

Periyar Ninaivu Samathuvapuram – Establishment of further 29 Samathuvapurams in 2008-09 – Detailed Guidelines.

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Rural Development and Panchayat Raj(SGS.1) Department

G.O.(Ms)No. 59

Dated: 16.4.2008

Read: -

From the Director of Rural Development and Panchayat Raj,  
D.O.Lr.No.749/08/G1, dated 24.3.2008.

**ORDER**

To promote social justice and spread Thanthai Periyar's message of social equality, 145 Samathuvapurams were established in the State where all communities live in unity and brotherhood. In the Governor's Address made in the Legislative Assembly on 23.1.2008, among others, it has been announced that "an even better way of spreading Thanthai Periyar's message of social equality would be to establish another 95 Samathuvapurams in his name."

2. The Director of Rural Development and Panchayat Raj in his D.O.Letter read above has stated that during 2008-09, the Government may take up one Samathuvapuram each in 29 districts (except Chennai and the Nilgiris where Samathuvapurams need not be taken up due to non-availability of suitable land in these districts) and requested the Government to issue orders. He has also sent proposals for issuing detailed guidelines to implement this scheme.

3. The Government have carefully examined the proposal of Director of Rural Development and Panchayat Raj above and direct that the establishment of Samathuvapurams one each in 29 districts (except Chennai and the Nilgiris) be taken up during 2008-09. Orders regarding sanction of fund for this scheme for the year 2008-09 will be issued, separately. Meanwhile, the Director of Rural Development and Panchayat Raj/ District Collectors are directed to take up preliminary works for establishing 29 Samathuvapurams as indicated in the guidelines for this scheme (given in the annexure to this order).

4. This order issues with the concurrence of Finance Department vide its U.O.No.1052/FS/P/08, dated 1.4.2008.

(By order of the Governor)

**K. ASHOK VARDHAN SHETTY,**  
SPECIAL COMMISSIONER AND  
SECRETARY TO GOVERNMENT.

**G.O (Ms) No.59, RD&PR (SGS.1) Dept, dated 16.4.2008**  
**GUIDELINES FOR CONSTRUCTION OF SAMATHUVAPURAM 2008-09**

**1) Area of Site**

- While selecting the site for Samathuvapuram, an approximate area of 8 to 9 acres of land should be selected in the rural area of the district.

**2) Selection of Site:**

- The site so selected should be abutting a bus route road and should not be too far from the District/Division/Taluk/Block Headquarters. Preferably the Samathuvapuram should be selected in a Block that has not so far been covered with Samathuvapuram in the previous years.
- Villages with higher population may be preferably selected for construction of Samathuvapuram.
- The nearest residential habitation should be preferably within 1 to 2 km from proposed Samathuvapuram. In no case, the site selected should be in an isolated place where the beneficiaries may hesitate to go and reside.
- The selected site should be suitable for construction of residential buildings and should not be in a low lying or swampy area prone to flooding during rainy season. Also, the above site should not be a hilly or rocky land or land having HT power line running over the site rendering the site unsuitable for construction of houses. There should be little or no cost on land levelling or land filling of Samathuvapuram site.

**3) Categories of land permitted:**

- Subject to the conditions specified in para 2 above if vacant unobjectionable poramboke lands are available, the same may be located thereon. Wherever such lands are not available, private lands may be taken up for acquisition through private negotiation. No proposals be sent for land transfer of objectionable poramboke lands like pond/oorani/channel/grazing lands for Samathuvapuram.

- Among the private lands, preference should be given for dry lands, though wet lands are also permitted to be acquired for the purpose of Samathuvapuram through private negotiation only if dry lands are not available.

