

3.24

Repairs to Damaged Houses – Guidelines

Roc. No.62491/95/Scheme – I, Dated: 22.05.97

CIRCULAR

Sub : Group Houses – IAY Houses constructed for SC/ST-Repairs to damaged houses – Guidelines – reg.

Ref : 1) G.O.Ms. No.5, AD & TW Department dated: 09.01.96
2) G.O.Ms. No.45, AD & TW Department dated: 11.03.97
3) Proceedings of the DRD No.62491/95/Sch.1, dated: 10.04.97

The allocation for the repairs to Group houses sanctioned in the G.O. first cited has been distributed to the Collectors as per proceedings 3rd cited. It was also stated that detailed guidelines for carrying out repairs to Group Houses will be issued separately.

The guidelines for repairs to Group Houses are issued as follows:-

I. Type of Group Houses that should be taken up for repairs:

1. Tiled houses constructed under IAY upto 1988-89 should not be taken up for repairs and they should be taken up only under the reconstruction programme.
2. RCC houses constructed under IAY which are more than five years old as on 01.04.97 (i.e) RCC roof houses taken up during 1989 -90, 1990-91 and 1991-92 and physically completed before 31.03.1992 alone should be taken up for repairs. RCC houses taken up during these three financial years, if not physically completed before 31.03.92, should not be taken up for repairs. For example, if the work on a house was commenced in 1991 and if it was physically completed only in 1994, it should not be taken up for repairs.
3. RCC houses constructed by TAHDCO during the 1970s and 1980s can also be taken up for repairs.

II. Types of repairs to be done:-

1. An almost universal complaint is that the roofs of RCC Group houses constructed during earlier years are leaking. Therefore, the first and the most important item of repair to be carried out is the provision of weathering course for the roofs of Group Houses subject to an expenditure limit of Rs.1750/- per house. This weathering course repair should be compulsorily carried out in all the houses taken up for repair, unless the weathering course had already been provided during construction in earlier years.
2. The other types of repairs that can be taken up are replacement of doors, door frames, windows, jollies, flooring, repairs to latrines and any other essential repairs as may be specified by Collectors.
3. The cost of each item of replacement / repair that may be taken up, as suggested above, should not exceed the cost for such item provided in the estimate (for Rs.27000/-) for an IAY house prepared in 1997-98.
4. Of course, it is not necessary that in all the houses all the items of repairs suggested above should be carried out; only repairs that are actually required should be taken up.
5. The maximum cost that can be incurred for the repair of an IAY house is fixed at Rs.7500/-. For TAHDCO RCC group houses – which were constructed during the 1970s and 1980s and are therefore much older – the maximum cost of repair is fixed at Rs.10000/-.
6. For the purpose of deciding upon the approximate number of houses to be taken up, the

3. IAY

average cost of repair for a house is taken as Rs.5000/-. Based on this and the financial allocation for repair of houses given to the districts, the approximate (physical) number of houses to be taken up for repair in each districts are as indicated in the Annexure.

III. Agency for Execution:

Government have been addressed for a clarification as to whether repairs to IAY / THADCO group houses should be done through the beneficiaries or through tender and orders are awaited. The same will be communicated soon.

IV. Selection of Villages and Beneficiaries:

1. Collectors are requested to give a press release that IAY RCC group houses taken up and completed in 1989 -90, 1990-91 and 1991-92 and THADCO group houses taken up in the 70s and 80s will be considered for repairs and invite applications from the beneficiaries concerned as well as from the Village Panchayats concerned.
2. Simultaneously, Collectors are requested to identify the list of villages where IAY Group Houses were taken up during 1989 -90 to 1991-92 from DRDA / Block Office records. The list of beneficiaries may be similarly taken from DRDA / Block Office records (such as the estimates and Allotment Register, M.Books, etc).
3. While taking up repair works, all the group houses in a village requiring repairs (and fulfilling the above norms) may be taken up together. For example, if 20 Group houses were constructed in a village during 1989-90, and out of these, if 15 houses need repairs, Collectors are requested to take up all the 15 houses for repair work and not just a few of these. This will avoid heart-burns among the unselected beneficiaries and will also result in fewer work sites and better monitoring. Collectors are requested to first exhaust the 1989-90 group houses before taking up the 1990-91 houses for repairs; and the 1990-91 houses before taking up the 1991-92 houses.
4. After finalising the list of villages and beneficiaries, Collectors are requested to issue formal administrative sanction proceedings after obtaining the estimated cost of repair of each house. This work should be completed before 30.06.1997.
5. Photos of the house prior to repair and after repair shall be taken up in all cases for the sake of record.

