ABSTRACT

Schemes - State Scheme - Samathuvapuram Housing Scheme – Selection of beneficiaries and Maintenance of "Social Equality and Social Justice" – Orders – Issued.

Rural Development and Panchayat Raj (SGS.1) Department

G.O. (Ms) No.91 **Dated: 28.06.2023**

சோபகிருது, ஆனி 13-ந் தேதி
திருவள்ளுவர் ஆண்டு 2054

Read:

(1) G.O. (Ms.) No.171, Adi Dravidar and Tribal Welfare (LA-4) Department, Dated: 22.10.1997.

(2) G.O. (Ms) No.59, Rural Development and Panchayat Raj Department, Dated: 16.04.2008.

(3) G.O. (Ms) No.44, Rural Development and Panchayat Raj Department, Dated: 28.03.2022.

(4) G.O. (Ms) No.49, Rural Development and Panchayat Raj Department, Dated: 30.03.2022.

(5) G.O. (Ms) No.71, Rural Development and Panchayat Raj Department, Dated: 13.06.2022.

Read also:

(6) From the Commissioner of Rural Development and Panchayat Raj, Letter No.2482/2023/RHS 1-2, dated 11.05.2023.

ORDER:

In the Government Order first read above, the Government of Tamil Nadu had launched a Housing Scheme called Samathuvapuram in the year 1997-98, in order to promote social justice and spread Thanthai Periyar's message of Social equality. Accordingly, 145 Samathuvapurams were established during the period from 1997 to 2001 and 93 Samathuvapurams during the period from 2008-2011 in rural areas of Tamil Nadu in which all the communities live with unity and brotherhood and share all basic infrastructure and the amenities without any discrimination.

2. In the Government Order second read above, a detailed Guidelines for construction of Samathuvapuram has been issued. This detailed guideline includes the details of area of site, selection of site, categories of land permitted, Procurement of land, Sub division of the site, Type design and construction of the houses, Village Panchayats from which beneficiaries are to be selected, Caste-wise distribution of Samathuvapuram beneficiaries, Selection committee, etc.

3. In the Government Order third read above, orders have been issued by amending the Para.9 (Selection Committee) of the Government Order second read above.

(P.T.O)

Verified © RealEstate

4. In the Government Order fourth read above, orders were issued for repair/reconstruction of 14,880 Houses in 149 old Samathuvapurams in Phase-I during the year 2021-2022 as per the Announcement made by the Hon'ble Chief Minister of Tamil Nadu and Hon'ble Minister for Rural Development on the Floor of Tamil Nadu Legislative Assembly on 24.06.2021 and 24.08.2021 along with the detailed Guidelines.

5. In the Government Order fifth read above, Additional / Separate guidelines have been issued for renovation of Sold out / Rented / Abandoned Samathuvapuram Houses for the Government order fourth read above.

6. The Commissioner of Rural Development and Panchayat Raj in his letter sixth read above, has sent a proposal and requested the Government to issue necessary orders for achieving and maintaining the social equality and social justice in all Samathuvapurams, in addition to the Government orders issued above.

7. The Government have carefully examined the above proposal of the Commissioner of Rural Development and Panchayat Raj in detail and decided to accept the same and issue comprehensive guidelines annexed to this order for achieving the main objective of "Social Equality and Social Justice" and order accordingly.

(BY ORDER OF THE GOVERNOR)

P. SENTHILKUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Rural Development and Panchayat Raj, Chennai-15.
The Additional Chief Secretary to Government, Municipal Administration and Water Supply Department, Chennai – 9.
The Director of Town Panchayats, Chennai-108.
All District Collectors (except Chennai)
(through the Commissioner of Rural Development and Panchayat Raj, Chennai-15).
All Project Directors, District Rural Development Agencies
(through the Commissioner of Rural Development and Panchayat Raj, Chennai-15).
The Commissioner of Treasuries and Accounts, Chennai-35.
The Principal Accountant General, Chennai - 9/18/35.
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
Hon'ble Chief Minister's Office, Chennai-9.
The Special Personal Assistant to Hon'ble Minister for Rural Development, Chennai-9.
The Private Secretary to Chief Secretary to Government, Chennai-9.
The Senior Private Secretary to Principal Secretary to Government, Rural Development and Panchayat Raj Department, Chennai-9.
Finance (BG-I/BG-II/RD) Department, Chennai – 9.

