



ABSTRACT

Schemes – State Scheme – Repairs to houses constructed under various Government schemes in rural areas till the year 2000-2001 as per the Announcement made by the Hon'ble Chief Minister on the Floor of Tamil Nadu Legislative Assembly – Administrative and Financial sanction - Guidelines prescribed - Orders - Issued.

Rural Development and Panchayat Raj (SGS.1) Department

G.O.(Ms.) No.69

Dated:15.03.2024

சோபகிருது, பங்குனி 2-ந் தேதி
திருவள்ளூர் ஆண்டு-2055

Read:

- (1) Announcement made by the Hon'ble Chief Minister of Tamil Nadu on the Floor of Tamil Nadu Legislative Assembly, Dated: 15.02.2024.
- (2) From the Director of Rural Development and Panchayat Raj Letter No. 15519/2024/RHS 2-2, Dated: 07.03.2024.

ORDER:

In the reference 1st cited, the Hon'ble Chief Minister of Tamil Nadu has made the following Announcement on the Floor of Tamil Nadu Legislative Assembly, on 15.02.2024:-

"தமிழகத்தில் 2001-ஆம் ஆண்டுக்கு முன்பாக பல்வேறு அரசுத் திட்டங்களின் கீழ் ஏறத்தாழ 2.50 லட்சம் வீடுகள் கட்டப்பட்டன. கிராமப்புற விளிம்பு நிலை மக்களுக்காக கட்டப்பட்ட அந்த வீடுகள் ரூ.2,000 கோடியில் அடுத்த இரண்டு ஆண்டுகளில் பழுதுபார்த்து, புனரமைக்கப்படும்"

2. Accordingly, in the Letter read above, the Director of Rural Development and Panchayat Raj has stated that Rural Development and Panchayat Raj Department have conducted a survey in all the Village Panchayats, named "Repairs to Rural Houses", to ascertain the current status of Houses constructed under various Government schemes. The survey was conducted through a web based mobile application named "Repairs to Rural Houses (RRH)" developed by the Rural Development and Panchayat Raj Department.

3. The Director of Rural Development and Panchayat Raj has further stated as follows:-

- In the above survey, 2,57,006 tiled and sloped RCC roof houses which were constructed prior to 2000-2001 were identified as eligible houses which require urgent repair, since they were constructed more than 20 years back.

These houses will be taken up for minor/major repairs in two years as detailed below:-

Year	Minor Repair			Major Repair			Grand Total
	Tiled	Sloped RCC	Total	Tiled	Sloped RCC	Total	
2024-2025	44,093	25,692	69,785	54,307	24,542	78,849	1,48,634
2025-2026	0	75,494	75,494	0	32,878	32,878	1,08,372
	44,093	1,01,186	1,45,279	54,307	57,420	1,11,727	2,57,006

- **Unit cost assistance:**

The unit cost assistance for the beneficiaries to repair the houses may be provided as under:

1. For Minor repairs,

Sl. No	Type of Roof	Maximum Permissible cost	
		For plains	For hilly areas
1	Tiled	Actual estimate cost or a maximum of Rs.32,000/- whichever is less.	Actual estimate cost or a maximum of Rs.42,000/- whichever is less.
2	Sloped RCC	Actual estimate cost or a maximum of Rs.55,000/- whichever is less.	Actual estimate cost or a maximum of Rs.72,000/- whichever is less.

2. For Major repairs,

Sl. No	Type of Roof	Maximum Permissible cost	
		For plains	For hilly areas
1	Tiled	Actual estimate cost or a maximum of Rs.70,000/- whichever is less.	Actual estimate cost or a maximum of Rs.92,000/- whichever is less.
2	Sloped RCC	Actual estimate cost or a maximum of Rs.1,50,000/- whichever is less.	Actual estimate cost or a maximum of Rs.1,85,000/- whichever is less.

- **Fund requirement for the Scheme:**

Based on the unit cost arrived for minor and major repairs as mentioned above, a total amount of Rs.1041.31 crore is required to carry out repairs in 1,48,634 houses proposed to be taken-up during 2024-2025 and Rs.912.89 crore to repair 1,08,372 houses during 2025-2026.

