



ABSTRACT

Schemes – State Government Scheme – Implementation of “Kalaigharin Kanavu Illam” Scheme – Announcement made by the Hon’ble Chief Minister in the Tamil Nadu Legislative Assembly on 24.01.2026 - Construction of **additional** one lakh houses for the year 2025-26 - Administrative sanction for a sum of Rs.3500 crore with Guidelines for the year 2025-26 and Financial Sanction of Rs.500 crore – Accorded-Orders - Issued.

Rural Development and Panchayat Raj (SGS.1) Department

G.O.(Ms.) No.26

Dated: 05.02.2026

விசுவாவசு, தை 22

திருவள்ளூர் ஆண்டு-2057

Read:

- (1) G.O.(Ms) No.70, Rural Development and Panchayat Raj (SGS.1) Department, dated 15.03.2024.
- (2) Government Letter No.2663/SGS.1/2024-1, Rural Development and Panchayat Raj Department, dated 15.06.2024.
- (3) G.O.(Ms) No.41, Rural Development and Panchayat Raj (SGS.1) Department, dated 25.03.2025.
- (4) Announcement made by the Hon’ble Chief Minister in the Tamil Nadu Legislative Assembly on 24.01.2026.
- (5) From the Commissioner of Rural Development and Panchayat Raj Letter No.5593/2026/RHS 1-1, dated 03.02.2026.

ORDER:

In the Government order first read above, administrative sanction was accorded for a sum of Rs.3100 crore at the rate of Rs.3,10,000/- for each house for the construction of 1,00,000 new houses under the “Kalaigharin Kanavu Illam” Scheme for the year 2024-25.

2. In the letter second read above, the guidelines and additional guidelines had been issued for the effective implementation of “Kalaigharin Kanavu Illam” for the construction of 1,00,000 new houses at a unit cost of Rs.3.50 lakh for the year 2024-25.

3. In the Government order third read above, administrative sanction was accorded for a sum of Rs.3500 crore at the rate of Rs.3,50,000/- for each house for the construction of 1,00,000 new houses under the "Kalaigharin Kanavu Illam" Scheme for the year 2025-26.

4. In the reference fourth read above, the Hon'ble Chief Minister of Tamil Nadu has made the following announcement in the Tamil Nadu Legislative Assembly on 24.01.2026.

"கலைஞரின் கனவு இல்லத் திட்டத்தின்" கீழ் ஏற்கெனவே 2 இலட்சம் வீடுகள் உருவாகும் நிலையில், மேலும் புதிதாக, 3 ஆயிரத்து 500 கோடி ரூபாய் மதிப்பீட்டில் 1 இலட்சம் வீடுகள் கட்டப்படும்"

5. The Commissioner of Rural Development and Panchayat Raj has in the reference fifth read above stated that, as announced by the Hon'ble Chief Minister, it has been proposed to construct one lakh houses additionally during the year 2025-26 to the tune of Rs.3,500 crore at an unit cost of Rs.3.50 lakh per house and sent a detailed guideline for approval. An Individual Household Latrine (IHHL) from Swachh Bharath Mission-Gramin (SBM-G) @ Rs.12,000/- is also to be provided, if the beneficiary is already not benefited.

6. The Commissioner of Rural Development and Panchayat Raj has therefore requested the following: -

- (i) To sanction an amount of **Rs.3,500.00 crore @ Rs.3,50,000** for each house for construction of **1,00,000** additional houses during the year 2025-26.
- (ii) To allow 1% of fund for the purpose of administrative expenses.
- (iii) To approve Toilet under SBM (G) at the cost of Rs.12,000/-
- (iv) To approve the draft guidelines for implementation of "**Kalaigharin Kanavu Illam**" Scheme.
- (v) To approve the amount of Rs.3500 crore which includes Rs.1,000 crore from SCPAR, Rs.1000 crore from PRI devolution grants and Rs.1,500 crore from the State Government Grant.
- (vi) To accord Financial Sanction for Rs.500 crore out of Rs.1,500 crore from the Government Grant for the immediate requirement.

