



ABSTRACT

Schemes – State Scheme – “Kalaigharin Kanavu Illam” – Announcement made by the Hon’ble Minister for Finance and Human Resources Management during the Budget speech 2024-2025 – Administrative sanction and Guidelines prescribed - Orders - Issued.

Rural Development and Panchayat Raj (SGS.1) Department

G.O.(Ms.) No.70

Dated: 15.03.2024

**சோபகிருது, பங்குனி 2-ந் தேதி
திருவள்ளூர் ஆண்டு-2055**

Read:

- (1) Announcement made by the Hon’ble Minister for Finance and Human Resources Management during the Budget speech 2024-2025 on 19.02.2024.
- (2) From the Director of Rural Development and Panchayat Raj Letter No.13496/2024/RHS-1.1, dated:07.03.2024.

ORDER:

In the reference 1st cited, The Hon’ble Minister (Finance and Human Resources Management) among others has made the following Announcement:-

“Even in the twenty-first century, huts persist in rural areas as an enduring symbol of poverty. In the Indian society plagued with disparity, this transition to safe and permanent houses accords an opportunity to people to live with dignity. Fully aware of this reality, Muthamizh Arignar Kalaighar introduced a pioneering initiative in 1975 marking the first instance in the country where permanent houses were constructed for hut-dwellers in rural areas. Subsequently, the 'Kalaighar Veedu Vazhangum Thittam' was launched in 2010 for achieving the goal of a hut-free Tamil Nadu. In the recent survey conducted by this Government for replacing huts with safe and permanent concrete houses in rural areas of Tamil Nadu, it has been found that approximately eight lakh huts continue to exist. Hence, to create a 'Hut-Free Tamil Nadu' by 2030, eight lakh concrete houses will be constructed in rural areas over the period of 6 years. In the first phase, one lakh new houses will

be built at a unit cost of Rs.3.50 lakh per house in the coming year. The selected beneficiaries will be provided with house sites in case they are landless and will be provided with funds, for constructing the house, directly into their bank accounts. With a scientific survey and transparent selection process, a new scheme, 'Kalaigharin Kanavu Illam', will be implemented in the coming year at a cost of Rs.3,500 crore, providing an opportunity for the poor to build their dream homes."

2. Accordingly in the reference 2nd cited, the Director of Rural Development and Panchayat Raj stated that as announced by the Hon'ble Minister for Finance and Human Resources Management, it has been proposed to construct one lakh houses during the year 2024-2025 with an unit cost of Rs.3.50 lakh including convergence with Mahatma Gandhi National Rural Employment Guarantee Scheme to facilitate 90 person days per house and another 10 person days for the construction of Individual Household Latrine (IHHL). An Individual Household Latrine (IHHL) from Swachh Bharath Mission (SBM) @ Rs.12,000/- will be provided.

3. The Director of Rural Development and Panchayat Raj has therefore requested the Government to issue necessary orders to construct one Lakh new Houses under 'Kalaigharin Kanavu Illam' Scheme during the year 2024-2025 unit cost of Rs.3.50 Lakhs including convergence with Mahatma Gandhi National Rural Employment Guarantee Scheme to facilitate 90 person days per house and another 10 person days for the construction of Individual Household Latrine as follows:-

- (i) To sanction an amount of Rs.3100.00 crore @ Rs.3,10,000/- for each house for construction of 1,00,000 new houses for the year 2024-2025.
- (ii) To allow 1% of fund for the purpose of administrative expenses.
- (iii) To approve the convergence under Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS) and Swachh Bharath Mission-Gramin (SBM-G).
- (iv) To approve the draft guidelines for implementation of "Kalaigharin Kanavu Illam" Scheme.

4. The Government have carefully examined the above proposal of the Director of Rural Development and Panchayat Raj in detail and decided to accept the same and issue the following orders:-

- (i) Administrative sanction is accorded for a sanction of Rs.3100.00 crore @ Rs.3,10,000/- for each house for construction of 1,00,000 new houses under 'Kalaigharin Kanavu Illam' Scheme for the year 2024-2025.
- (ii) Rupees Five Crore from the out of the funds sanctioned for the scheme for administrative expenses.