4. The Director of Rural Development and Panchayat Raj has therefore requested the Government to issue necessary orders for carrying out Repairs to Rural Houses constructed under various Government schemes in rural areas till the year 2000-2001 as follows:-

- i. To repair 2,57,006 houses at a total estimated outlay of Rs.1954.20 Crore in two years viz., 2024-2025 and 2025-2026;
- ii. To sanction 1,48,634 repair works at an estimated outlay of Rs.1041.31 Crore for the year 2024-2025;
- iii. To allow 1% of fund for the purpose of administrative expenses;
- iv. To approve draft Guidelines.

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

- (i) Administrative sanction is accorded for carrying out repairs 2,57,006 Houses at an estimated cost of Rs.1954.20 Crore in two years viz., 2024-2025 and 2025-2026.
- (ii) Financial sanction is accorded to repair 1,48,634 houses at an estimated outlay of Rs.1041.32 Crore for the year 2024-2025. It will be effect from 01.04.2024.
- (iii) Rupees Five Crore from the out of the funds sanctioned for the scheme is accorded for administrative expenses.
- (iv) Detailed Guidelines is approved for carrying out to Repairs to Houses constructed under various Government schemes in rural areas till the year 2000-2001 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

The 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.69, RURAL DEVELOPMENT AND PANCHAYAT RAJ (SGS.1)
DEPARTMENT, DATED: 15.03.2024

ANNEXURE

“Guidelines for “Repairs to Rural Houses constructed under Government Schemes”

1. Introduction:

The Honourable Chief Minister has announced on the floor of Legislative Assembly that,

"தமிழகத்தில் 2001-ஆம் ஆண்டுக்கு முன்பாக பல்வேறு அரசுத் திட்டங்களின் கீழ் ஏறத்தாழ 2.50 லட்சம் வீடுகள் கட்டப்பட்டன. கிராமப்புற விளிம்பு நிலை மக்களுக்காக கட்டப்பட்ட அந்த வீடுகள் ரூ.2000 கோடியில் அடுத்த இரண்டு ஆண்டுகளில் பழுதுபார்த்து, புனரமைக்கப்படும்"

Shelter is the essential requirement for a family both in Rural and Urban areas. Considering the importance, both Union and State Governments give special importance to Housing Schemes. Implementation of housing schemes for the rural poor has a long-lasting record over the years prior to 1985 to till date. Due to poverty, the beneficiaries are unable to maintain the houses properly and thus led to damages and become non-liveable. It has been decided to assist the poor people to repair their houses.

In this regard, Rural Development and Panchayat Raj department have conducted a survey in all the Village Panchayats, named “Repairs to Rural Houses”, to ascertain the current status of houses constructed under various Government schemes. The survey was conducted through a web based mobile application named “Repairs to Rural Houses (RRH)” developed by the Rural Development and Panchayat Raj Department.

In the above survey, 2,57,006 tiled and sloped RCC roof houses which were constructed prior to 2000-2001 were identified as eligible houses which require urgent repair, since they were constructed more than 20 years before. The survey details are available in website www.tnrrh.tnrdpr.org.

2. Eligibility Criteria

- i. The Repairs to Rural Houses Survey conducted by Rural Development and Panchayat Raj Department to ascertain repairs to the houses constructed under various Government schemes till the year 2000-2001 in rural areas shall be the basis for this scheme.
- ii. Those houses with Tiled and sloped RCC roof and were constructed under various Government schemes till the year 2000-2001, i.e., which need repairs minor or major, are eligible under this scheme. However, the houses which are in good condition, unfinished houses of earlier schemes such as houses which are incomplete at various stages and beyond repairable conditions should not be taken up.
- iii. The house to be taken up for repair should have been allotted under a Government scheme in the name of the person residing in the house or occupied by the legal heir of the person in whose name the house was originally allotted, in case where such an allottee is not alive.