7. The Government have carefully examined the proposal of the Commissioner of Rural Development and Panchayat Raj and accord Administrative Sanction for a sum of Rs.3500,00,00,000/- (Rupees Three Thousand Five Hundred Crore only) (including Rs.1000,00,00,000/- from SCPAR, Rs.1000,00,00,000/- from PRI devolution grants and Rs.1500,00,00,000/- from the State Grant) and financial sanction

of Rs.500,00,00,000/- (Rupees Five Hundred Crore only) for the construction of one lakh additional houses for the year 2025-26.

8. The amount sanctioned in para 7 above, shall be debited to the following Heads of Account: -

Heads of Account	Additional Sanction (Amount in Rs.)
2216 - Housing - 03 - Rural Housing - 800 - Other Expenditure - State's Expenditure - AD Kalaigharin Kanavu Illam - 309 - Grants-in-Aid - 03 - Grants for specific Schemes. (DPC 2216-03-800-AD-30903)	320,00,00,000
2216 - Housing - 03 - Rural Housing - 789 - Special Component Plan for Scheduled Castes - State's Expenditure - JG Kalaigharin Kanavu Illam under Special Component plan for Scheduled Castes - 309 - Grants-in-Aid - 03 Grants for specific Schemes. (DPC 2216-03-789-JG-30903)	165,00,00,000
2216 - Housing - 03 - Rural Housing - 796 - Tribal area Sub Plan - State's Expenditure - JH Kalaigharin Kanavu Illam under Tribal area Sub-Plan - 309 - Grants-in-Aid - 03 Grants for specific Schemes. (DPC 2216-03-796-JH-30903)	15,00,00,000
Total	500,00,00,000

9. Necessary additional funds of **Rs.500,00,00,000/-** will be provided in FMA 2025-2026. However, this expenditure shall be brought to the notice of the Legislature by way of **Specific Inclusion** in the Supplementary Estimates 2025-2026. Pending provision of such funds, the Commissioner of Rural Development and Panchayat Raj is authorized to draw and disburse the amount sanctioned in para 7 above. The Commissioner of Rural Development and Panchayat Raj is directed to include this item of expenditure while sending the budget proposal for FMA 2025-2026 and also send necessary draft explanatory notes for inclusion of this expenditure in the Supplementary Estimates 2025-2026 to the Government in Finance (Infra-IV) Department at an appropriate time without fail.

10. The guidelines for the implementation of additional houses under "Kalaigarin Kanavu Illam" Scheme for the year 2025-26 is annexed with this order.

11. This order issues with the concurrence of the Finance (Infra-IV) Department vide its e-file No.755/2026, dated 05.02.2026 with Additional Sanction Ledger No.2026022409.

(BY ORDER OF THE GOVERNOR)

GAGANDEEP SINGH BEDI
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To

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

All District Collectors (except Chennai).

(through the Commissioner of Rural Development and Panchayat Raj, Chennai-15).

All Additional Collectors (Dev.) / Project Directors, District Rural Development Agency.

(through the Commissioner of Rural Development and Panchayat Raj, Chennai-15).

The Commissioner of Treasuries and Accounts, Chennai-35.

The Principal Accountant General, Chennai -18/35.

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

The Pay and Accounts Officer (East/North/South), Chennai-8/1/35.

The Pay and Accounts Officer, Madurai.

All District Treasury Officers.

The Resident Audit Officer, Chennai-9.

The National Informatics Centre, Chennai-9.

Copy to

The Hon'ble Chief Minister's Office, Chennai-9.

The Special Personal Assistant to the Hon'ble Minister for
Rural Development, Chennai-9.

The Senior Principal Private Secretary to the Chief Secretary to
Government, Chennai-9.

The Senior Private Secretary to the Additional Chief Secretary to Government,
Rural Development and Panchayat Raj Department, Chennai-9.

The Senior Private Secretary to the Additional Chief Secretary to Government,
Finance Department, Chennai-9.

The Finance (BG.II/Infra-IV/W&M-I) Department, Chennai - 9.

Stock file/ Spare copy.

