



ABSTRACT

Housing Schemes and Toilets constructed under Nirmal Bharat Abhiyan / Mahatma Gandhi National Rural Employment Guarantee Scheme – Adoption of Valuation Certificate in lieu of Measurement Book – Permission granted – Orders issued.

Rural Development and Panchayat Raj (CGS.1) Department.

G.O.(Ms) No. 74

Dated: 10.07.2013

Read:

Commissioner of Rural Development and Panchayat Raj Letter
No.72774/2012/RHS-3 dated 29.4.2013.

ORDER:

In the letter read above, the Commissioner of Rural Development and Panchayat Raj has stated that Rural Development and Panchayat Raj Department is implementing housing programmes for the Rural poor through Chief Minister's Solar Powered Green House Scheme (CMSPGHS), Indira Awaas Yojana (IAY) and THANE housing programme. Every year, Rural Development and Panchayat Raj Department, constructs about 1,60,000 houses in all the 31 districts. Keeping in view the poor socio-economic status of the beneficiaries, and the fact that the construction is taken up by the beneficiaries themselves, Rural Development and Panchayat Raj Department supplies input materials like cement, steel and doors and windows to the beneficiaries so as to mitigate the impact of high material cost. Timely payment of bills to the poor beneficiary is another key factor for ensuring and facilitating early completion of the houses by the beneficiaries.

As per existing procedure, the payments are released to the beneficiaries based on Measurement Book recordings. However, there has been continuous representation from various quarters to dispense with the practice of recording in the Measurement Book for the housing works and to release the payments to the beneficiaries based on Valuation Certificate, due to the following reasons:

- i. The houses are constructed by the beneficiaries themselves and payment is made to the beneficiaries directly. Since the ownership of the land as well as the building is vested with the beneficiaries, it is considered sufficient to make payment by adopting "Valuation Certificate" method.

- ii. The houses are constructed adopting the prescribed type design. In as much as the works are executed following the specified type design, there is a strong case for adoption of the "Valuation Certificate" model for making payments.
- iii. Undue delay is noticed in writing the Measurement Book, since various items of work are to be recorded in the Measurement Book, leading to delayed payments to the beneficiaries.
- iv. Since the works are executed by the beneficiaries themselves and not tendered and the quantity of construction materials utilized for each work is similar, there is no need for recording in the Measurement book.
- v. Preparation of Valuation Certificate will reduce the work load of the officials and enable timely payments to the beneficiaries, which is very important to ensure timely completion of works.
- vi. The value of work done is always higher than the approved Unit Cost (due to the value addition done by the beneficiary) and the payment is restricted to the unit cost.

Considering the above factors, a committee consisting of Additional Directors of Rural Development, Project Directors of District Rural Development Agency, Executive Engineers (RD), Assistant Executive Engineers (RD), Assistant Engineers (RD) and overseers was constituted to suggest a model "Valuation Certificate" for adoption for making payment in lieu of the Measurement-Book. The committee recommended for issue of a "Valuation Certificate" and also submitted a model "Valuation Certificate".

2. The Commissioner of Rural Development and Panchayat Raj has further stated that, the report of the above Committee was forwarded to the Director of Local Fund Audit to offer suggestions/modification in the Valuation Certificate mode of payment for the works under Housing Programmes. In response, the Director of Local Fund Audit has also concurred and suggested that the records (Valuation Certificate) may be maintained as a file, instead of maintaining a Measurement Book subject to adoption of the rules and regulations of the project.

3. The Commissioner of Rural Development and Panchayat Raj has also stated that at the time of finalisation of "the Valuation Certificate" by the committee, the unit cost for IAY houses was Rs. 1 lakh and for Green houses Rs 1.50 lakh. Subsequently, the Government has enhanced the unit cost and now, the unit cost for IAY houses is Rs 1.20 lakh and for Green House is Rs 1.80 lakh. Hence, based on the revised unit cost for the year 2013-14, appropriate changes have been made in the Quantity, Rate and Amount in the "Valuation Certificate". Likewise, a "Valuation Certificate" for making payment to the beneficiaries of Nirmal Bharat Abhiyan (NBA)/ Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS) for the construction of toilets has also been prepared by the Engineering wing at the Directorate in consultation with the Project Directors (DRDA) and Executive Engineers (RD).