- iv. The beneficiary under this scheme should not have received any Government grant or aid for repair of houses / group houses under Member of Legislative Assembly Constituency Development Scheme (MLACDS) or any other schemes within a period of 10 years.
- v. The beneficiary selected should not own any house constructed either on his/her own or benefitted under any of the Government housing schemes in his/her name other than the house taken up for repair.
- vi. The beneficiary should not be a Government Employee.
- vii. Houses sold out, rented, occupied by non-legal heirs should not be taken up under this scheme.

3. Mode of Selection of Beneficiaries:

The eligible beneficiaries list provided in the "RRH Survey" Web portal (tnrrh.tndrdpr.org) shall be downloaded by the Additional Collector/Project Director, District Rural Development Agency at District level and by the Block Development Officer (Block Panchayat) of the respective block at block level 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 and the extent of repair of houses:-

- (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 houses identified as eligible in the survey to assess the eligibility of the beneficiary and the extent of repairs to houses. The category of repairs viz., minor and major repairs provided during the survey and are available in the web portal should be verified. During the verification, if the committee feels that the house which was originally classified under minor repairs category needs major repairs, then the committee can decide accordingly. The Block Development Officer (BP) has to send such details to District Collector for approval. After getting approval from District Collector the category can be changed.

Likewise, during the verification, if any house is found to be in beyond repairable condition or in dilapidated condition, that house should not be considered for repairs under this programme.

Thus, the final list of beneficiaries with an indication of category of repairs viz., minor repair, major repair and beyond repair should be prepared for each of the Village Panchayat.

The final list of beneficiaries after obtaining their willingness to get their houses repaired shall be placed in the Special Grama Sabha to be conducted for this purpose.

4. Type of repairs to be done:

The various types of repairs which may be taken up under the special initiative are as follows:-

(1) Minor Repair:

- (i) Minor cracks in Walls.
- (ii) Potholes in flooring.
- (iii) Patches in ceiling.
- (iv) Repairs/Replacement of doors and windows.
- (v) Repairs to weathering course and pressed tiles.
Repairs in plastering of inner and outer walls.
- (vi) Toilet Repairs.
- (vii) White and Colour washing and others.

(2) Major Repair:

- (i) Replacement of roof Tiles and Rafters (for Tiled Building)
- (ii) Replacement and reconstruction of Roof. (for Sloped RCC building)
- (iii) Relaying of flooring.
- (iv) Major repairs to wall cracks.
- (v) Repairs to Doors and windows.
- (vi) White and colour wash.

5. Allocation of Houses:

At the State Level, the Director of Rural Development and Panchayat Raj shall allocate the District wise target under each category viz., minor and major repairs and communicate to the districts based on Repairs to Rural Houses (RRH) survey. The District Collector/Chairman, District Rural Development Agency shall allocate Block wise/Village Panchayat wise target based on the survey details submitted by the Village Level Committee constituted for this purpose.

6. Execution of works:

- (i) Administrative sanction shall be accorded by the District Collector/Chairman, District Rural Development Agency based on the actual estimate cost of repair to houses received from various blocks subject to the ceiling prescribed for minor and major repairs.
- (ii) The execution of the scheme shall be entrusted to the Block Development Officer (Block Panchayat).
- (iii) The Overseer shall inspect the houses which require repairs and prepare estimate and the same has to be technically sanctioned by the Assistant Engineer/Block Engineer after thorough scrutiny and site inspection as per G.O.(Ms) No.111, Rural Development and Panchayat Raj (PR-1) Department, Dated 21.08.2018.
- (iv) After ensuring the eligibility conditions of the allocated beneficiary and assessing the extent of repairs by the Village Panchayat level committee, and on the basis of the actual estimate cost of repair to the houses, subject to the ceiling prescribed for minor and major repairs prepared by the Overseer concerned and technically

sanctioned by the Assistant Engineer/Block Engineer, the Block Development Officer (Block Panchayat) shall issue the work order.

