



ABSTRACT

Pradhan Mantri Awaas Yojana (Gramin) (PMAY-G) – Sanction of Rs.1805.48 crore from the State fund for completion of 2,57,925 pending houses at the rate of Rs.70,000/- per house as Additional Roofing Grant - Orders – Issued.

Rural Development and Panchayat Raj (CGS.1) Department

G.O. (Ms) No.218

Dated: 22.12.2020
சார்வரி, மார்கழி 07,
திருவள்ளூர் ஆண்டு 2051

Read

From the Director of Rural Development and Panchayat Raj, Letter. Rc.No.14298/2019/RHS 2-1, dated: 10.11.2020.

ORDER:

In the letter read above the Director of Rural Development and Panchayat Raj has stated that the Centrally Sponsored Rural Housing Scheme of Indira Awaas Yojana (IAY) was revamped and a new scheme called Pradhan Mantri Awaas Yojana (G) was launched by Government of India during November 2016. As per the new scheme, beneficiaries for the PMAY(G) have to be selected from eligible Households of the Permanent Wait List (PWL) of SECC – 2011.

2. The Director of Rural Development and Panchayat Raj has also stated that in Phase I, for the years 2016-17 to 2018-19, Ministry of Rural Development, Government of India has allotted 3,27,552 houses to Tamil Nadu and all the 3,27,552 houses have been sanctioned. Out of this, 2,38,625 houses have been completed so far and remaining 88,927 houses are at various stages. In Phase II, for the year 2019-20, Two Lakh houses have been allotted. Out of this, 73,764 houses have been sanctioned, in which 31,002 were completed and 42,762 houses are pending in different stages of construction. The remaining 1,26,236 houses are to be sanctioned from the Permanent Wait List (PWL) of SECC data for the year 2019-20. In total 2,57,925 houses are pending as on date in both phase I & II as detailed below:-

(In Nos.)

Phase - I				
Target	Sanctioned	To be sanctioned	Completed	Pending
327552	327552	---	2,38,625	88,927
Phase - II				
Target	Sanctioned	To be sanctioned	Completed	Pending
200000	73764	126236	31,002	42762

(88,927+42,762+1,26,236=2,57,925)

These beneficiaries in Permanent Wait List (PWL) of SECC are unable to construct houses at present due to various reasons like single headed families, old age, infirm, beneficiary with disability, poor economic condition etc., Since, on account of backlog houses for the previous years, the Government of India has not allocated houses to Tamil Nadu for the year 2020-21.

3. The Director of Rural Development and Panchayat Raj has further stated that at present, 2,96,323 beneficiaries are available in PWL as detailed below from which the remaining 1,26,236 beneficiaries are to be sanctioned:-

1.	Total households after Appellate committee approval	11,06,079
2.	Ineligible Households removed from PWL by using Remand module	3,99,271
3.	Final PWL after remanded by Gram Sabha	7,06,808
4.	So far houses sanctioned (in both phases)	4,01,316
5.	Remaining Households	3,05,492
6.	Still pending to be remanded households under process	9,169
7.	Balance Households / Beneficiaries	2,96,323

These 2,96,323 beneficiaries are from the poorest of the poor category of people and are unable to construct their houses due to financial constraints.

4. Meanwhile, a survey was taken as per the direction of Government of India and 9.11 lakh left out eligible beneficiaries have been identified as well as uploaded in Awaas+ web portal. In this regard, the Government of India was requested several times to approve the Awaas+ list. Even after repeated requisition by Government of Tamil Nadu, the Ministry of Rural Development, Government of India has insisted to exhaust or clean the existing PWL of SECC so as to give approval to sanction PMAY (G) houses to beneficiaries registered under Awaas+ category.

5. The Director of Rural Development and Panchayat Raj has also stated that a discussion was held on 29.10.2020 with the Hon'ble Chief Minister and observed that if

the 2,96,323 unwilling beneficiaries in PWL of SECC are removed, then they will not get any benefit under Government of India Housing Schemes. When they come forward to construct house and to take necessary action to provide additional fund through available financial ways and means. Further, almost all the beneficiaries those who have already constructed houses under PMAY (G) have additionally spent an amount of Rs.1.00 lakh to Rs.1.50 lakh from their own resources to meet out the additional requirement of fund to complete the construction of house. But most of the beneficiaries who are not willing to take up construction are unable to meet out the additional requirement of fund to complete the house. Since, on the above reasons, large number of beneficiaries are unable to complete the houses and the remaining beneficiaries in PWL of SECC are not coming forward to construct house under PMAY (G) within the Unit Cost including convergence, which is detailed below:

(In Rs.)