- (iii) Convergence is approved under Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS) and Swachh Bharath Mission-Gramin (SBM-G).
- (iv) Detailed Guidelines is approved for the implementation of "Kalaigharin Kanavu Illam" Scheme for the year 2024-2025 and annexed to this order.

(BY ORDER OF THE GOVERNOR)

P. SENTHILKUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Director of Rural Development and Panchayat Raj, Chennai-15.

All District Collectors (except Chennai)

(through the Director of Rural Development and Panchayat Raj, Chennai-15).

All Project Directors, District Rural Development Agencies,

(through the Director of Rural Development and Panchayat Raj,
Chennai-15).

The Commissioner of Treasuries and Accounts, Chennai-35.

The Principal Accountant General, Chennai - 9/18/35.

The Pay and Accounts Officer (Secretariat), Chennai-9.

The Pay and Accounts Officer (East/North/South), Chennai-8/1/35.

The Pay and Accounts Officer, Madurai.

All District Treasury Officers.

The Resident Audit Officer, Chennai-9.

The National Informatics Centre, Chennai-9.

Copy to

Hon'ble Chief Minister's Office, Chennai-9.

The Special Personal Assistant to the Hon'ble Minister for Rural Development, Chennai-9.

The Private Secretary to the Chief Secretary to Government, Chennai-9.

The Senior Private Secretary to the Principal Secretary to Government,
Rural Development and Panchayat Raj Department, Chennai-9.

The Senior Private Secretary to the Principal Secretary to Government,
Finance Department, Chennai-9.

The Finance (Infra-IV) Department, Chennai - 9.

//FORWARDED BY ORDER//


15/3/2024
Under Secretary to Government.



G.O.(Ms) No. 70, RURAL DEVELOPMENT AND PANCHAYAT RAJ (SGS.1)
DEPARTMENT, DATED: 15.03.2024

Annexure

Guidelines for “Kalaigharin Kanavu Illam”

1. Introduction:

“Construction of permanent houses for hut dwellers was started as a pioneering initiative in 1975 in Tamil Nadu. Subsequently, the 'Kalaighar Veedu Vazhangum Thittam' (KVVVT) was launched in 2010 for achieving the goal of a hut-free Tamil Nadu. In the recent survey conducted by this Government for replacing huts with safe and permanent concrete houses in rural areas of Tamil Nadu, it has been found that approximately eight lakh huts continue to exist. Hence, to create a 'Hut-Free Tamil Nadu' by 2030, it has been decided to construct eight lakh concrete houses in rural areas over the period of 6 years. In the first phase, one lakh new houses will be built at a unit cost of Rs.3.50 lakh per house during 2024-2025”.

Housing requirement database collected through various surveys which are consolidated and brought under “Housing for All” Survey which includes two components viz. deduplication of existing data bases and enumerating new households require assistance. The outcome of the survey revealed that a total number of 7,89,007 households are living in huts and found eligible to be assisted under Government housing schemes. To achieve the status of “Hut Free State”, these households have to be provided with pucca houses. The details of the hut survey is available in the website (tnrd.tn.gov.in and tnrdpr.org).

2. Eligibility Criteria:

The households fulfilling the following criteria are eligible for sanction of house under this scheme:

- i. Households still continue to live in huts and found eligible under KVVVT Resurvey, till the entire list is exhausted.
- ii. If the Village Panchayats are having lesser number of houses or no eligible households in the KVVVT resurvey, households listed in the New Hut Survey and huts in Housing for All survey databases will be considered.
- iii. Only households with patta or ownership document for their house sites will be eligible. The houses will be constructed in *situ* or in the land where they are having patta or ownership document.
- iv. Huts constructed on poramboke lands shall not be replaced with permanent houses under the scheme “Kalaigharin Kanavu Illam” unless the porambokes are of unobjectionable nature and the encroachments are regularised by Revenue Department.
- v. The following types of huts will not be eligible for conversion into permanent houses under the scheme

- (i) Huts occupied by tenants.
- (ii) Huts used for commercial purposes or for animals.
- (iii) Huts that have part RCC / Tiled / AC sheet / metal sheet roof and part thatched roof.
- (iv) Huts that have thatch put over RCC / Tiled / AC sheet / metal sheet roof.
- (v) Huts whose occupants also own a pucca house elsewhere.
- (vi) Huts, if any, owned by retired or serving Government servants (except part-time, contract appointment, daily wage appointment) including employees of Local Bodies, PSUs, Government Aided Institutions, Boards and other quasi-Government undertakings or their spouses.
- (vii) Huts, if any, owned by sitting MPs, MLAs or their spouses.