- (v) The minor repair works should be carried out by the beneficiaries themselves.
- (vi) The major repair to houses may also be executed preferably by the beneficiary. In case of beneficiary is aged or otherwise not able to execute the work by him/herself, this may be executed through the vendors/ facilitators. The Village Panchayat may assist the beneficiaries to get their houses repaired.
- (vii) The Overseer and the Assistant Engineer / Block Engineer concerned shall provide the necessary technical support for the repairs to be carried out in the houses.
- (viii) The Overseer shall inspect and prepare the valuation certificate and it should be counter-signed by the Assistant Engineer/ Block Engineer for making payment.
- (ix) Bills should be prepared for the actual value of work done or the maximum permissible limit whichever is less, in case of both minor as well as major repairs.
- (x) The funds will be released in two instalments. In the case of houses taken up for minor repairs, upto 50% of the actual estimate amount or maximum permissible limit fixed for minor repairs shall be released as first instalment for mobilisation of materials and second instalment shall be released after completion of entire work. The payment shall be credited directly to the bank account of the beneficiaries.
- (xi) In case of houses taken up for major repairs, materials like steel and cement will be supplied departmentally to the beneficiaries and the payment will be made in two instalments. Cost of the materials will be deducted while releasing instalments. The payment shall be credited directly to the bank account of the beneficiaries.
- (xii) Geo-tagging of damaged houses prior to commencement of repair work at the time of first instalment payment and after completion of repair work should be done and uploaded in TNRD website. Geo-tagging of prior, during execution and after execution should be done with the beneficiaries only.
- (xiii) The Assistant Executive Engineer (RD) should monitor and ensure the quality of repair works in his/her Sub-Divisions as per standards.
- (xiv) Name of the scheme, beneficiary's name and year of repair shall be painted prominently on each completed house.
- (xv) The District Collector, Project Director and Executive Engineers (RD) of District Rural Development Agencies, and Assistant Executive Engineers (RD) and other District & Block level officials should frequently inspect the progress of the repair of houses and ensure its quality and timely completion.

7. Fund Details

Under this special initiative, houses which require minor repairs will be provided with financial assistance based on the actual estimate cost or not exceeding the maximum permissible limit of Rs.32,000/- for Tiled roof houses and Rs.55,000/- for sloped RCC roof

houses whichever is less to the individual beneficiary and for the houses which require major repairs, financial assistance will be provided based on the actual estimate cost not exceeding the maximum permissible limit of Rs.70,000/- for tiled roof houses and Rs.1,50,000/- for sloped roof (concrete roof) houses whichever is less to the individual beneficiary.

In case of hilly areas (As enlisted in G.O.(Ms) No. 105, Rural Development and Panchayat Raj (PR-3) Department, Dated: 17.08.2023) for minor repairs, the actual estimate cost not exceeding the maximum permissible limit of Rs.42,000/- for repair of tiled roof houses and Rs.72,000/- for Sloped RCC houses may be sanctioned to the beneficiary. Likewise, for major repairs, the actual estimate cost not exceeding the maximum permissible limit of Rs.92,000/- for tiled roof houses and Rs.1,85,000/- for sloped RCC houses whichever is less to the individual beneficiary.

The work should be executed preferably by the beneficiaries and excess amount if any required shall be borne by the beneficiaries themselves. Out of the funds to be sanctioned for the scheme, 1% will be allotted for administrative expenses.

8. Supply of Materials:

The cement and steel required for the repairs of the houses will be calculated on a case-to-case basis and supplied to the beneficiaries by the Department before the commencement of minor and major repair works. The cost of the cement and steel supplied shall be deducted from the payment due to the beneficiaries.

9. Documentation:

Geo-referenced and time stamped Photographs of the house prior to repair (with beneficiary), during the execution of work and after completion of repair (with beneficiary) shall be taken and documented by the Block Development Officer (BP) before making payment. Such photographs should be uploaded in the TNRD website for continuous monitoring.


10. Release of funds in DBT model through State Nodal Account

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.

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

//TRUE COPY//


Under Secretary to Government.