Central share 60%	72,000
State share 40%	48,000
Unit cost fixed by Govt. of India	1,20,000
Additional RCC Roofing cost provided by Govt. of Tamil Nadu	50,000
Total Unit Cost in Tamil Nadu	1,70,000
In Addition:-	
Convergence with MGNREGS in lieu of 90 Persondays (90 x Rs.256)	23,040
Convergence with MGNREGS for Construction of toilet	12,000
TOTAL	2,05,040

6. The Director of Rural Development and Panchayat Raj has informed that since the construction is being carried out by the beneficiaries themselves and most of them are economically weak and due to increase in cost of materials like cement, steel, sand, bricks etc., they find difficult to construct the house with plinth area of 269 Sq.ft. at a cost of Rs.2,05,040. But, as per the current schedule of rate and the unit cost of a house works out to be around Rs.3,00,000. Further, in order to achieve the target, the following innovative methods may also be introduced for early completion and reduction of the construction cost:-

- Solid blocks will be used instead of country bricks and solid Blocks manufacturing by using locally available material units will be established almost all the possible locations.
- Wherever house will be constructed by using solid blocks, there is no necessity of outer plastering and only pointing is enough. It results good ambience as well cost effective.

- Pre-fabricated RCC slab will be used instead of conventional type of roofing wherever the house construction takes place as cluster / Groups and all feasible locations.
- The depth of sub – structure and height of super structure of Basement should be restricted based on the soil condition and it should be educated to the masons as well as the beneficiaries.
- The entire requirement of cement bags for construction of house should be supplied through Amma Cement supply scheme.
- The M-sand should be used in the easily available locations and it should also be used wherever the non-availability of sand.
- It should be freed from mandate for laying of weathering course and pressed tiles and it may be left to the choice of beneficiaries.
- The proper utilization of size and quantity of steels should be ensured based on the conditions it should be educated to the masons as well as the beneficiaries.

The Director of Rural Development and Panchayat Raj has also stated that in order to achieve the target allotted to Tamil Nadu under PMAY (G), an additional State fund of Rs.70,000 per house is required in addition to the existing Rs.50,000. This will enable the beneficiary to take up construction of houses under PMAY (G).

7. The Director of Rural Development and Panchayat Raj has also stated that during the field inspections it was observed that the beneficiaries are unable to organise manpower for construction including mason, carpenter, plumber, bar bender, electrician etc., and also finds difficulty to procure materials, which leads to poor progress. Hence to overcome the above difficulties a facilitator at the rate of Rs.2000/- per house may be engaged for a period of 120 days which works out to Rs.51.59 crore, for organizing labour forces and coordination of the construction activities for every 50-75 houses and the services of TNRHIDC may be utilized for procurement and supply of construction materials to beneficiary through Gram Panchayat and ground functionary to get beneficiaries' houses constructed within the stipulated time as per the provisions under clause 5.5.2 & 6.2.4.1. of Pradhan Mantri Awaas Yojana (Gramin) guidelines.

8. The Director of Rural Development and Panchayat Raj has further stated that In this regard, the Government of India Unit cost of Rs.1.20 lakh including State share will be paid directly to the beneficiaries Bank account from the State Nodal Account (SNA) through PFMS in four installments and the existing provision of additional State fund of Rs.50,000 as well as the amount which is going to be provided additionally now, by the State Government will be released to the District Collector. Then the District Collector will release to concerned Blocks which in turn will release either to the beneficiaries or facilitator.

9. The Director of Rural Development and Panchayat Raj has therefore requested the Government to issue the following orders:-

- i) An additional State fund of Rs.70,000 per house may be provided in addition to the existing roofing cost of Rs.50,000 to the incomplete houses and the houses to be sanctioned. At present, there are 2,57,925 pending houses (Phase I - 88,927 houses, Phase II -1,68,998 houses) under PMAY (G) scheme and a sum of Rs.1805.475 crore additional fund is required at the rate of Rs.70,000 per house apart from the roofing cost that already provided as additional State fund.
- ii) As per the provision (clause 5.5.2 & 6.2.4.1) given in the PMAY(G) Guidelines, the services of TNRHIDC may be utilized for procurement and supply of construction materials to beneficiary and to facilitate / construct through Gram Panchayat and ground functionary to get beneficiaries' houses constructed wherever the beneficiaries are unable to construct the house on their own.
- iii) An amount of Rs.51.59 Crore may be allotted as a facilitation cost for engaging facilitators for a period of 120 days.

