

G.O.(Ms) No. 69, RURAL DEVELOPMENT AND PANCHAYAT RAJ (SGS.1)
DEPARTMENT, DATED: 15.03.2024

Repairs to Rural Houses - Additional Guidelines

In addition to the guidelines issued in G.O. (Ms.) No.69, Rural Development and Panchayat Raj (SGS1) Department, Dated 15.03.2024, the following additional guidelines are issued for the effective implementation of the scheme "Repairs to Rural Houses".

1. Repairs to Rural Houses survey

Rural Development and Panchayat Raj Department have conducted the survey, named "Repairs to Rural Houses", to ascertain the status of houses constructed under various Government schemes like Indira Awaas Yojana, Kalaignar Veedu Vazhangum Thittam, TAHDCO scheme etc., prior to 1985, from 1985-86 to 2010-2011.

In the survey, around 6,14,054 houses have been enumerated and found that 4,40,746 houses occupied by beneficiaries themselves and by their legal heirs are eligible to be repaired. Out of which, 2,15,876 houses require minor repairs and 2,24,870 houses need major repairs.

As the houses to be repaired are found to be huge in number, priority have been given to tiled and sloped roof houses which were constructed before 2000-2001 and the number of houses to be repaired has been arrived at 2,57,006. These houses will be repaired in a phased manner of two years.

2. Norms for Block/ Village Panchayat level allocation and selection of beneficiaries

District wise allocation for repairs to rural houses for the year 2024-25 is enclosed (Annexure).

While allocating houses to the Blocks and Village Panchayats the following factors shall be taken into consideration.

- a) All tiled roof houses constructed under government schemes should be taken up entirely during 2024-25 and in case sloped roof houses priority should be given for houses which require urgent repair either minor or major.
- b) Para 3 of the guidelines in G.O. (Ms) No.69, Rural Development and Panchayat Raj (SGS-1) Department, dated:15.03.2024 states that "during the verification, if any houses found to be in beyond repairable condition or in dilapidated condition, that house should not be considered for repairs under this programme". This issue was deliberated in the Regional Collector's conference. In this regard, as requested during the Collectors' Conference, if any tiled/sloped roof house found beyond repair/dilapidated condition and if the beneficiary is willing to reconstruct the house with any kind of permanent

roofing structure other than RCC that may be permitted subject to the over all financial limit of Rs.1.50 lakh for plains and Rs.1.85 lakh for hilly areas.

- c) In case, if the RCC sloped roof already replaced by the beneficiary with GI/ other kind of roofing material, the house need not be considered for major repair for relaying of RCC roof. Instead, minor repairs may be allowed.
- d) Under any circumstances flat concrete roof houses should not be taken up under the scheme. Action will be initiated against the erring officials if flat roof concrete houses are taken up for repair.
- e) Houses located in the urban areas such as Corporations, Municipalities and Town Panchayats should not be taken up for repairs under this scheme.
- f) During the survey for Repair to Rural Houses, the year of construction would have been enumerated wrongly. Hence the year of construction of the house need not be insisted. However, Tiled and Sloped roof houses alone should be taken up for repairs.
- g) Saturation method shall be adopted depending upon the no.of eligible houses for repair in each Village Panchayat/Habitation.
- h) Any house occupied by a single person who is a legal heir of original beneficiary should not be left out during verification. Those houses should be taken up irrespective of the no. of persons living in that house for repairs.
- i) Village Panchayat Secretary should also be made a member of the Village Panchayat level Committee to assess the eligibility of the beneficiaries and the extent of repair of houses.
- j) Selected beneficiaries should be verified at the field level as follows. Under any circumstances, duplication of verification should be avoided.
 - a. Block Development Officer (BP) 100% verification of beneficiaries in 50% of the Village Panchayats in the Block
 - b. Block Development Officer (VP) 100% verification of beneficiaries in 50% of the Panchayats in the Block
 - c. Zonal Officer of the concerned Blocks 25%
 - d. Additional Collector (Dev) / Project Director 10% of entire District
 - e. District Collector 5% of the entire District

If any eligible houses found left out during the verification, the list of the same may be communicated to Directorate for inclusion of houses in the database for consideration under this scheme.