// FORWARDED BY ORDER//

Sanjitha
5/2/26
Section Officer
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G.O. (Ms) No.26, RURAL DEVELOPMENT AND PANCHAYAT RAJ (SGS.1)
DEPARTMENT, DATED 05.02.2026

ANNEXURE

GUIDELINES FOR ADDITIONAL HOUSES UNDER THE SCHEME OF
"KALAINARIN KANAVU ILLAM" FOR THE YEAR 2025-26

1. Introduction:

In the Budget 2024-25, the following announcement was made,

"Construction of permanent houses for hut dwellers was started as a pioneering initiative in 1975 in Tamil Nadu. Subsequently, the 'Kalaingar Veedu Vazhangum Thittam' was launched in 2010 for achieving the goal of a hut-free Tamil Nadu. In the recent survey conducted by this Government for replacing huts with safe and permanent concrete houses in rural areas of Tamil Nadu, it has been found that approximately eight lakh huts continue to exist. Hence, to create a 'Hut-Free Tamil Nadu' by 2030, it has been decided to construct eight lakh concrete houses in rural areas over the period of 6 years".

Around 8 lakh households living in huts were identified through various surveys and made available in tnrd.tn.gov.in portal.

For achieving the goal of a hut-free Tamil Nadu, one lakh houses were sanctioned in the year 2024-25 under Kalaingar Kanavu Illam Scheme. During the year 2025-26 also one lakh houses has been sanctioned under this scheme.

In reply to the Hon'ble Governor's address, the Hon'ble Chief Minister of Tamil Nadu has made the following announcement in the Floor of the Assembly on 24.01.2026.

"கலைஞரின் கனவு இல்லத் திட்டத்தின்' கீழ் ஏற்கெனவே 2 இலட்சம் வீடுகள் உருவாகும் நிலையில் மேலும் புதிதாக, 3 ஆயிரத்து 500 கோடி ரூபாய் மதிப்பீட்டில் 1 இலட்சம் வீடுகள் கட்டப்படும்."

In this regard, the following guidelines are issued for the implementation of the scheme.

2. Eligibility Criteria:

The households fulfilling the following criteria are eligible for sanction of house under this scheme:

- i. Households that still continue to live in huts and found eligible under KVV Resurvey should be given priority.

- ii. If the Village Panchayats are having lesser number of houses or no eligible households in the KVVTT resurvey, households listed in the New Hut Survey and huts in *Housing for All* survey databases will be considered.
- iii. Only households with patta or ownership document for their house sites will be eligible. The houses will be constructed *in situ* or in the land where they are having patta or ownership document.
- iv. Households living in inherited property (Hut/House site) as a legal heir may also be considered for sanction.
- v. Huts constructed on poramboke lands shall not be replaced with permanent houses under the Scheme "*Kalaigharin Kanavu Illam*" unless the poramboke land is of unobjectionable nature and the encroachment is regularised by the Revenue Department.
- vi. Households without patta should be considered for sanction of houses only after providing house site patta. Issue of house site patta for these households should be regularly monitored by the District Collector by reviving the task force at District / Block / Village Panchayat levels.
- vii. Wherever the patta has been issued in groups, in a particular village or habitation by the BC/MBC welfare and AD/TW Departments, houses should be allotted on a saturation mode to eligible households.
- viii. Any hut with stable wall structure may be considered for replacing the thatched roof with RCC or any kind of permanent roofing if the beneficiary desires so. In such cases, the cost may be suitably reduced.
- ix. All eligible huts with thatched roof should be considered on top priority for sanction till all such huts are covered.
- x. Houses with thatched walls and roof with tarpaulin sheets/asbestos/metal/tiles etc., may be considered after exhausting the eligible huts.
- xi. Thatched roof houses covered with tarpaulin / Asbestos / metal sheet on the top should be considered for sanction after exhausting above mentioned type of houses.
- xii. Priority should be given to houseless eligible beneficiaries identified in the survey conducted under Muthalamaicharin Thayumanavar scheme by TNCDW.
- xiii. Priority should be given to Thooimai Paniyalar and Thooimai Kavalars residing in the Village Panchayats, provided they are eligible and residing in kutcha house.
- xiv. Construction workers residing in the Village Panchayats based on eligibility.
- xv. The PVTGs left out in PM-JANMAN scheme, Scheduled Tribes and Nomads should be given priority.

