ABSTRACT

Schemes – State Scheme – Announcement of Hon'ble Chief Minister - Repair of 45,594 houses constructed 25 years ago in rural areas under various Government Schemes at a total cost of Rs.227.97 Crores - Sanctioned – Orders Issued.

Rural Development and Panchayat Raj (SGS-1) Department

G.O.(Ms.) No. 141 Dated:26.09.2018
விளம்பி – புரட்டாசி 10
திருவள்ளுவர் ஆண்டு–2049

Read:

From the Director of Rural Development and Panchayat Raj letter No.79143/2016/RHS 2-1, dated 03.07.2018 and 11.07.2018.

ORDER:

The Hon'ble Chief Minister, among others, made an announcement under Rule 110 of Tamil Nadu Legislative Assembly Rules on the floor of the Tamil Nadu Legislative Assembly on 12.06.2018 as follows:-

> "ஊரகப் பகுதிகளில் பல்வேறு அரசு திட்டங்களின் கீழ் 25 ஆண்டுகளுக்கு முன்னர் கட்டப்பட்ட வீடுகள் பழுதடைந்துள்ளதால், இவ்வீடுகளை பராமரிப்பு செய்து தரக்கோரி மக்கள் பிரதிநிதிகளிடமிருந்தும், பொது மக்களிடமிருந்தும் பல்வேறு கோரிக்கைகள் மற்றும் மனுக்கள் தொடர்ந்து வருவதையொட்டி, பழுதடைந்த நிலையில் உள்ள 45,594 வீடுகளை ஒரு வீட்டிற்கு ரூ.50,000/– வீதம் மொத்தம் 227 கோடியே 97 இலட்சம் ரூபாய் மதிப்பீட்டில் பழுதுநீக்கம் செய்யப்படும். இதற்கான தொகை மாநில அரசு நிதியிலிருந்து ஒதுக்கீடு செய்யப்படும்".

2. Pursuant to the above announcement, the Director of Rural Development and Panchayat Raj has sent a proposal to Government stating that large number of petitions from elected representatives and General public have been received requesting financial assistance for repairs of houses constructed under various Government schemes in rural areas. In a survey conducted across the state 45,594 houses were identified which require repairs for the following reasons:-

(i) The roof of the houses leak and people find it difficult to live in houses during the rainy season.

(ii) Due to poor economic condition, people find it difficult to carry out repair works.

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(iii) If repairs are not carried out on time, the houses will dilapidate and it will be a threat to the life of the people living in the houses.

3. The Director of Rural Development and Panchayat Raj has therefore requested administrative and financial sanction for the implementation of the special initiative (i.e) repairs to houses constructed 25 years ago in rural areas under various Government Schemes at a total cost of Rs.227.97 Crores during 2018-19 and also sent draft guidelines for the same.

4. After detailed examination the Government accept the proposal of the Director of Rural Development and Panchayat Raj and accordingly sanction a sum of Rs.227.97 Crores (Two Hundred and Twenty Seven Crore Ninety Seven lakh only) to undertake repair works for 45,594 houses constructed 25 years ago in rural areas under various Government schemes with an allocation not exceeding Rs.50,000/- for each house, during the year 2018-19. The Guidelines for the implementation of this special initiative is appended to this order.

5. The expenditure sanctioned in para 4 above shall be debited to the following heads of account:

i.	2216 – Housing – 03 Rural Housing – 789 Special Component Plan for Scheduled Castes – State's Expenditure JF Repaired Housing Schemes for Scheduled Castes – 11 subsidies – 01 Individual Based Subsidy. (DPC 2216 03 789 JF 1110).	Rs. 66,11,13,000/-
ii.	2216 – Housing – 03 Rural Housing – 796 Tribal Area Sub-Plan – State's Expenditure JE Repaired Housing Schemes under Tribal Area Sub-Plan – 11 subsidies – 01 Individual Based Subsidy. (DPC 2216 03 796 JE 1117).	Rs. 2,27,97,000/-
iii.	2216 – Housing – 03 Rural Housing – 800 Other expenditure – State's Expenditure JI Repaired Housing Schemes for Other Backward Classes – 11 subsidies – 01 Individual Based Subsidy. (DPC 2216 03 800 JI 1118).	Rs.159,57,90,000/-
	Total	Rs.227,97,00,000/-

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6. The expenditure sanctioned in para 4 above shall constitute an item of "New Service" and the approval of Legislature will be obtained in due course. Pending approval of the Legislature, the expenditure may be initially met by drawal of an advance from the Contingency Fund. The Director of Rural Development and Panchayat Raj, is directed to calculate the actual amount required for the period upto next supplementary estimate and apply for sanction of the same as advance from the Contingency Fund to Finance (B.G-I) Department directly in Form "A" appended to the Tamil Nadu Contingency Fund Rules, 1963 along with a copy of this order. Orders for sanction of an advance from the Contingency Fund will be issued from Finance (B.G-I) Department separately. He is also directed to send necessary explanatory notes to the Government in Finance (B.G-I/RD) Department to include the above expenditure in the Revised Estimate/Final Modified Appropriation 2018-2019 at the appropriate time without fail.