3. Preparation of Estimates and super checking

- a) In the guidelines in G.O. (Ms) No.69, Rural Development and Panchayat Raj (SGS-1) Department, dated:15.03.2024, a Village Panchayat level committee has to verify the eligibility of beneficiary at the field level and select the beneficiaries for the particular financial year.

- b) For the selected houses, the estimates have to be prepared by the Union Overseer concerned. The estimates prepared by the Overseer should be super checked at the field level by the following officials. Under any circumstances, duplication of verification by senior officials should be avoided.
 - a. Assistant Engineers 100% verification in their jurisdiction.
 - b. Assistant Executive Engineers 50% of their Sub Division
 - c. Executive Engineer 25% of the entire district.

After super checking, technical sanction should be issued by the Block Engineer concerned.

- c) The final list of Beneficiaries should be placed before the Special Grama Sabha for approval.
- d) After super checking the estimates by the officials concerned and obtaining the approval of Grama Sabha, the BDO(BP) should send the proposal to the District Collector for administrative sanction.

4. Mode of Execution

- a) In case of tiled roof houses requiring roof replacement of tiles and rafters, steel rafters shall be used instead of wooden rafters.
- b) Regarding the replacement of sloped RCC roof, precast flat roof slab may be provided for speedy completion of works. A suitable location for production of precast concrete slab may be identified in proximity where there is a cluster of houses which require roof replacement.
- c) If any beneficiary identified under major repair category would like to go for any kind of permanent roofing structure other than RCC that may be permitted subject to the overall financial limit of Rs.1.50 lakh for plains and Rs.1.85 lakh for hilly areas, flexibility in roof type may also be permitted based on the request of the beneficiary.
- d) During execution there may be cases where the house grouped under "minor repairs", may need to be taken up under major repairs category, including roof replacement. Such cases has to be inspected by senior officers preferably by officials in the cadre of AD/AEE and above, before the Collector accords approval for change of category. Proper justification has to be recorded. Collectors may also randomly inspect and finalise the list.
- e) While replacing roof for sloped RCC roof houses, slope shall be provided in one side instead of two side slopes.
- f) In case of sloped roof houses, strength of the walls should be checked before relaying of roofs.
- g) In hilly areas (as enlisted in G.O 105, RD&PR(PR.3), dated:17.08.2023), the roof should be provided with one side slope for easy draining of rainwater.

5. Commencement of works

- a) A willingness letter should be obtained from the beneficiary while issuing the provisional work order.
- b) Provisional work order has to be issued to the beneficiaries.
- c) If the beneficiary does not commence the work within two weeks of the issue of work order, the allotment to that beneficiary deemed to be cancelled.
- d) Alternate accommodation may be arranged through the Village Panchayat for the needy beneficiaries.
- e) The Zonal Deputy BDO concerned should maintain a register containing the details of the beneficiaries such as date of issue of work order, payment etc., in the format prescribed for whom work orders are issued.

6. Supply of materials

- a) The required quantity of cement and steel required for roof replacement in case of sloped RCC roof houses will be supplied to the beneficiaries departmentally.
- b) In coastal Districts, steel rods should be painted with anti-corrosive paints for the houses sanctioned within the radius of 5km from the coast.

7. Web based generation of Work order and Payment process

A mobile and web based application will be provided for sanction, generation of work order and FTO generation in the TNRD website. Detailed instructions in this regard will be issued separately.

8. Release of Funds

Instalments to the beneficiary will be released to their bank accounts from the SNA. However, first instalment will be released only after the mobilization of materials.

9. Provision of technical staff

The District Collector of the concerned District after completing the process of selection of beneficiaries should ascertain the number of vacancies of Overseers. Technical Assistants may be appointed in those Blocks where the vacancies of Overseer exist. This should be depending upon the number of houses taken up for repair in a particular Block. If the engagement of Technical Assistants is wherever necessary, a proposal in this regard with due justification should be sent to Director of Rural Development & Panchayat Raj for approval.

10. Information, Education and Communication

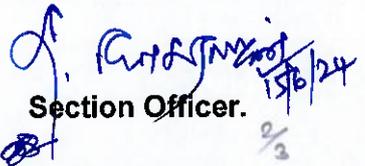
- a) A District level orientation programme for BDOs, Deputy BDOs, Assistant Engineers / Block Engineers, Overseers, Technical Assistants shall be

organised to familiarise the various aspects of the scheme and disseminate the contents of the guidelines for effective implementation of the scheme.