// FORWARDED BY ORDER //

28-6-2023
Section Officer

G.O. (Ms) No.91, RURAL DEVELOPMENT AND PANCHAYAT RAJ (SGS.1) DEPARTMENT, DATED 28.06.2023

ANNEXURE

Guidelines for Selection of beneficiaries and Maintenance of Social Equality and Social justice in Samathuvapurams

i. Selection of beneficiaries:

Selection of beneficiaries is the most important aspect of Samathuvapuram. Hence, to ensure that no eligible beneficiary is overlooked and also to bring in more transparency, the following guidelines are issued for the selection of beneficiaries:-

Selection Committee

1. The following officials/individuals shall comprise the Committee for selection of beneficiaries for Samathuvapuram,
    a. Project Director, DRDA (Chairman)
    b. Block Development Officer (BP)
    c. Tahsildar of the Taluk
    d. President of the Samathuvapuram Village Panchayat
    e. Concerned VAO(s)
    f. One PLF member from the Samathuvapuram Village Panchayat
2. In case the beneficiaries are also selected from Village Panchayats adjoining the Samathuvapuram Village Panchayat, the Selection Committee members in (d), (e) and (f) pertaining to the respective Village Panchayat will form part of the respective selection committee for selection of the beneficiaries.
3. Before commencing the selection process the District Collector shall issue a press release inviting applications from the houseless households in the Samathuvapuram Village Panchayat. Announcements shall also be made in the Samathuvapuram village panchayat for ensuring better awareness.
4. In addition to the application received, the eligible beneficiaries in the various database maintained by the Department in respect of the Samathuvapuram Village Panchayat shall be included by default.
5. Aadhaar number along with consent form should be collected for all the applicants and shall form the basis of identification of beneficiaries.
6. Preference shall be given for Households with Vulnerable persons. Vulnerable persons include Differently-abled, Widows, destitute and deserted women, women headed families, Ex-servicemen and retired members of the Paramilitary forces, families having severely malnourished children (as identified by the Integrated Child Development Services (ICDS) Department), Transgender, HIV/AIDS/TB affected persons who are certified by the Deputy Director (Health Services) concerned, households having a mentally challenged person in the family and victims of natural calamities such as fire, flood, etc., 'Very Poor' and 'Poor' households from the updated PIP data.

Verified RealEstato™

7. The following order of priority shall be adopted for selection of beneficiaries:

Order of Priority	Target Group	Data base	Target Area
I	Landless Households with Vulnerable Persons	PIP Data, SECC-PWL, Awaas Plus, KVVT resurvey, databases and other landless households.	Samathuvapuram Village Panchayat
II	Households living in mud walls with thatched/tiled roof, brick walls with thatched/tiled roof with Vulnerable Persons.	PIP Data, SECC-PWL, Awaas Plus and left out of KVVT survey	
III	Other Land Less Households	PIP Data, SECC-PWL, Awaas Plus and other landless households.	
IV	Other Households living in Huts (mud walls with thatched roof and brick walls with thatched roof)	PIP Data, SECC-PWL, Awaas Plus, KVVT resurvey and left out of KVVT survey.	
V	Households living in mud walls with thatched/tiled roof, brick walls with thatched/tiled roof.	PIP Data, SECC-PWL, Awaas Plus, and left out of KVVT survey.	Samathuvapuram Village Panchayat

8. Once the above priorities are exhausted in the Samathuvapuram Village Panchayat then the geographically contiguous Village Panchayat (which has higher population of Very Poor and Poor categories as per updated PIP) should be taken up for identifying beneficiaries in the same order of priority.

9. The applicants so identified shall be verified on field for culling out any ineligible cases.

10. Persons residing in houses with RCC roof will not be eligible for Samathuvapuram houses.

11. Households who have been the beneficiaries of Indira Awaas Yojana (IAY) houses or other housing schemes such as Pradhan Mantri Awaas Yojana-Gramin (PMAY-G), Fishermen Free Housing Scheme, Chief Minister's Green House Scheme, Tribal Housing through Adi Dravidar and Tribal Welfare Department will not be eligible for getting house under Samathuvapuram.