Collectors are requested to ensure that the repair works are properly carried out and completed before 30.09.1997.

DIRECTOR OF RURAL DEVELOPMENT

Encl: Annexure I

ANNEXURE

**STATEMENT OF FUNDS RELEASED FOR THE REPAIRS
TO IAY HOUSES AND APPROXIMATE NO. OF HOUSES
TO BE TAKEN UP FOR REPAIRS**

Sl. No.	Name of District	Funds released in Proc.No. 62491/95/Sch, Dated:10.04.97 (Rs. in lakhs0	Approximate No. of houses to be taken up for repairs
1	Anna	78.246	1565
2	MGR	89.019	1780
3	South Arcot Vallalar	97.808	1956
4	Vilupuram R.P.	128.425	2569
5	North Arcot Ambedkar	93.555	1871
6	TVM Sambuvarayar	84.200	1684
7	Salem	67.189	1344
8	Rajaji	51.880	1038
9	Dharmapuri	66.623	1333
10	Periyar	63.504	1270
11	Coimbatore	64.071	1282
12	The Nilgiris	20.978	420
13	Thanjavur	59.871	1197
14	Nagai Q.M	64.407	1288
15	Thivarur A.T Panneer Selvam	55.619	1112
16	Tiruchi Perumbidugu Mutharaiar	47.061	941
17	Karur D.C	24.948	499
18	Perambalur	42.808	856
19	Pudukottai	36.572	732
20	Madurai	47.061	941
21	Vagai Veeran A.M.	24.098	482
22	Dindigul Mannar	55.282	1106
23	Ramanathapuram	33.170	664
24	Kamarajar	41.958	839
25	Pasumpon M.T	26.649	532
26	Thirunelveli K.B.	63.504	1270
27	Chidambaranar	34.020	680
28	Kanniyakumari	12.474	249
	Total	1575.000	31500

3. IAY

3.25 Reconstruction of Houses and Repairs to Houses – District wise allocation

Rural Development (CSS1) Department

G.O.(D).No. 309

Dated : 13.06.1997

Read :

1. G.O.Ms.No. 5, Adi Dravidar and Tribal Welfare, Dated : 09.01.96
2. G.O.Ms.No. 45, Adi Dravidar and Tribal Welfare, Dated : 11.03.97
3. From the Director of Rural Development, D.O.Letter No. 62491/95, Sch.1
Dated: 03.04.97

ORDER

In the reference third read above, the Director of Rural Development has reported that he had apportioned the Rs.15 Crores for 1995-96 meant for repairs and Rs.15 crores for 1996-97 meant for reconstruction in the same proportion as adopted by Government of India while making Indira Awaas Yojana allocations for 1996-97 for the 28 districts sanctioned in the Government orders 1 and 2 read above. He has therefore requested to ratify his action mentioned above.

2. The Government after careful examination ratify the action of the Director of Rural Development in having apportioned the amount of Rs.30 crores sanctioned in the Govt. orders first and second read above and in having allocated the funds district wise for reconstruction of collapsed group houses and repairs to Group houses as indicated in the annexure.

3. This order issues with the concurrence of Finance department vide its U.O.No.42774/RD/97, Dated: 06.06.97.

(By order of the Governor)

S. NARAYAN
SECRETARY TO GOVERNMENT