#### **4) Procurement of land**

- In case of private lands, the land may be acquired by private negotiation by a Committee headed by the District Collector and consisting of the District Revenue Officer (as Member Secretary), DIG (Registration) and PO, DRDA . The Committee will fix the price of land not exceeding 150% of the guideline value or the market value of the land whichever is lower, as per the existing procedures/guidelines.
- In extraordinary circumstances, when the negotiated value of the land in the above case exceeds 150% and the Committee is unable to reduce it to below 150% due to high market rates prevailing in the vicinity, in order to fast track the acquisition of the land, the proposal may be sent to the Director of Rural Development & Panchayat Raj with full justification. A State Level Committee consisting of the Secretary to Government, Rural Development and Panchayat Raj Department, Secretary to Government, Revenue Department, Secretary to Government, Finance Department and the Director of Rural Development & Panchayat Raj, (who will be the convenor) is empowered to approve the value of land based on the recommendations of the District Collector and on the merits of the case.

#### **5) Sub Division of the site**

- After the land is transferred or acquired, it will be subdivided into individual house-site plots for the beneficiaries and the lay out of the site will be prepared in accordance with the rules of Town and Country Planning within the shortest possible time.
- Provision should be made for each house site to be of 5 cents of area. The roads having a width of 7 m should be provided as per the provisions of the Town and Country Planning rules and the lay out of the site be prepared accordingly.

- Construction of Samathuvapurams is to be done within 10 months period and delays should be avoided. The approval of the lay outs by the Town and Country Planning authorities usually involves delays in the entire process. Hence, a blanket exemption of requirement of approval as done for Tsunami Housing from the Town and Country Planning Department for the lay-outs of the Samathuvapurams will be obtained separately from the Government and communicated.

#### **6) Type Design and Construction of the houses**

- Samathuvapuram houses will be constructed by the Government. Each house should have a separate toilet and an appropriate disposal system like septic tank with soak pit. as shown in the model type design of Samathuvapuram houses.

#### **7) Village Panchayat(s) from which beneficiaries are to be selected**

The beneficiaries for Samathuvapuram will be selected as per the following criteria:

- As far as possible, the beneficiaries should be selected from the Village in which Samathuvapuram is being constructed.
- If sufficient number of eligible beneficiaries are not available in the concerned Village Panchayat, the beneficiaries from the adjoining village having the highest population (amongst the neighbouring Panchayats of Samathuvapuram Village Panchayat touching its boundary) will be considered for being selected for Samathuvapuram. If sufficient number of beneficiaries are not available even from the neighbouring Village Panchayat with the highest population, another adjoining Village Panchayat with the next highest population may be taken up and this process may be extended till the 100 beneficiaries for the Samathuvapuram are selected as per eligibility norms.

#### **8) Caste-wise distribution of Samathuvapuram beneficiaries**

- Allotment of the houses to the beneficiaries will be in the following proportions:

<b>SCs</b>	-	<b>40</b>
<b>BCs</b>	-	<b>25</b>
<b>MBCs</b>	-	<b>25</b>
<b>Others</b>	-	<b>10</b>

- Pattas should be issued to the beneficiaries upfront and they should be given in such a manner that families of all communities live adjacent to each other in an inter-mixed manner and the following allocation criteria for a set of 20 houses each should be followed in general:

<b>Category</b>	<b>House No.</b>
<b>SCs</b>	<b>2,4,7,10,12,14,17,20</b>
<b>BCs</b>	<b>1,5,9,11,15</b>
<b>MBCs</b>	<b>3,6,13,16,19</b>
<b>Others</b>	<b>8,18</b>

- If the demographic profile of the District is such that sufficient number of persons belonging to SC/BC/MBC/other communities are not available in the Samathuvapuram village or its vicinity, the Director of Rural development and Panchayat Raj, based on the recommendation of District Collector, is authorised to modify this ratio suitably without detriment to the spirit of Samathuvapuram.