10. The Government after careful examination of the proposal of the Director of Rural Development and Panchayat Raj, issue orders as follows:-

- i) A sum of Rs.1805.48 crore is sanctioned as additional State fund for completing the 2,57,925 incomplete houses (Phase-I – 88,927, Phase-II – 42,762) and the houses to be sanctioned (1,26,236) under PMAY(G) at the rate of Rs.70,000/- per house in addition to the existing roofing cost of Rs.50,000/- by following innovative methods specified at para 6 above.
- ii) The above funds, shall be raised at least partly, as loans from NABARD / HUDCO through Tamil Nadu Rural Housing & Infrastructure Development Corporation and the same shall be repaid by the State Government through budget provision.
- iii) The additional fund of Rs.70,000/- per house along with the additional State fund of Rs.50,000/- will be released to the District Collector. The District Collector will release the same to the concerned Blocks which in turn will release to the beneficiaries.
- iv) The Director of Rural Development and Panchayat Raj is directed to utilize the services of Tamil Nadu Rural Housing & Infrastructure Development Corporation for procurement and supply of construction materials to the beneficiary and to facilitate / construct through Gram Panchayat and ground functionary to get beneficiaries' houses constructed wherever the beneficiaries are unable to construct the house on their own, as provided under PMAY(G) guidelines.(clause 5.5.2 & 6.2.4.1).

11. The amount sanctioned in para 10 above shall be debited under the following head of account:-

1.	2216 – Housing – 03 – Rural Housing – 789 – Special Component Plan for Scheduled Castes – State's Expenditure – JB – Roofing Cost for construction of Concrete Houses for Scheduled Castes – 309 – Grants-in-Aid-02-Grants for creation for capital assets. IFHRMS (DPC 2216-03-789-JB-30902)	Rs.1047,17,84,000/-
2.	2216 – Housing – 03 – Rural Housing – 796 – Tribal Area Sub-Plan –State's Expenditure – JB-Roofing Cost for construction of Concrete Houses under Tribal Area Sub Plan 309 – Grants-in-Aid-02-Grants for creation of capital assets. IFHRMS (DPC 2216-03-796-JB-30902)	Rs.36,10,96,000/-
3.	2216 – Housing – 03 – Rural Housing – 800 – Other expenditure – Expenditure – State's Expenditure– JA-Roofing Cost for construction of Houses for other Backward Classes – 309-Grants-in-Aid-02-Grants for creation of capitals assets. IFHRMS (DPC 2216-03-800-JA-30902)	Rs.722,19,20,000/-
	Total	Rs.1805,48,00,000/-

12. Necessary additional funds of Rs.1154,41,00,000/- will be provided in RE/FMA 2020-2021. However this expenditure shall be brought to the notice of Legislature by Specific Inclusion in the Supplementary Estimates 2020-2021. Pending provision of such funds, the Director of Rural Development and Panchayat Raj is authorized to draw and transfer the amount sanctioned in paragraph '10' above. He is also directed to include this item of expenditure while sending the budget proposal for RE / FMA 2020-2021 and also send necessary draft explanatory note for inclusion of this expenditure in the Supplementary Estimate 2020-2021 to Government in Finance (RD&PR / BG-1) Department at the appropriate time without fail.

13. This order issues with the concurrence of Finance Department vide its U.O.No.49923/RD/20, dated 22.12.2020 and Additional Sanction Ledger No.1218. (One thousand two hundred and eighteen)

(BY ORDER OF THE GOVERNOR)

**HANS RAJ VERMA
ADDITIONAL CHIEF SECRETARY
TO GOVERNMENT**

To
The Director of Rural Development and Panchayat Raj, Chennai-15.
All District Collectors (except Chennai District).
(Through the DRD&PR, Chennai-15)

All Project Directors, District Rural Development Agencies
(through the Director of Rural Development and Panchayat Raj, Chennai-15).
The Accountant General, Chennai-18.

Copy to:

The Pay and Accounts Officer (South), Chennai-35.
The Finance (RD/BG-I/BG-II/WM-I) Department, Chennai-9.
The Chief Minister's Office, Secretariat, Chennai-9.
The Senior Personal Assistant to Hon'ble Minister (Municipal Administration, Rural
Development and Implementation of Special Programme), Chennai-9.
The Principal Private Secretary to Additional Chief Secretary to
Government, Rural Development and Panchayat Raj Department, Chennai-9.
The National Informatics Centre, Secretariat, Chennai-9.
Stock file / Spare copy.

//FORWARDED BY ORDER//

Nadk
22.12.2020
SECTION OFFICER
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