3. Allocation of new Houses:

- i. The District wise allocation of houses will be decided by the Director of Rural Development and Panchayat Raj based on the 'KVT resurvey' and other surveys which forms part of the 'Housing for All' survey as mentioned above.
- ii. Overall ratio of allocation at the State level will be 40:60 for SC/ST and others. Allocation for individual district will be made as per the ratio of availability of SC/ST and other households identified in the survey.
- iii. The eligible list of beneficiaries available in the "tnrd.tn.gov.in and tndrdpr.org" website will be shared by Director of Rural Development and Panchayat Raj to the District Collectors.
- iv. The Block wise and Village Panchayat wise allocation for a financial year will be done by the District Collector of the concerned districts based on the survey details shared by the Director of Rural Development and Panchayat Raj.
- v. Houses should be allotted in the name of the women member of the household if patta is in the name of women member. If the patta is in the name of the male, allotment should be jointly made in the name of the wife and husband. If no women member available, house may be allotted in the name of the male member of the family.
- vi. Within the available database, 5% of the District-wise allocation should be reserved exclusively for differently abled persons across all categories.
- vii. While preparing the list of beneficiaries, priority should be given to special categories such as differently abled, widows, destitute and deserted women, women headed families, Ex-servicemen and retired members of the Paramilitary forces, families having severely malnourished children (as identified by the ICDS Department), transgenders, HIV/AIDS/TB affected persons who are certified by the Deputy Director (Health Services) concerned and victims of natural calamities such as fire, flood, etc. Priority shall also be given to households having a mentally challenged person in the family.

4. Mode of Selection of Beneficiaries

The details of the hut survey is available in the website (tnrd.tn.gov.in and tndrdpr.org) The eligible beneficiaries list in the survey shall be downloaded by the Additional Collector (Dev.)/Project Director, District Rural Development Agency (DRDA) at District level and by Block Development Officer (Block Panchayat) of the respective block for verification of eligibility.

The District Collector has to ensure that the Block Development Officer (Block Panchayat) shall form a committee at Village Panchayat level with the following members, to assess the eligibility of the beneficiaries at the field level.

- (i) Village Panchayat President
- (ii) Assistant Engineer / Block Engineer of the Village Panchayat concerned.
- (iii) Zonal Deputy Block Development Officer of the Village Panchayat concerned.
- (iv) Overseer of the Village Panchayat concerned.
- (v) Village Panchayat Ward member concerned.

The Committee shall inspect all the huts enlisted in the survey to assess the current eligibility of the beneficiary.

Any household not listed in any one of the above surveys shall also be considered, if otherwise eligible. The Committee shall verify the eligibility of the household as per the criteria mentioned in the guidelines. The list of households should be placed before the Grama Sabha for its approval. The Block Development Officer (Block panchayat) concerned shall then forward the same to the District Collector for approval. On approval, the list should be entered in the Housing for All survey database for updating the data. Such left out eligible beneficiaries will be eligible for sanction of new house in the coming year.

5. Type Design and Unit cost:

- i. The minimum plinth area of the house will be 360 sq.ft including kitchen, out of which 300 Sq.ft should be covered with RCC roofing and the remaining area 60 Sq.ft may be of RCC or any other type of roof with non-flammable materials as per the choice of the beneficiary. Roof with thatches and asbestos sheet are prohibited under any circumstances.
- ii. The unit cost assistance for each house will be Rs.3.50 lakh. Detailed instructions will be issued by the Director of Rural Development and Panchayat Raj separately.
- iii. The houses shall be constructed as per the type designs to be provided by the department. Minor modification to suite the local needs/conditions is permissible.
- iv. In case of hilly areas, roof can be laid as per the preference of the beneficiary. It may be of RCC, PUF panels/ GI sheet. Roof with thatches and asbestos sheet are prohibited.
- v. The walls of the houses should be constructed by using country bricks/ Fly ash bricks/ solid blocks/ interlocking blocks/ AAC blocks with framed structure using cement mortar.
- vi. Under any circumstances mud mortar should not be used. Construction of mud wall is completely banned.
- vii. The Village Panchayat shall provide necessary assistance to the beneficiary in the construction of the house.
- viii. Cost effective technologies and fast-track construction will also be permitted under the Scheme.