- xvi. While preparing the list of beneficiaries, priority should be given to special categories such as Families having Mentally challenged person, Differently abled, Widows, Destitute and Deserted women, Women headed families, Ex-servicemen and Retired members of the Paramilitary forces, Transgenders, AIDS/TB affected persons who are certified by the Deputy Director (Health Services) concerned and victims of natural calamities such as fire, flood, etc.
- xvii. The following types of huts **will not be eligible for conversion into permanent houses** under the scheme
 - (i) Huts occupied by tenants.
 - (ii) Huts used for commercial purposes or for animals.
 - (iii) Huts that have part RCC / Tiled / AC sheet / metal sheet roof and part thatched roof.
 - (iv) Huts that have thatch put over RCC / Tiled / AC sheet / metal sheet roof.
 - (v) Huts whose occupants also own a pucca house elsewhere.
 - (vi) Huts, if any, owned by retired or serving Government servants (except part-time, contract appointment, daily wage appointment) including employees of Local Bodies, PSUs, Government Aided Institutions, Boards and other quasi-government undertakings or their spouses.
 - (vii) Huts, if any, owned by sitting MPs, MLAs or their spouses.
 - (viii) The houses constructed with pucca wall and roof with tiled/asbestos and RCC roof (Fully or Partially) need not be considered for sanction.
 - (ix) At any cost, houses with permanent structure should not be considered for sanction under KKI scheme.

3. Allocation of new Houses:

- i. The District wise allocation of houses will be decided by the Commissioner of Rural Development and Panchayat Raj based on the available data base.
- ii. In respect of 15 saturation mode districts all the eligible households available in KVVt resurvey, New Hut survey and households living in huts under Housing for All Survey should be sanctioned with houses under this scheme. If there are no eligible households in the above three surveys, eligible households living in huts and left out in the above surveys should be selected.
- iii. In respect of non-saturation mode districts, it should be ensured that 80% of the beneficiaries should be selected from the eligible households under KVVt resurvey, New Hut survey and huts in Housing For All survey. If at all any household found to be eligible and not find place in the existing survey database in a Village Panchayat that household may be included in

the database by following the procedure in para 4(iv) for sanctioning house under this scheme.

- iv. Overall ratio of allocation at the State level will be 40:60 for SC/ST and others respectively. Allocation for individual district will be made as per the ratio of availability of SC/ST and other households available in the survey.
- v. Within the available database, 5% of the District-wise allocation should be reserved exclusively for Differently abled persons including families with mentally retarded persons across all categories subject to the availability of such households.
- vi. The Block wise and Village Panchayat wise allocation for a financial year will be done by the District Collector of the concerned districts based on the survey details available in the tnrd.tn.gov.in portal.
- vii. While selecting the Blocks/Village Panchayats for the implementation of *Kalaigarin Kanavu Illam* pendency of houses allotted in the previous years should be taken into consideration.
- viii. Houses should be allotted in the name of the women member of the household if patta is in the name of women member. If the patta is in the name of the male, allotment should be jointly made in the name of the wife and husband. If no women member available, house may be allotted in the name of the male member of the family.

4. Mode of Selection of Beneficiaries

- i. The eligible beneficiaries list in the survey have to be downloaded from the tnrd.tn.gov.in portal by the Additional Collector (Dev.)/Project Director, District Rural Development Agency at the District level and by the Block Development Officer (Block Panchayat) of the respective block for verification of eligibility.
- ii. The District Collector has to ensure that the Block Development Officer (Block Panchayat) shall form a **Committee at Village Panchayat level** with the following members, to assess the eligibility of the beneficiaries at the field level.
 - (i) Village Panchayat President / Special Officer
 - (ii) Assistant Engineer / Block Engineer of the Village Panchayat concerned.
 - (iii) Zonal Deputy Block Development Officer of the Village Panchayat concerned.
 - (iv) Overseer of the Village Panchayat concerned.
 - (v) Village Panchayat Ward member concerned wherever available.
 - (vi) Village Panchayat Secretary concerned.
- iii. **The Village level Committee shall jointly inspect all the huts enlisted in the survey to assess the current eligibility of the beneficiary.**

The Committee members have to verify the eligibility of beneficiary at the field level and select the beneficiaries for the particular financial year and **jointly affix their signature regarding the eligibility**. The Committee should ensure that the selection of SC/ST and Others in the ratio 40:60 to the maximum possible extent subject to the availability of SC/ST households in a particular Village.