7. The Director of Rural Development and Panchayat Raj is the Estimating, Reconciling and Controlling authority of the above new sub heads of account.

8. This order issues with the concurrence of Finance Department vide its U.O. No.47215/Fin(RD)/2018, dated 26.09.2018 and ASL No.1398 (One Thousand Three Hundred and Ninety Eight).

(BY ORDER OF THE GOVERNOR)

HANS RAJ VERMA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Director of Rural Development and Panchayat Raj, Chennai-15.
All District Collectors (except Chennai).
All Project Directors, District Rural Development Agencies.
(through the Director of Rural Development and Panchayat Raj)
The Accountant General, Chennai - 9/18/35.
The Pay and Accounts Officer (South), Chennai - 35.

Copy to
Hon'ble Chief Minister's Office, Chennai - 9.
The Special Personal Assistant to Hon'ble Deputy Chief Minister, Chennai - 9.
The Special Personal Assistant to Hon'ble Minister,
(MA, RD & Implementation of Special Programme), Chennai-9.
The Private Secretary to Chief Secretary to Government, Chennai - 9.

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The Private Secretary to Additional Chief Secretary to Government, Finance Department, Chennai – 9.
The Senior Principal Private Secretary to Additional Chief Secretary to Government, Rural Development and Panchayat Raj Department, Chennai – 9.
Finance (RD /BG I /BG II) Department, Chennai-9.
National Informatics Centre, Chennai-9.
SF / SC.

// FORWARDED BY ORDER //

26.9.2018

SECTION OFFICER

26.09.18

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G.O. (Ms) No.141, Rural Development and Panchyat Raj (SGS.1) Department, dated: 26.09.2018

ANNEXURE

Guidelines for "Repairs to Houses constructed under Government Schemes" 2018-19

1. Introduction :

The Hon'ble Chief Minister made an announcement under Rule 110 on the floor of Legislative Assembly on 12.06.2018 that a sum of Rs.227.97 Crore will be allocated from State Government funds to carry out repair works for 45,594 houses which were constructed before 25 years under various Government schemes.

Under this Special Initiative, houses which require repairs will be provided with financial assistance based on the actual estimate cost not exceeding Rs.50,000/- to the individual beneficiary. The work should be executed by the beneficiaries and excess amount if any required shall be borne by the beneficiaries themselves.

2. Eligibility Criteria

(i) Those beneficiaries whose houses were constructed under various Government schemes 25 years ago in rural areas, i.e. Houses which were constructed up to the year 1993-94, which need repairs minor or major, are eligible under this scheme. However, the houses which are beyond repairable condition should not be taken up.

(ii) The survey conducted by Rural Development and Panchayat Raj Department during the year 2017 to identify damaged houses constructed under various Government schemes 25 years ago in rural areas shall be the basis for this scheme.

(iii) The House under repair which is taken up for consideration should have been allotted under a Government scheme in the name of the beneficiary or the beneficiary must be the legal heir of the person in whose name the house was allotted, in case where such allottee is not alive.

(iv) The beneficiary under this scheme should not have received any Government grant or aid for repair of houses / Group houses under MLACDS or any other schemes.

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3. Mode of Selection of Beneficiaries :

The Village Panchayat President / Special Officer shall publicize about the scheme in all the Village Panchayats through notice, hand bills and other modes of publicity. Those beneficiaries who are eligible to avail the benefit as mentioned above shall submit a request to the Village Panchayat President / Special Officer for repair of his/her house. The Village Panchayat President / Special Officer shall forward all the applications to the Block Development Officer (Village Panchayat) of the respective block for verification of eligibility.

The Block Development Officer (Village Panchayat) shall form a committee at Village Panchayat level with the following members, to assess the extent of repair and prioritise the eligible beneficiaries:-

1) Village Panchayat President / Special Officer – Convenor.
2) Assistant Engineer / Block Engineer of the Village Panchayat concerned.
3) Zonal Deputy Block Development Officer of the Village Panchayat concerned.
4) Overseer of the Village Panchayat concerned.

