



Abstract

Schemes – State Scheme – Chief Minister’s Solar Powered Green House Scheme (CMSPGHS) – Adoption of “Valuation Certificate” in lieu of “Measurement Book” (M-Book) for the housing works from the year 2013-2014 – “Model Valuation Certificate” – Approved – Orders – Issued.

Rural Development and Panchayat Raj (SGS-1) Department

G.O.(Ms.) No.73

Dated : 10.07.2013

விஜய, ஆனி 26,

திருவள்ளூர் ஆண்டு 2044

Read :

1. G.O. (Ms) No.46, Rural Development and Panchayat Raj (SGS-I) Department, Dated 17.08.2011.
2. From the Commissioner of Rural Development and Panchayat Raj Letter No.72774/2012/RHS-3, Dated 29.04.2013.

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ORDER :

In the Government Order first read above, orders along with detailed Guidelines were issued for the implementation of the Chief Minister’s Solar Powered Green House Scheme (CMSPGHS) from the year 2011-2012.

2) In the letter 2nd read above, the Commissioner of Rural Development and Panchayat Raj has stated that as per the existing procedure, the payments are released to the beneficiaries based on the recordings made in the Measurement Book under Chief Minister’s Solar Powered Green House Scheme (CMSPGHS). However, there has been continuous representation from various quarters to dispense with the practice of recording in the M-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 M-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 M-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.

3) The Commissioner of Rural Development and Panchayat Raj has further added that in view of the above factors, a Committee consisting of Additional Directors of Rural Development, Project Directors of DRDA, 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 and the committee recommends for issue of a "Valuation Certificate" and has also submitted a model "Valuation Certificate" for approval of the Government.

4) The Commissioner of Rural Development and Panchayat Raj has further added that, the report of the 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 and 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.

5) The Commissioner of Rural Development and Panchayat Raj has requested the Government to issue necessary orders for adoption of "valuation certificate" from 2013-14 for the houses taken up under CMSPGHS for making payments to the beneficiaries instead of existing procedure of following Measurement Book and to approve the model Valuation Certificate.

6) The Government have examined the proposal of the Commissioner of Rural Development and Panchayat Raj in detail and decided to accept the same. Accordingly, the Government pass the following orders:-

- a) The system hitherto followed for releasing payments to the beneficiaries under Chief Minister's Solar Powered Green House Scheme (CMSPGHS) based on the recordings made in the Measurement Book (M-Book), is dispensed with from the year 2013-2014.

- b) In lieu of recording the works taken-up under Chief Minister's Solar Powered Green House Scheme in the Measurement Book, "Valuation Certificate" shall be adopted from the year 2013-2014 onwards.
- c) Payment shall be made to the beneficiaries under Chief Minister's Solar Powered Green House Scheme (CMSPGHS) based on the recordings made in the "Valuation Certificate".
- d) "Model Valuation Certificate" is approved under Chief Minister's Solar Powered Green House Scheme (CMSPGHS) as annexed to this Order.

7) This order issues with the concurrence of Finance Department vide its U.O.No.2263/FS/P/2013, dated 1.07.2013.

// 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 (except Chennai)

All Project Directors, District Rural Development Agencies.

(through Commissioner of Rural Development and Panchayat Raj)

The Principal Accountant General, Chennai - 6/18/35.

The Pay and Accounts Officer (South), Chennai - 35

The Pay and Accounts Officer (East), Chennai - 5

The Pay and Accounts Officer (North), Chennai - 1

The Pay and Accounts Officer, Madurai

All Treasury Officers.

The Director of Local Fund Audit, Kuralagam, Chennai-108.

Copy to

The Senior Personal Assistant to Hon'ble Minister for Municipal Administration,
Rural Development, Law Courts and Prisons, Chennai-9.

The Rural Development and Panchayat Raj (CGS-1) Department, Chennai-9.

Finance (BG-I/BG-II/RD/FC.IV) Department, Chennai - 9.

The National Informatics Centre, Chennai-9.

//Forwarded by Order//

Section Officer

**G.O.(Ms.) No.73, Rural Development and Panchayat Raj (SGS1) Department, dated
10.07.2013**

ANNEXURE

VALUATION CERTIFICATE FOR HOUSING SCHEMES

SCHEME: GREEN HOUSE (CMSPGHS)

District:

Panchayat :

Name of the Beneficiary:

Estimate:

Patta Extract No:

Year :

Block :

Habitation:

Work ID:

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	11.13m ³	72.8/m ³	810
2	Basement Filling with earth	7.43m ³	12.8	95
3.	CC 1:5:10 using 40mm HBG Metal	3.87m ³	2004.1/m ³	7756
4	RR in CM 1:5	10.12m ³	1958.97 /m ³	19825
5	Brick work in CM 1:6	0.46m ³	3163.38/m ³	1455
			Total	29941

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.

JE/AE (Signature with Date)

Check Measured & Countersigned for Rs.....

AEE (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							

JE/AE

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 (B.P)

Voucher No and Date:

Block Development Officer (B.P)

STAGE – II

LINTEL LEVEL

Space for Photo of the House

S.No.	Upto Lintel level			Amount in Rs.
	Description	Quantity	Rate (Rs.)	
	Total Value of work Done upto the current stage			59266
1	Upto Basement	-	-	29941
2	Brick Work in CM 1:6	9.27m ³	3163.38/m ³	29325
	Gross value of this bill			29325

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.