- iv. Any household not listed in the survey database shall also be considered, if otherwise eligible. The Committee shall verify the eligibility of the household as per the criteria mentioned in the guidelines.
- v. In order to ensure that the **Committee jointly owns of responsibility of eligibility of beneficiary, two photographs should be taken with all committee members** (without omission) **along with the beneficiary** in front (a) of the existing hut where he/she is staying (with geo tag) and (b) the new site where the house is proposed to be constructed (with geo tag). The Block Development Officer should, before recommending for approval, personally verify the above photographs and documents to satisfy the eligibility of beneficiary and then only submit proposal for sanction. If the existing and the proposed sites are the same, then one photograph (with geo tag) along with the Committee members and beneficiary in front of the houses should be taken.
- vi. The Block Development Officer (Block panchayat) concerned shall, then, forward the same to the District Collector for approval. On approval, the list should be entered in the Housing For All survey database for updating the data in tnrd.tn.gov.in portal.

5. Super checking of Eligible Beneficiaries

The list of beneficiaries furnished by the Village level Committee should be super checked by the following officials. Under any circumstances, duplication of verification should be avoided.

- i. **Block Development Officer (BP)** -100% verification of beneficiaries in 50% of the Village Panchayats in the Block as earmarked by the Additional Collector (Dev.) /Project Director
- ii. **Block Development Officer (VP)** -100% verification of beneficiaries in 50% of the Village Panchayats in the Block as earmarked by the Additional Collector (Dev.) /Project Director.
- iii. **AD/APO/AEE level Zonal Officer** has to verify 20% of the beneficiaries in the Block. The District Collector should issue an order mentioning the name and designation of the officer and fix responsibility for ensuring the eligibility.

- iv. **Executive Engineer** 5% of entire District.
- v. **Additional Collector (Dev.) / Project Director** - 5% of the entire District
- vi. **District Collector** - 2% of the entire District.

The list furnished by the Village level Committee should be super checked by officers as above to ensure the eligibility.

Overall responsibility in selecting eligible beneficiaries is fixed on the Block Development Officer (Block Panchayat), since, he/she is the implementing officer of the scheme.

The final list of beneficiaries should be placed before the Grama Sabha for approval.

6. Type Design and Unit cost:

- i. The minimum plinth area of the house will be 360 sq.ft including kitchen, out of which 300 Sq.ft should be covered with RCC roofing and the remaining area 60 Sq.ft may be of RCC or any other type of roof with non-flammable materials as per the choice of the beneficiary. Roof with thatches and asbestos sheet are prohibited under any circumstances.
- ii. The unit cost assistance for each house will be Rs.3.50 lakh.
- iii. The houses shall be constructed as per the type designs provided by the department. Minor modification to suite the local needs/conditions is permissible.
- iv. In case of hilly areas, roof can be laid as per the preference of the beneficiary. It may be of Reinforced Cement Concrete (RCC), Poly Urethane Foam (PUF) panels. Roof with thatches and asbestos sheet are prohibited.
- v. The walls of the houses should be constructed by using country bricks / Fly ash bricks / solid blocks / interlocking blocks / Autoclaved Aerated Concrete (AAC) blocks with framed structure using cement mortar.
- vi. Under any circumstances mud mortar should not be used. Construction of mud wall is completely banned.
- vii. The Village Panchayat shall provide necessary assistance to the beneficiary in the construction of the house.
- viii. Cost effective technologies and fast-track construction will also be permitted under the Scheme.

7. Fund allocation for Administrative expenses

1% of the total allocation will be allotted for administrative expenses additionally.