A unique logo with the beneficiary's name shall be painted on each house. The name of the scheme, the year of construction, and the name of the beneficiary shall be painted prominently on each completed house.

6. Convergence:

Within the overall unit cost, 90 person days shall be provided to each beneficiary for house construction and 10 person days shall be provided for construction of toilet under Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS). Toilet will be provided with a unit assistance of Rs.12,000/- under Swachh Bharath Mission-Gramin (SBM-G).

7. Institutional Finance:

A beneficiary would have a desire to construct his / her house as per his/her aspirations and future requirements, as this would be a once in a lifetime activity. The beneficiary, if he/she so desires, may be facilitated to avail CIF funds upto Rs.50,000/- or loan from Co-operative / Commercial Banks.

8. Execution of works:

1. The administrative sanction for the scheme based on the district allocation for each year shall be accorded by the District Collector.
2. The execution of the scheme is entrusted to the Block Development Officer (Block Panchayat). The Block Development Officer (Block Panchayat) shall issue the work order to the beneficiaries after confirming the willingness subject to the eligibility of the beneficiaries with reference to ownership and availability of requisite area for construction and based on the Grama sabha resolution.
3. The houses can be constructed preferably by the beneficiary. In case of beneficiary is aged or otherwise not able to execute the works themselves, this may be executed through vendors / facilitators. There will be no tendering for construction of the houses.
4. Geo-tagging of houses with photograph of the beneficiary prior to commencement and various stages of construction at the time of releasing instalment payment at various stages and after completion to be uploaded in TNRD website.
5. The Union Overseer, Assistant Engineer/ Block Engineer shall be responsible for the construction and other technical aspects of construction as per G.O. (Ms.) No. 111, Rural Development and Panchayat Raj (PR.1) Department, dated: 21.08.2018. The Union Overseers shall assist in marking and supervision of construction works as per the design and technical standards.
6. The payment of bills for the construction work done by the beneficiaries should be credited into beneficiaries bank account directly for the following 3 stages based on the valuation certificate to be prepared by Overseer and to be countersigned by the Assistant Engineer/ Block Engineer.
 - i. Basement
 - ii. Roof laid
 - iii. Completion

Instructions on the stage wise payment will be separately issued by the Director of Rural Development and Panchayat Raj.

7. The Assistant Executive Engineer (RD) should monitor and ensure the quality of construction of houses in his/her Sub-Divisions as per standards.
8. The District Collector, Additional Collector (Dev.) / Project Director and Executive Engineers (RD) of DRDAs, Assistant Executive Engineers (RD) and other district & block level officials should frequently inspect the progress of the construction of houses and ensure its quality and timely completion.

9. Supply of Materials:

The cement and steel required for the scheme will be calculated and supplied to the beneficiaries stagewise by the department. The cost of the cement and steel supplied shall be deducted from the payment due to the beneficiaries.

10. Documentation:

Geo referenced and time stamped Photographs with beneficiaries of the existing site, proposed site, during the execution of work and after completion of houses shall be taken and documented by the Block Development Officer (Block Panchayat) before making payment.

11. Release of funds in DBT model through State Nodal Account to the Beneficiaries:

The Director of Rural Development and Panchayat Raj will draw the fund from the treasury and credit the same in the Single Nodal Account (SNA) to be opened for this scheme. Instalments to the beneficiary will be released to their bank accounts from the SNA.

12. Amendment of Guidelines:

The Principal Secretary to Government, Rural Development and Panchayat Raj Department, in consultation with the Director of Rural Development and Panchayat Raj is authorized to amend these guidelines based on the exigencies that may arise from time to time.

P.SENTHILKUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

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15/3/2024
Under Secretary to Government.

