

Guidelines for dismantling of old Buildings under the control of Village Panchayats and Panchayat Unions

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Rural Development and Panchayat Raj (SGS IV) Department

G.O.(Ms) No.56

Dated: 3.4.2008  
Read

1. G.O.(Ms.) No.203, Rural Development and Panchayat Raj (PR.1) Department, dated 20.12.2007.
2. G.O.(Ms.) No.204, Rural Development and Panchayat Raj (PR.1) Department, dated 24.12.2007.
3. From the Director of Rural Development and Panchayat Raj, D.O.letter No.85941/2007/TU1, dated 1.3.2008.

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**ORDER**

The Government have issued comprehensive orders in the G.Os 1<sup>st</sup> and 2<sup>nd</sup> read above for according Administrative sanction, Technical sanction, appointment of tender inviting and accepting authorities in respect of the works executed through the Rural Development and Panchayat Raj Department. The Director of Rural Development and Panchayat Raj has stated that the Rural Development and Panchayat Raj Department is maintaining various kinds of buildings such as School Buildings, Kitchen sheds, Library Buildings, Sanitary Complexes, Panchayat Union Offices, Village Panchayat Office, Over Head Tanks etc. With the passage of time and due to various circumstances, certain buildings become dilapidated and need to be dismantled for safety considerations. In such cases, there are no specific guidelines and clear delegation of powers, for issuing orders for dismantling the dilapidated buildings of Rural Development and Panchayat Raj Department. He has therefore suggested certain Guidelines to be framed and requested the Government to issue necessary orders for dismantlement of old buildings under the control of Village Panchayats and Panchayat Unions.

2. The Government after careful examination of the proposal sent by the Director of Rural Development and Panchayat Raj in this regard, issue the following guidelines to be followed for dismantling of old buildings under the control of Village Panchayats and Panchayat Unions.

**GUIDELINES**

While taking decision for dismantling a building, the main factor to be considered is the structural stability and not merely the age of the building.

(I) The following Panchayat whose building is proposed to be demolished shall furnish to the Block Development Officer the following particulars: -

- (i) The exact age and condition of the building in detail.
  - (ii) Resolution specifically suggesting demolition of the building taken on all four directions on inner and outer side.
- (II) The concerned Block Development Officer shall then send the following details to the Assistant Executive Engineer (Rural Development).
- (i) Specifically certify about the age of the building.
  - (ii) If the records for the age of the building are not traceable, he should certify that the connected records are not available in the District.

If the building proposed for demolition belongs to the Panchayat Union then the Block Development Officer will obtain the resolution specifically suggesting demolition from the Panchayat Union, take photographs of the building from all four directions on inner and outer side, certify the age (or certify that the connected records are not available in the district) and forward the same to the Assistant Executive Engineer (Rural Development).

- (III)
- (i) The Assistant Executive Engineer (Rural Development) concerned shall inspect the damage to the building personally.
  - (ii) After inspection, the Assistant Executive Engineer (Rural Development) shall give his specific recommendation about the structural stability of the building to the Executive Engineer (Rural Development).

- (IV)
- (i) The Executive Engineer (Rural Development) shall inspect the building.
  - (ii) He should scrutinize the resolution of the Village Panchayat or Panchayat Union concerned and also the structural stability report of the building furnished by the Assistant Executive Engineer (Rural Development) concerned.
  - (iii) If he is of the opinion that the building does not require dismantling, he shall specifically record his remarks and send his report to the District Collector.
  - (iv) If he is in agreement with the resolution of the Village Panchayat or Panchayat Union concerned, he shall give his specific recommendations about the structural stability of the building and send his report to the District Collector.

- (V)
- (i) The District Collector shall pass orders based on the report of the structural stability of the building furnished

by the Executive Engineer (Rural Development), in case the age of the building is over 40 years irrespective of the plinth area of the building or the age of the building is over 30 years and the plinth area is below 450 sq.ft.

- (ii) If the age of the building is in between 30 and 40 years, and the plinth area of the building is above 450 sq.ft. then, the District Collector shall forward his report on the structural stability of the building furnished by the Executive Engineer (Rural Development) to the Director of Rural Development and Panchayat Raj.
- (VI) For buildings of age in between 30 and 40 years, and the plinth area of the building is above 450 sq.ft. the Director of Rural Development and Panchayat Raj shall direct the Superintending Engineer (Rural Development) to inspect the building concerned and to submit his specific remarks based on the remarks of the Executive Engineer(Rural Development) concerned. The Director of Rural Development and Panchayat Raj shall pass his final orders based on the structural stability report of the Superintending Engineer (Rural Development).
- (VII) This rule will not be applicable to individual assets such as Group Houses constructed under IAY scheme and individual household latrines constructed under Total Sanitation Campaign(TSC),

3. If the expenditure on dismantlement could not be met in the Estimate for New works, then, the concerned Village Panchayat and Panchayat Union shall meet the expenditure from their General Fund. The Government direct that concerned Panchayat/Panchayat Union should auction the wood, steel rod and other materials after dismantlement and to remit the amount into their General Fund.

4. The Government further direct that the Secretary to Government, Rural Development and Panchayat Raj Department is empowered to modify the above mentioned guidelines in consultation with the Director of Rural Development and Panchayat Raj based on the exigencies required then and there.

(By order of the Governor)

**K. ASHOK VARDHAN SHETTY**  
SPECIAL COMMISSIONER &  
SECRETARY TO GOVERNMENT