12. The beneficiaries list will have to be finally approved by the District Collector.

13. Final selection should be displayed in the Village Panchayat office, Block office and Taluk office.

Verified RedEstate ™

ii. Maintenance of Social Equality and Social Justice

The main objective of establishment of samathuvapurams are to promote social justice and to spread Thanthai Periyar's message of social equality. With the above objective, caste wise distribution of samathuvapuram beneficiaries had been fixed in the proportion of 40:25:25:10 for SCs:BCs:MBCs:Others. To keep the above proportion intact so as to ensure the maintenance of social equality and social justice the following guidelines are being issued:

1. **Caste wise distribution of Samathuvapuram Beneficiaries:**

- Allotment of houses to the beneficiaries shall be as per para.8 of G.O (Ms) No.59, Rural Development and Panchayat Raj (SGS.1) Department dated:16.04.2008.
- However, the Commissioner of Rural Development and Panchayat Raj is empowered to modify the order of allocation mentioned in clause (i) above, on the recommendation of District Collector, where the demographic profile of the District is such that there is non-availability of beneficiaries in the Village Panchayat where the Samathuvapuram is established as well as from the Village Panchayats which are geographically contiguous to it without detrimental to the spirit of Samathuvapuram scheme.

2. **Moratorium against sale of allotted house and mortgaging / renting of houses**

Sale of allotted house:

- There shall be an absolute ban on sale of the house/property in Samathuvapuram by any beneficiary to any person/beneficiary who do not belong to his/her community upto 10 years from the date of allotment or the period mentioned in the assignment order/patta whichever is later.
- No beneficiary shall have more than one house in her/his name in Samathuvapuram.
- Sale of the house/property if necessitated, shall be within the community with prior permission of the District Collector that too only after expiry of 10 years from the date of allotment.

Mortgaging/Renting of houses

- There shall be an absolute ban on mortgaging of the house / property even within the community upto 10 years from the date of allotment or the period mentioned in the assignment order/patta whichever is later.
- The house shall not be used for other than residential purpose.
- There shall be an absolute ban on renting out or subletting / leasing of the house / property in Samathuvapuram by any beneficiary to any person / beneficiary.
- The beneficiary shall reside in the house permanently from the beginning of the allotment and shall not shift residence continuously for a period of more than six months.

Verified by RealEstate™

3. Usage of common infrastructure:

- The beneficiary or on his behalf by anyone shall not cause damages to the house/property and other common infrastructure.
- There shall be no encroachment on public places in the Samathuvapuram by any beneficiary or on his behalf by anyone.
- Basic amenities such as water supply, roads and Public Distribution Shop shall be used without any discrimination.
- An agreement shall be made with the beneficiaries at the time of allotment with the conditions stated in para 2 and 3 above.

4. Cancellation and Re-allotment of houses:

- Failure to adhere to any of the conditions above will result in forfeiture of the house allotted to him / her.
- The cancellation of the allocation of house/property shall be made by the District Collector in consultation with the Commissioner of Rural Development and Panchayat Raj in writing on recommendation by the selection committee concerned, after noticing violations or after enquiring into the complaint received followed by field verification.
- No house shall remain unallotted /vacant at any point of time. The same shall be allotted to a beneficiary eligible as per ratio of allocation and such allotment shall be from the intended community for which it was allotted earlier.

5. Formation of Resident's Welfare Association:

A Resident's Welfare Association shall be formed and registered in every Samathuvapuram for upkeep of the common areas and common infrastructure.

6. Periodical inspection of Samathuvapurams:

- The District Collector shall inspect the samathuvapurams periodically and shall take necessary remedial measures in accordance with the guidelines of the Government.
- A periodical inspection report and the remedial measures taken (if any) shall be communicated to the Commissioner of Rural Development and Panchayat Raj as well as to the Government.
- It is the responsibility of the District Collector to ensure that the scheme is implemented in the letter and spirit of the Government order and objective of the Government is achieved as envisaged.

P. SENTHILKUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

//TRUE COPY//

28-6-2023
Section Officer

28/6

Verified RedEstate