- b) A pamphlet containing details of the scheme, eligibility etc in Tamil be given to the beneficiary.
- c) An orientation programme to create awareness among the beneficiaries along with the Panchayat Secretary concerned shall be organised at Block level in batches for the beneficiaries for whom houses were taken up for repairs.
- d) The orientation programme for this scheme may be combined with the orientation programme of Kalaigharin Kanavu Illam.
- e) A list consisting of the name of the beneficiaries should prominently painted in the walls of the Village Panchayat office in Tamil in the prescribed format to be communicated.

P.SENTHILKUMAR
PRINCIPAL SECRETARY TO GOVERNMENT.

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ANNEXURE**REPAIRS TO RURAL HOUSES****TENTATIVE ALLOCATION FOR THE YEAR 2024-25**

S. No.	Tiled Roof			Sloped Roof				2024-25 Total Allocation (Tiled & Sloped Roof)	
	District	Minor repair	Major Repair	Total	Minor Repair	Major Repair	Total		2024-25 Allocation
1	DINDIGUL	2774	3375	6149	3981	5118	9099	3379	9528
2	TIRUVANNAMALAI	1424	2870	4294	3876	7645	11521	4279	8573
3	SALEM	2168	2132	4300	2422	3055	5477	2034	6334
4	ERODE	1900	1548	3448	3474	3708	7182	2667	6115
5	TIRUVALLUR	1249	1583	2832	3176	5490	8666	3219	6051
6	TIRUCHIRAPPALLI	1642	1982	3624	2349	3962	6311	2344	5968
7	PUDUKKOTTAI	1449	1894	3343	2060	4315	6375	2368	5711
8	COIMBATORE	1280	2005	3285	2555	3790	6345	2357	5642
9	MADURAI	1941	2258	4199	1203	2494	3697	1373	5572
10	VIRUDHUNAGAR	2276	1474	3750	1971	1905	3876	1440	5190
11	NAMAKKAL	1634	1602	3236	2580	2580	5160	1916	5152
12	VILUPURAM	1010	1687	2697	1813	3315	5128	1905	4602
13	CUDDALORE	539	922	1461	2532	5648	8180	3038	4499
14	DHARMAPURI	1351	1711	3062	1465	2258	3723	1383	4445
15	TIRUPPUR	992	1309	2301	2296	2620	4916	1826	4127
16	THOOTHUKKUDI	886	1073	1959	2278	3327	5605	2082	4041
17	KRISHNAGIRI	832	1548	2380	1714	2700	4414	1639	4019
18	KARUR	1177	1442	2619	1589	1580	3169	1177	3796
19	RANIPET	655	954	1609	2184	3041	5225	1941	3550
20	THANJAVUR	499	924	1423	1518	4111	5629	2091	3514
21	KALLAKURICHI	852	1071	1923	1646	2425	4071	1512	3435
22	RAMANATHAPURAM	1309	1531	2840	559	926	1485	552	3392
23	TIRUVARUR	576	878	1454	1431	3649	5080	1887	3341
24	VELLORE	561	827	1388	1567	3552	5119	1901	3289

25	TENKASI	878	726	1604	1972	2393	4365	1621	3225
26	SIVAGANGAI	1047	1104	2151	876	1263	2139	794	2945
27	KANCHEEPURAM	436	779	1215	1645	2637	4282	1590	2805
28	CHENGALPATTU	464	1072	1536	847	1962	2809	1043	2579
29	PERAMBALUR	845	606	1451	1381	1607	2988	1110	2561
30	TIRUNELVELI	603	699	1302	982	1506	2488	924	2226
31	MAYILADUTHURAI	187	615	802	724	3061	3785	1406	2208
32	TIRUPATHUR	315	503	818	1114	2316	3430	1274	2092
33	THE NILGIRIS	774	823	1597	567	493	1060	394	1991
34	THENI	787	587	1374	713	923	1636	608	1982
35	ARIYALUR	387	478	865	939	1839	2778	1032	1897
36	NAGAPATTINAM	221	569	790	531	2062	2593	963	1753
37	KANNIYAKUMARI	145	154	299	238	264	502	188	487
Total		38065	47315	85380	64768	105540	170308	63257	148637

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