The Committee shall inspect all the houses of the applicants and assess the extent of repair to houses. The houses which have more damages and are in urgent need of repair should be given priority and the list of eligible applicants shall be prepared and placed before the Grama Sabha in the order of priority. The final list of beneficiaries based on the allocation to the Village Panchayat shall be approved by the Grama Sabha.

4. Type of repairs to be done:

The various types of repairs which may be taken up under the Special Initiative are as follows:-

1. Replacement of damaged roof.
2. Laying of pressed tiles with pointing in the RCC houses and refixing of Roof tiles in the tile houses, which are under damaged/ leaky condition.
3. Rectification of wall crack, wall plastering, flooring, ceiling plastering in patches / as a whole as per requirements.
4. Replacement of damaged doors & windows.
5. Basement pointing work / Basement outer plastering.

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6. Either one type or combination of more than one type of works can be taken up for repair. However, white wash, colour wash and painting alone should not be taken up in a house.

5. Allocation of Houses :

1. At the State Level, the Director of Rural Development & Panchayat Raj shall allocate the district wise target no. of houses to be repaired and communicate to the districts.
2. At the District level, the District Collector/Chairman, DRDA shall allot the required no. of houses to the Village Panchayats based on requirement.
3. Based on the recommendation of the Village Panchayat level committee and approval of Grama Sabha in the order of priority, the Block Development Officer (Village Panchayat) shall issue the work order.

6. Execution of works:

1. The Overseer shall inspect the houses which require repairs and prepare estimate and the same has to be technically sanctioned by the Assistant Engineer / Block Engineer after thorough scrutiny and site inspection.
2. Administrative sanction shall be accorded by the District Collector/Chairman, DRDA based on the actual estimate cost of houses received from various blocks.
3. The execution of the scheme shall be entrusted to the Block Development Officer (Village Panchayat).
4. The Block Development Officer (VP) should issue the work order to the beneficiaries after confirming the eligibility of beneficiaries with reference to the estimates sanctioned by the concerned Assistant Engineer / Block Engineer.
5. The repair works should be carried out by the beneficiaries themselves.
6. The Overseer and the Assistant Engineer / Block Engineer concerned shall provide the necessary technical support for the repairs to be carried out in the houses.
7. The Overseer shall inspect and prepare the valuation certificate and it should be counter-signed by the Assistant Engineer / Block Engineer for making payment.
8. Bills should be prepared for the actual value of work done or Rs.50,000 whichever is less. The funds will be released in two installments. 50% of estimated amount shall be released as first installment (i.e.Rs.25,000/-) after completion of 50% of total

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work and second installment shall be released after completion of entire work.(i.e. Rs.25,000/-)

9. The payment shall be credited directly to the Aadhaar linked bank account of the beneficiaries.

10. Geo-tagging of damaged houses prior to commencement of repair work at the time of first instalment payment and after completion of repair work should be done and uploaded in TNRD website.

11. The Assistant Executive Engineer (RD) is responsible for ensuring the quality of repair works in his Sub-Divisions as per standards.

12. Name of the scheme, beneficiary's name and year of repair shall be painted prominently on each completed house.

13. The District Collector, Project Director and Executive Engineers (RD) of DRDAs, and Assistant Executive Engineers (RD) and other district & block level officials should frequently inspect the progress of repair of houses and ensure its quality and timely completion.

7. Supply of Materials :

The cement required for the repairs of the houses shall be calculated on a case to case basis and supplied to the beneficiaries by the Department before the commencement of repair works. The cost of the cement supplied shall be deducted from the payment due to the beneficiaries.

8. Documentation:

Photographs of the house prior to repair, during the execution of work and after repair shall be taken in all cases and shall be documented by the Block Development Officer (VP) before making payment.

9. Release of funds:

1. The Director, Rural Development & Panchayat Raj is authorized to draw and release the funds to the Collector / Chairman, DRDAs of the districts based on the allocation and requirement, who shall in turn release the funds to the respective Block Development Officer (Village Panchayat), based on progress.

2. There shall be one Savings Bank Account at the district level opened in the name of District Collector/Chairman, District Rural Development Agency.

3. At the Block level, only one account shall be maintained, for release of payment to the beneficiaries through ECS. The

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payment should be made to the beneficiaries by the Block Development Officer (Village Panchayat) after thorough scrutiny of the bills and valuation certificates received from the technical officers.

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

HANS RAJ VERMA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

// TRUE COPY //

N. [illegible] 26.9.2018

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