JE/AE (Signature with Date)

Check Measured & Countersigned for Rs.....

AEE (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 :.....

JE/AE

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 (BP)

Voucher No and Date:

Block Development Officer (BP)

STAGE – III

ROOF LAID

Space for Photo of the House

S.No.	Upto Roof Laid			Amount in Rs.
	Description	Quantity	Rate (Rs.)	
1	Total Value of work Done upto the current stage			116731
2	Upto Lintel Level	-	-	59266
	Brick work in CM 1:6	4.22m³	3163.38/m³	13349
	Supplying and Erecting Centering with Wooden Materials	35.43m³	339.64/m²	12033
	Supply and Fabrication of Steel for RCC works	300kg	58.565/kg	17570
	RCC 1:2:4 using 20mm HBG Metal	4.02m³	3610.27/m³	14513
	Value of this Bill			57465

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.

JE/AE (Signature with Date)

Check Measured & Countersigned for Rs.....

AEE (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:.....

JE/AE

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 (BP)

Voucher No and Date:

Block Development Officer (BP)

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			180000	
2	Upto Roof Laid	-	-	116731	
3	Brick work in CM 1:6	0.72m ³	3163.38/m ³	2278	63269
	Weathering course concrete using brick jelly and lime	0.90m ³	1388.96/m ³	1250.00	
	Finishing the top of roof with one course of pressed tiles of size 20X20X2CM	28.27m ²	477.61/m ²	13502	
	Supplying and fixing door of size 0.90X2.1m	3 No	3090/Each	9270.00	
	Supplying and fixing windows of size 0.90X1.2m	5 No	2725/Each	13625.00	
	Special ceiling plastering with CM 1:3, 10mm thick	30.67m ²	95.91/m ²	2941	
	Plastering with CM 1:5, 12mm thick	162.81m ²	82.54/m ²	13438	
	Floor Finishing with CM 1:4, 20mm thick	22.40m ²	74.77/m ²	1675	
	White washing two coats using shell lime	111m ²	10.00/m ²	1110	

	Colour washing two coats using best burnt shell lime and colouring pigments	82m²	15.00/m²	2050	
	Painting two coats over new iron works	24.35m²	73.09/m²	1780	
	For Name Board and Photographs			350.00	
	Value of this Bill				63269

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.

JE/AE (Signature with Date)

Check Measured & Countersigned for Rs.....

AEE (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:.....

JE/AE

MEMO OF PAYMENT

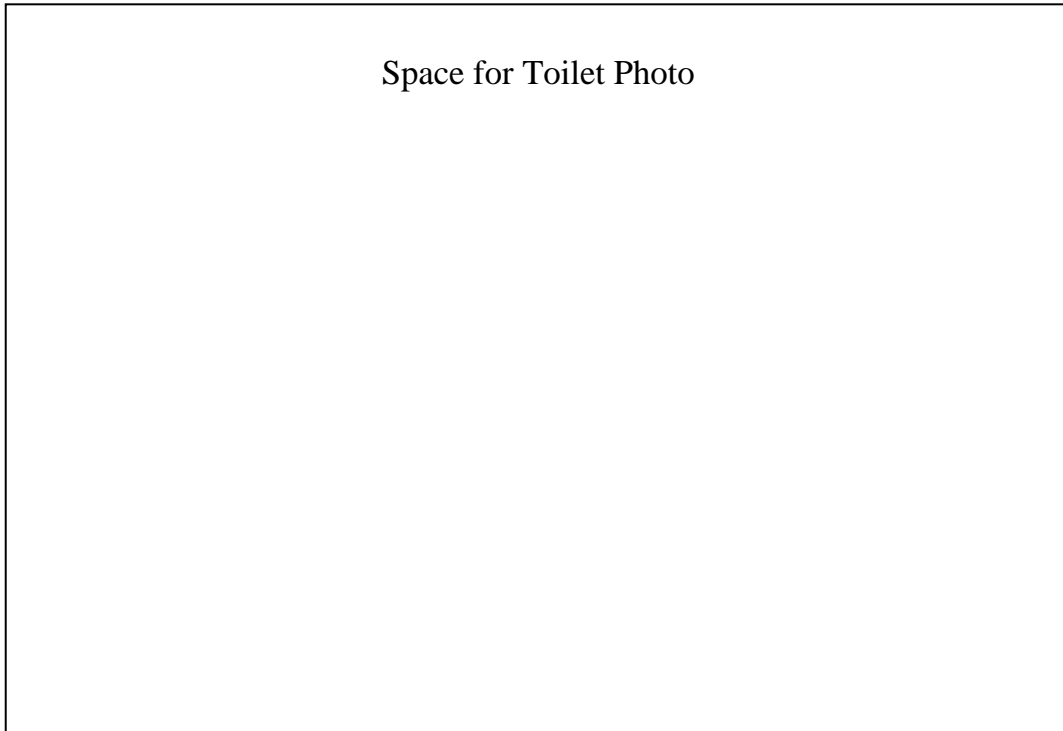
As per the above recommendation Passed for Rs. _____ (Rs. _____
_____) after deduction recoveries
of Rs. _____ and net amount of Rs. _____ (Rs. _____
_____) payable to
Thiru/Tmt.....vide Proceedings No. Dated:

Block Development Officer (BP)

Voucher No and Date:

Block Development Officer (BP)

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.

C.V. SANKAR,
Principal Secretary to Government

//True Copy//

Section Officer