8. Flexibility in Type design and Other Infrastructure facilities

- a) The minimum plinth area of the house should be 360 sq.ft in which, 300 sq.ft is of RCC roof and 60 sq.ft is of any other roof with non-flammable materials except thatches and asbestos sheet. The 60 sq.ft lean roof may be constructed depending upon the availability of space and convenience of the beneficiaries.
- b) In hilly areas (as enlisted in G.O.(Ms) No. 105, Rural Development and Panchayat Raj (PR-3) department, dated 17.08.2023), the roof should be provided with a slope for easy draining of rain water. A special design for this, is already communicated by Commissioner of Rural Development and Panchayat Raj.
- c) The beneficiary selected under this scheme should possess land for the construction of a house with a plinth area of 360 sq.ft. If land possessed is not sufficient to construct house with 360 sq.ft but having land to construct a house with a plinth area not below 200 sq.ft, the household may be considered for allotment of house and permitted to construct house with ground floor and first floor (G+1), as per the desire of the beneficiary. The plinth area of the house should be 360 sq.ft after completion. If land available is less than 200 sq.ft. allocation of houses to such cases should be avoided.
- d) Depending upon site condition, the Engineering Wing should prepare a type design with provision of stair cases.
- e) Wherever houses are allotted in group on saturation mode, infrastructure facilities like roads, street lights, drinking water facilities etc., should be provided in convergence with the existing schemes.

9. Colour Code:

The following colour code shall be followed for houses constructed under *Kalaigharin Kanavu Illam*.

Description	Colour code
Walls Top & Bottom Stripe	Rose blush (5232)
Middle Stripe	Camouflage Brown – N (K165)
Joineries	Armour- N (0686)

The colour code mentioned above pertains to Asian Paints. However, other brand paints can also be used, subject to condition that the colour should match with the approved colour code.

"A unique logo" designed for the Scheme shall be fixed prominently on front side of the house. The name of the scheme, the year of construction, and the name of the beneficiary shall be painted prominently on each completed house.

10. Convergence:

Toilet will be provided with a unit assistance of Rs.12,000/- under SBM-G for the beneficiaries if already not benefitted under SBM (G).

11. Execution of works:

1. The Administrative Sanction for the Scheme based on the district allocation for each year shall be accorded by the District Collector.
2. The execution of the Scheme is entrusted to the Block Development Officer (Block Panchayat). The Block Development Officer (BP) shall issue the work order to the beneficiaries after confirming the willingness subject to the eligibility of the beneficiaries with reference to ownership and availability of requisite area for construction and based on the Grama sabha resolution.
3. The houses can be constructed preferably by the beneficiaries themselves. There will be no tendering for construction of the houses.
4. Geo-tagging of houses with photograph of the beneficiary prior to commencement and various stages of construction at the time of releasing payments in instalments at various stages and after completion to be uploaded in tnrd.tn.gov.in portal.
5. The Union Overseer, Assistant Engineer/Block Engineer shall be responsible for the construction and other technical aspects of construction as per G.O.(Ms) No. 106, Rural Development and Panchayat Raj (PR-1) Department, dated 22.06.2024. The Union Overseers shall assist in marking and supervision of construction works as per the design and technical standards.
6. The payment of bills for the construction work done by the beneficiaries should be credited into beneficiaries' bank account directly for the following 4 stages based on the Valuation Certificate to be downloaded by the Overseer after entering proper measurements and to be countersigned by the Assistant Engineer/Block Engineer.

No. of Instalments	Stages of work	Instalment amount to be released to beneficiaries (Rs.)
I	Basement	85,000
II	Lintel laid	70,000
III	Roof laid	1,10,000
IV	Completion	85,000
		3,50,000

7. The Assistant Executive Engineer(RD) should monitor and ensure the quality of construction of houses in his/her Sub-Divisions as per standards and upload photographs and inspection notes with specific remarks on the geotagged photographs uploaded by Overseers in the tnrd.tn.gov.in portal using Inspection App.
8. The District Collector, Additional Collector (Dev.) / Project Director and Executive Engineers(RD) and other District & Block level officials should frequently inspect the progress of the construction of houses and ensure its quality and timely completion.

12. Web based generation of Work order and Payment process

In the tnrd.tn.gov.in portal, a mobile and web based application is developed in such a way that

- a. Sanction can be initiated only from the database.
- b. Generation of work order can be done only after the approval at the District level.
- c. Generation of Valuation Certificate can be done only after uploading stage wise geo tagged photograph and entering stage wise measurement details by the Overseer.
- d. Physical copy of the Valuation Certificate has to be downloaded by the BDO (BP) and get it countersigned by the Assistant / Block Engineer before generating Fund Transfer Order (FTO).