4. The Commissioner of Rural Development and Panchayat Raj has therefore requested the Government to issue necessary orders for adoption of Valuation Certificate model from the year 2013-14 for houses taken up under Chief Minister's

Solar Powered Green House Scheme, Indira Awaas Yojana and toilets taken up under Nirmal Bharat Abhiyan / Mahatma Gandhi National Rural Employment Guarantee Scheme. He has sent Model Valuation Certificates in respect of above schemes.

5. The Government after careful examination of the proposal of Commissioner of Rural Development and Panchayat Raj has decided to accept it and accordingly issue the following orders:

Permission is accorded to adopt the Valuation Certificate model from 2013-14 for the houses taken up under Indira Awaas Yojana and toilets taken up under Nirmal Bharat Abhiyan / Mahatma Gandhi National Rural Employment Guarantee Scheme as in the annexure I and II respectively to this order for making payments to the beneficiaries of above schemes instead of Measurement Book.

6. This order issues with the concurrence of Finance Department vide its U.O.No.27576/Fin (RD&PR)/13 dated 14.6.2013.

(BY ORDER OF THE GOVERNOR)

C.V. SANKAR,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Director of Rural Development and Panchayat Raj, Chennai – 15,
All District Collectors (Through the DRD & PR, Chennai – 15),
All Project Director s, District Rural Development Agencies
(Through the DRD & PR, Chennai – 15),
The Accountant General, Chennai – 6/18/35,
The Director of Local Fund Audit, Kuralagam, Chennai – 108.

Copy to:

Finance (RD) Department, Chennai – 9.
The Senior Personal Assistant to Hon'ble Minister (MA, RD, Law,
Courts and Prisons), Chennai – 9.
The Senior Private Secretary to the Principal Secretary to Government,
Rural Development and Panchayat Raj Department, Chennai – 9.
Rural Development and Panchayat Raj (SGS.I) Department, Chennai – 9.
Rural Development and Panchayat Raj (OP.II) Department, Chennai – 9.
The National Informatics Centre, Chennai – 9.
SF/SC.

//Forwarded by order//

SECTION OFFICER.

ANNEXURE-I

VALUATION CERTIFICATE FOR HOUSING

SCHEME: IAY

Year : 2013-14

District:

Block :

Panchayat :

Habitation:

Name of the Beneficiary:

Work ID:

Estimate:

Patta Extract No:

AS No. & Date:

STAGE – I

BASEMENT LEVEL

Space for Photo (6"x4")				
Sl. No.	Upto Basement Level			
	Description	Quantity	Rate (Rs.)	Amount (Rs.)
1.	Earthwork Excavation in all soils	6.09m ³	72.80/m ³	443
2.	Sand filling for foundation and basement with filling sand	3.27 m ³	279.05/ m ³	911
2.	CC 1:5:10 using 40mm HBG Metal	2.15m ³	1985.95/m ³	4270
3.	Excavated earth filling	2.25	12.80/m ³	29
4.	Brick work in CM 1:6	5.61m ³	2922.80/m ³	16394
			Total	22047

Certified that the House allotted to the above Beneficiary has been constructed upto Basement level as per the type design, specifications and the quantity and value of work done upto Basement level is valued as above.

Overseer (Signature with Date)

Check Measured & Countersigned for Rs.....

JE/AE (Signature with Date)

Details of Materials Issued:

Details of Material	Stock Register Page No	Date of Issue	Quantity Issued	Deductions			Balance Quantity Available
				Quantity	Rate	Amount	
Cement							
Steel							
Total							

Overseer

MEMO OF PAYMENT

As per the above recommendation Passed for Rs. (Rs.....
) after deducting
 recoveries of Rs. and net amount of Rs.
 (Rs.....) is
 payable to Thiru/Tmt.....vide Proceedings No. Dated:

Block Development Officer (V.P)

Voucher No and Date:

Block Development Officer (V.P)

Space for Photo of the House

S.No.	Upto Lintel level			
	Description	Quantity	Rate (Rs.)	Amount in Rs.
	Total Value of work Done upto the current stage			46047
1	Upto Basement	-	-	22047
2	Brick Work in CM 1:6	8.14m ³	2948.50/ m ³	24000

Certified that the House allotted to the above Beneficiary has been constructed upto Lintel level as per the type design, specifications and the quantity and value of work done upto Lintel level is valued as above.

Overseer (Signature with Date)

Check Measured & Countersigned for Rs.....

JE/AE (Signature with Date)

Details of Materials Issued:

Details of Material	Stock Register Page No	Date of Issue	Quantity Issued	Deduction			Balance Quantity Available
				Quantity	Rate	Amount	
Cement							
Steel							
Total							

Net amount payable to Beneficiary after Deductions :.....