## **9) Selection Committee**

- The following persons shall comprise the Committee for selection of beneficiaries for Samathuvapuram:
  1. Project Officer, DRDA, who will be the Chairman of the Committee
  2. Block Development Officer (Block Panchayat)
  3. Tahsildar of the Taluk
  4. President of the Village Panchayat where Samathuvapuram is located
  5. Concerned VAO (s)
  6. One PLF member from the Samathuvapuram village

- In case the beneficiaries are also selected from village(s) adjoining the Samathuvapuram village, the Selection Committee members in Sl.No.4, 5 and 6 will be pertaining to that particular Village and they will form part of the Selection Committee for selection of the beneficiaries.
- The above Committee will seek applications from those eligible who will be willing to stay at Samathuvapuram on permanent basis. While selecting the beneficiaries for Samathuvapuram, the persons living in houses with i) mud walls with thatched roof, ii) brick walls with thatched roof, iii) mud walls with tiled roof, and iv) brick walls with tiled roof will be given priority in the above order as such persons are likely to be poorer. The beneficiaries list will have to be finally approved by the District Collector.
- Persons residing in houses with RCC roof will not be eligible for Samathuvapuram houses.
- No such persons who have been the beneficiaries of IAY houses or other housing schemes such as Fishermen Free Housing Scheme, Tribal Housing through Adi Dravidar and Tribal Welfare Department will be eligible for getting house under Samathuvapuram.
- Reservation of 3% will be done horizontally across all communities for selecting beneficiaries with over 70% and above physical disability or mentally retardation, as certified by the competent authority. Wherever deemed necessary allotment may be made in the name of parents of the disabled.

## **10) Issuance of Patta**

- Patta should be given jointly in the name of the husband and wife, except in the case when one of them is not alive
- The beneficiaries selection should be done upfront before the construction of a house is started. The allotment of house sites and consequently the houses to the beneficiaries should also be done upfront so that each beneficiary is aware of the place where his/her house is being constructed and the beneficiary is involved in the construction process from the beginning itself. Once 100 beneficiaries are finalized, the individual house numbers will be

allotted by draw of lots, based on the mix of communal rotation as prescribed in Para 8 above.

### **11) Undertaking to be given**

- An undertaking from the beneficiaries with regard to the following points is to be got before allocation of house:
  - 1) That the house will neither be sold or mortgaged or litigated by them upto 30 years from the date of allotment, nor will they use the house for non-residential purposes.
  - 2) That they will reside in the house permanently and if they fail to reside in the house initially or shift residence continuously for a period of more than 2 weeks or rent it out or sub let it, then the house allotment is liable for cancellation and re-allotment to the other eligible persons.
  - 3) That no damages will be caused to the houses and no encroachment in the public place in Samathuvapuram will be done by them.
  - 4) That they will use common facilities like drinking water, roads and Public Distribution shop without any discrimination, on caste or creed lines.

### **12) Essential Infrastructure**

The following essential infrastructure should be provided in the site of Samathuvapuram, besides the 100 houses:-

1. Street lights
2. Drinking water with OHT
3. BT/CC roads
4. Public Distribution Shop
5. In addition to the above essential infrastructure, the statue of Thanthai Periyar should be installed in each Samathuvapuram.

### **13) Implementation of Schemes**

The Block Development Officer (Block Panchayat) will implement the scheme. However the Project Officer, DRDA will call for the tenders by grouping the works in the following Packages:

<b>1. Package-I - 100 houses and the Public Distribution Shop</b>
<b>2. Package-II - Roads pertaining to Samathuvapuram</b>
<b>3. Package-III - Drinking Water Supply works.</b>

The work of installation of street lights will be entrusted to the Tamil Nadu Electricity Board. Payment will be made by the BDO (Block Panchayat) concerned based on the satisfactory completion of works.

14. The Secretary to Government, Rural Development and Panchayat Raj Department is empowered to modify any of the above guidelines in consultation with Director of Rural Development and Panchayat Raj based on the exigencies that may arise from time to time in the implementation of the scheme.

**K. ASHOK VARDHAN SHETTY,**  
SPECIAL COMMISSIONER AND  
SECRETARY TO GOVERNMENT.