers Committee (SLBC) and SLBC resolution will be passed on to the Lead Bank and other District Heads of Banks and will be taken up in the District Level Meeting by the District Collector to ensure availability of credit facility to those beneficiaries who are interested.

7. Eligibility of the Beneficiaries:

The beneficiary should:

- reside within the village panchayat area ;
- own a site of not less than 300 sq.ft. area;
- have clear patta for the site/house in the name of the head of the family or any other member of the household
- not own any other pucca concrete house in the village or elsewhere;
- not have benefitted under any other housing scheme of the Government.

While selecting the Beneficiaries , preference shall be given to the following Houses in the order of priority

- Thatched Houses fully/partially affected by Thane cyclone
- Tiled houses fully/partially affected by the Thane cyclone.
- Priority should be given for the BPL families and the families having physically and mentally challenged persons, differently abled, widows, destitute and deserted women, women headed families, transgender, HIV/AIDS/TB affected who are certified by Deputy Director (Health Services).

The Collector should cross check with revenue records whether the proposed eligible beneficiary has received any relief assistance for the damaged huts/Tiled houses from Revenue Department. This exercise is done to ascertain and confirm the eligibility of the beneficiary.

8. Selection of Village:

Based on the profile of the Thane affected villages, the District Collectors of Cuddalore and Villupuram shall select the villages for the implementation of the scheme.

9. Selection of the Beneficiaries:

A Committee comprising of Block Development Officer (Block Panchayats), one Deputy Block Development Officer and Village Panchayat President concerned should select the beneficiary as per Guidelines and the list of beneficiaries identified by the Committee should be placed before the Grama Sabha for its approval. It should be ensured that the Thane affected families alone are assisted under the scheme.

10. Allocation of Houses:

At the State level, the Commissioner of Rural Development and Panchayat Raj shall allocate the number of houses to be constructed under this scheme in Villupuram and Cuddalore Districts at the rate of 10,000 and 90,000 respectively.

At the District level, the District Collector shall decide the allotment of houses to the Village Panchayats based on the number of houses affected due to THANE cyclone.

Allotment of houses should be in the name of female member of the household. Alternatively, it can be allotted in the name of both husband and wife. However, if there is no eligible female member in the family available / alive, house can also be allotted to the male member of the family.

11. Execution of Work:

Beneficiaries themselves will construct the houses. The beneficiaries will make their own arrangements for procurement of construction materials such as brick, sand, doors and windows and engage skilled workers such as mason, carpenter etc.,

12. Issue of Work Order:

The Block Development Officer (BP) should issue the work order to the beneficiaries after confirming the eligibility of beneficiaries with reference to title and availability of site by the Block officials.

13. Marking of Site:

The concerned Union Overseer of a particular Village Panchayat shall mark the site strictly as per the type design approved by the Government for commencement of work.

14. Supply of Materials:

i) Cement:

At the State level, necessary steps will be taken to ensure smooth supply of cement for construction of houses in village panchayats. Cement supply shall be arranged through M/s. TANCEM and the payment may be made by District Rural Development Agency at District level and the amount will be adjusted from the scheme fund.

ii) Steel:

Similarly, Project Directors of District Rural Development Agencies should take necessary steps to procure steel based on the needs of their district and payment will be made by DRDAs at District level and the amount will be adjusted from the scheme fund.

iii) Doors and Windows:

Beneficiaries can themselves arrange for doors and windows. If the beneficiary is unable to arrange for doors and windows, PD, DRDAs should arrange for supply of the same and the cost will be deducted from the scheme fund.

For all the above procurements, PD (DRDA) should work out the total quantity of materials needed for their district based on the number of houses allocated to them.

There will be a District Level Committee under the Chairmanship of District Collector with various Departments such as Mines, PWD WRO, PO Ma Thi, GM DIC etc as members to ensure that the available sand and brick availability as well as required amount is worked out and advance action is taken for bridging the gap. Similarly number of masons available in the District and required has to be worked out and training programmes to be launched for making additional masons available for construction.

15. Mode of Implementation:

- Administrative sanction for the scheme based on the district allocation shall be accorded by the District Collector.
- Execution of the scheme is entrusted to the BDO(Block Panchayat).
- The Overseers shall be responsible for the measurement work progress and monitoring. The Assistant Engineer/Block Engineer will check measure the houses under construction.
- The Project Director (DRDA), Executive Engineer and Assistant Executive Engineers (RD) should frequently inspect the execution and progress of the houses and ensure its quality construction & early completion. They should also ensure that there is no deviation from the type design, except where it is permissible due to site specific reasons.

16. Documentation:

Photographs exhibiting the beneficiary positioned in front of the house in which they reside at present shall be taken. The same process has to be repeated after completion of the house. These processes have to be documented by the Block Development Officer (BP) before making final payment.

17. Monitoring:

The District Collector will review the progress of the construction of houses with Block officials. Nodal Officers in the cadre of Assistant Director must be appointed by the District Collector to supervise the works. The District Collector and the Project Director, District Rural Development Agency are the Officers for the proper implementation and monitoring of the Scheme at District level.

18. Release of Funds:

- The Commissioner of Rural Development and Panchayat Raj will draw the funds and release to the District Collectors. The Districts shall release the funds directly to the respective Village Panchayats. The funds should not be routed through the Blocks.
- A separate District level Savings Bank Account at District Headquarters shall be opened exclusively for this scheme by the District Collector / Chairman (DRDA). There shall be only one this Scheme Savings Bank Account at the District level.
- In the Village Panchayats, Accounts may be operated separately in the name of Thane Housing Scheme Account-7. The mode of operation of Village Panchayat Accounts under THANE Housing Scheme are described as under:-
 - Receipts: The receipts under the scheme to the Village Panchayat shall be credited into the Thane Housing Scheme Account-7.
 - Expenditure: The Expenditure under the Scheme to the Village Panchayat shall be debited into the Thane Housing Scheme Account-7.
 - Mode of Operation: The above account shall be operated jointly by the President and Vice-President of the Village Panchayats as is done for the Village Panchayat Thane Housing Scheme Account-7 concerned. However, Collectors should instruct all the concerned bank branches in writing to make suitable ledger/computer entries to honour the cheques signed by the President and Vice-President of the Village Panchayat only if they are accompanied by form of proceedings issued by the BDO(BP) for the payment on works from the Village Panchayat Thane Housing Scheme Account-7 concerned. The cheque leaf should also be stamped with "To be paid only if accompanied by proceedings of the BDO (Block Panchayat)". No self-cheques or drawals based on withdrawal forms are to be permitted for this account.

The Principal Secretary to Government, Rural Development and Panchayat Raj Department, in consultation with the Commissioner of Rural Development & Panchayat Raj, is authorized to amend these guidelines based on the exigencies that may arise from time to time.

N.S. PALANIAPPAN,
Principal Secretary to Government.

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Section Officer.

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