13. Commencement of works:

- a) Provisional sanction has to be issued to the beneficiaries.
- b) A willingness letter should be obtained from the beneficiary while issuing the work order.
- c) If the beneficiary does not commence the work within two weeks of the issue of work order, the house allotted to that beneficiary be cancelled and the same may be re-allotted to the other eligible household within the habitation or within the Village Panchayat.
- d) As soon as the process of sanction of houses is completed, a festival like program for *mass starting* has to be organised with the involvement of elected representatives to motivate the beneficiaries. Likewise on completion of houses also festive mode inauguration may be done *en masse* involving elected representatives.
- e) Wherever *in situ* construction is happening, alternate accommodation should be arranged through the Village Panchayats for the households till the completion of the houses.

The Zonal Deputy BDO concerned should maintain a register containing the details of the beneficiaries such as date of issue of work order, payment for various stage of construction etc., in the format prescribed.

14. Supply of Materials:

The cement and steel required for the Scheme will be calculated and supplied to the beneficiaries stage wise by the department. The cost of the cement and steel supplied shall be deducted from the payment due to the beneficiaries.

15. Planting of Tree Saplings

At least 2 tree saplings with 6 feet height have to be planted in front of the house or wherever place is available with tree guard to safeguard the sapling from grazing animals. Final payment should be done only after tree plantation.

16. Release of funds in DBT model through State Nodal Account to the Beneficiaries:

The Commissioner of Rural Development and Panchayat Raj will draw the fund from the treasury and credit the same in the Single Nodal Account (SNA) opened for this scheme. Instalments to the beneficiary will be released to their bank accounts from the SNA.

17. Provision of basic facilities to the completed houses:

1. All the houses should be provided with Gas connection, Electricity connection through hut service scheme of TANGEDCO, FHTCs under JJM/15th Finance Commission Grant.
2. It should be ensured that all the women members of the household should be enrolled in SHGs. Project Director, Tamil Nadu State Rural Livelihood Mission shall coordinate in this regard.

18. Institutional Finance:

- a) A beneficiary may have a desire to construct his/her house as per his/her aspirations and future requirements, as this would be a once in a lifetime activity. If the beneficiary, so desires, he/she may be facilitated to avail CIF funds upto Rs.50,000/- provided by TNSRLM or as loan from Co-operative / Commercial Banks.
- b) Commercial/Co-operative banks should be encouraged to give collateral free loans at low rate of interest.
- c) As soon as the work order is issued to the beneficiary, the Zonal Deputy BDO concerned should obtain the application and process the same and

forward to the Bank branches through the Block Development Officer (BP) and follow up the matter.

- d) The Additional Collector (Dev.) / Project Director should follow up the sanction of loans during the DLBC meetings and ensure timely sanction of loan.
- e) The loan should be sanctioned to the beneficiaries after Roof laid stage of the house and after the release of three eligible instalments.

19. Documentation:

Geo referenced and time stamped Photographs with beneficiaries of the existing site, proposed site, during the execution of work and after completion of houses shall be taken and documented by the Block Development Officer (Block Panchayat) before making payment.

20. Information, Education and Communication:

- a) A District level orientation program for BDOs, Deputy BDOs, Assistant Engineers/Block Engineers, Overseers, Technical Assistants shall be organised to familiarise the various aspects of the scheme and disseminate the contents of the guidelines for effective implementation of the scheme.
- b) An orientation program to create awareness among the beneficiaries along with the Panchayat Secretary concerned shall be organised at Block level in batches for the beneficiaries for whom houses were sanctioned.
- c) The beneficiary will be provided with a brochure in Tamil with details about the scheme regarding design options, issue of materials, stage wise payments and requirements of materials, availability of loan etc.,
- d) A list consisting the name of the beneficiaries should prominently displayed in the Village Panchayat Office as well as the tnrd.tn.gov.in portal to ensure transparency.

21. Amendment of Guidelines:

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

GAGANDEEP SINGH BEDI
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

// TRUE COPY //

Handwritten signature
5/2/26
SECTION OFFICER

Verified  RealEstateTM