Overseer

MEMO OF PAYMENT

As per the above recommendation Passed for Rs. (Rs.....
) after deducting
 recoveries of Rs. and net amount of Rs.
 (Rs.....) is
 payable to Thiru/Tmt.....vide Proceedings No. Dated:

Block Development Officer (VP)

Voucher No and Date:

Block Development Officer (VP)

STAGE – III

ROOF LAID

Space for Photo of the House

S.No.	Upto Roof Laid			
	Description	Quantity	Rate (Rs.)	Amount in Rs.
1	Total Value of work Done upto the current stage			78,798
2	Upto Lintel Level	-	-	46,047
3.	Brick work in CM 1:6	2.54m ³	2948.50/m ³	7489
	Supplying and Erecting Centring with Wooden Meterials	22.33m ²	340.00/m ²	7593
	Supply and Fabrication of Steel for RCC works	155kg	58.565/kg	9078
	RCC 1:2:4 using 20mm HBG Metal	2.41m ³	3565.03/m ³	8591
	Value of this Bill			32,751

Certified that the above House allotted to the above said Beneficiary has been constructed upto Roof Laid as per the type design and specifications and the quantity and value of work done upto Roof Laid as above.

Overseer (Signature with Date)

Check Measured & Countersigned for Rs.....

JE/AE (Signature with Date)

Details of Materials Issued:

Details of Material	Stock Register Page No	Date of Issue	Quantity Issued	Deduction			Balance Quantity Available
				Quantity	Rate	Amount	
Cement							
Steel							
Total							

Net Amount Payable to Beneficiary after Deductions:.....

Overseer

MEMO OF PAYMENT

As per the above recommendation Passed for Rs. (Rs.
) after deduction
 recoveries of Rs. and net amount of Rs.
 (Rs.) payable
 to Thiru/Tmt.....vide Proceedings No. Dated:

Block Development Officer (VP)

Voucher No and Date:

Block Development Officer (VP)

Space for Photo of the House

S.No.	Completed Stage			
	Description	Quantity	Rate (Rs.)	Amount in Rs.
1	Total Value of work Done upto the current stage			1,20,000
2	Upto Roof Laid	-	-	78797
	Weathering course concrete using brick jelly and lime	1.20m³	1926.53/m³	2312
	Finishing the top of roof with one course of pressed tiles of size 20X20X2CM	15.00m²	476.53/m²	7148
	Supplying and fixing door of size 0.90X2.1m	1 No	3090/Each	3090
	Supplying and fixing windows of size 0.90X1.2m	2 No	2725/Each	5450
	Special ceiling plastering with CM 1:3, 10mm thick	20.00m²	95.23/m²	1905
	Plastering with CM 1:5, 12mm thick	109.59m²	81.97/m²	8983
	Floor Finishing with CM 1:4, 20mm thick	14.76m²	168.01/m²	2480
	White washing two coats using shell lime	71.47m²	10.46/m²	748

	Colour washing two coats using best burnt shell lime and colouring pigments	58.48m²	15.69/m²	918	
	Painting two coats over new iron works	8.10m²	73.09/m²	592	
	Provision of Chullah			1100	
	Electrification-5 light point,2 Plug point,1 fan point			6000	
	For Name Board			477	
	Value of this Bill				41203

Certified that the House allotted to the above Beneficiary has been completed as per the type design, specifications and the quantity and value of work done after Completion as above.

Overseer (Signature with Date)

Check Measured & Countersigned for Rs.....

JE/AE (Signature with Date)

Details of Materials Issued:

Details of Material	Stock Register Page No	Date of Issue	Quantity Issued	Deduction		
				Quantity	Rate	Amount
Cement						
Steel						
Doors						
Windows						
Logo Tiles						
Pan & Trap						
Total						

Net Amount Payable to Beneficiary after Deductions:.....

Overseer

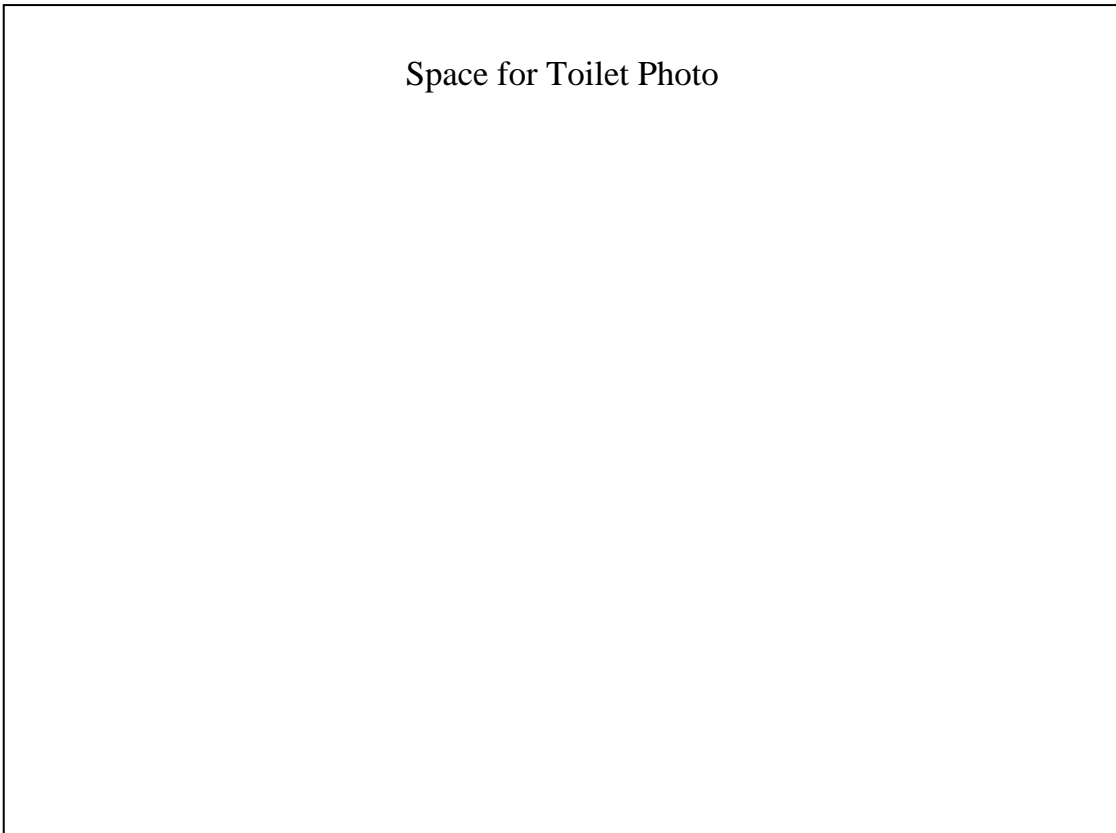
MEMO OF PAYMENT

As per the above recommendation Passed for Rs. (Rs.
.....) after deduction
recoveries of Rs. and net amount of Rs.
(Rs.) payable
to Thiru/Tmt.....vide Proceedings No. Dated:

Block Development Officer (VP)

<p>Voucher No and Date:</p> <p>Block Development Officer (VP)</p>
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TOILET



It is certified that Toilet for this house has been constructed / dovetailing funds from NBA/MGNREGS.

The following works have been completed in the Toilet.

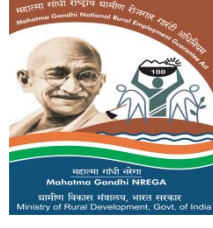
CMSPGHS: Toilet room with proper roofing, water closet, door, Solar lamp, Septic Tank with baffle wall, Soak pit and vent Pipe.

IAY houses: Toilet room with proper roofing, water closet, door, Twin Leachpit with cover slab.

C.V. SANKAR,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER.

Annexure- II



மகாத்மா காந்தி தேசிய ஊரக வேலை உறுதித் திட்டம்
மற்றும் நிர்மல் பாரத் அபியான்
..... மாவட்டம்

தனிநபர் இல்லக் கழிப்பறை

**மதிப்பீட்டுச் சான்றிதழ் (Valuation Certificate)
வருகைப் பதிவேடு (Muster Roll)**

பயனாளியுடன் கூடிய கட்டி முடிக்கப்பட்ட கழிப்பறையின் புகைப்படம்



NMR No.:

பயனாளி பெயர் :

வேலை அட்டை எண் : வேலை உத்தரவு எண்:

குடியிருப்பு : ஊராட்சி :

வட்டாரம் : மாவட்டம் :

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ.)

தலைவர்

.....ஊராட்சி ஒன்றியம்ஊராட்சி

C.V. SANKAR,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER.