



ABSTRACT

Schemes - Announcement - Pradhan Mantri Awaas Yojana (G) - Construction of Multi Storeyed Residential Flats for the 192 landless poor beneficiaries in Government Poramboke lands in Gnam Panchayat, Thovalai Panchayat Union, Kanniyakumari District - Sanctioned - Orders - issued.

RURAL DEVELOPMENT AND PANCHAYAT RAJ (CGS.4) DEPARTMENT

G.O.(Ms) No.106

Dated: 26.09.2022

சுபகிருது வருடம் , புரட்டாசி 9
திருவள்ளூர் ஆண்டு 2053

Read:

1. Announcement made in the floor of the Legislative Assembly on 07.04.2022.
2. The Director of Rural Development & Panchayat Raj, Letter Rc.No.7021/2022/RHS 2-1 dated: 12.04.2022.
3. The District Collector / Chairman, DRDA, Kanniyakumari District, Letter No.A5/4986/2017, dated 23.06.2022.
4. Government D.O. Letter No.11014/CGS-1/2022-1, dated 11.07.2022.
5. The Assistant Commissioner (RH) Department of Rural Development, Ministry of Rural Development, Government of India, letter No.11060/10/2021-RH-Accts (376713) dated 12.09.2022.

ORDER:

The Hon'ble Minister (Rural Development), while moving on Demand No.42 pertaining to Rural Development and Panchayat Raj Department on 07.04.2022, has made the following Announcement on the floor of Tamil Nadu Legislative Assembly:-

“Construction of Multi Storeyed Residential Flats at a cost of 14.93 crore for the Landless poor Beneficiaries in Government Poramboke lands”.

2) In the reference 2nd read above, the Director of Rural Development and Panchayat Raj has stated that under Pradhan Mantri Awaas Yojana (Gramin) scheme, pucca houses are being provided for poor houseless and households residing in huts

and dilapidated houses in rural areas and for constructing a house the beneficiary has to own sufficient extent of land.

3) The Director of Rural Development and Panchayat Raj has further stated that in Kanniyakumari District, there is a dearth of Government Poramboke lands due to increased forest cover, farming lands and high population density. Hence, there are no possibilities of sanctioning patta to the 2,508 landless families for the construction of houses.

4) The Director of Rural Development and Panchayat Raj has also stated that in Tamil Nadu, 98,937 landless households, who are eligible under Pradhan Mantri Awaas Yojana (Gramin) Scheme are available and steps are being taken to provide free House Site Pattas to these households. For this, the Government has constituted a "State Level Task Force" under the Chairmanship of Principal Secretary to Government, Revenue Disaster Management to identify unobjectionable Government land and to provide pattas to the landless beneficiaries so as to make them eligible under Pradhan Mantri Awaas Yojana (Gramin) Scheme. Due to the efforts taken, House Site patta has been issued for 1280 beneficiaries so far. But, in Kanniyakumari District, the District administration is finding it difficult to issue House Site Patta due to high forest coverage and high density of population. Hence, it has been proposed to construct Multi Storeyed houses for 192 landless beneficiaries in Government Poramboke lands for landless beneficiaries in Kanniyakumari District. The details are as follows:-

- I. In Kanniyakumari District, 1475 beneficiaries in Permanent Wait List (PWL) of Socio-Economic Caste Census (SECC) data and 1033 beneficiaries in Awaas Plus are found to be landless.
- II. The District being highly urbanised District, land is a scarce resource and there is a dearth of Government poramboke land.
- III. Hence, based on a component called "Affordable Housing Partnership"(AHP) being implemented under PMAY(U), multi-storeyed buildings for the landless beneficiaries are proposed in Thoivalai Panchayat Union.
- IV. In Thoivalai Panchayat Union, 848 landless beneficiaries are available and under this proposal construction of houses for 192 beneficiaries who have submitted the willingness are considered.

Details of Houses are as follows:

(A) No. of houses proposed:

Description	Details
No. of blocks	16
No. of floors in one block	3 (G+2)
No. of houses in one floor	4
No. of houses in one block	12
Total No. of Houses	192

(B) Area details of the house:

Description	Area (in Sq.ft)
Total Area of single block (G+2)	5089
Area of one floor	1621
Area of one house (including common passage)	405.25
Plinth Area of one house (excluding common passage)	318
Area of Common Passage in a block	349

(C) Cost details of the house:

Description	Cost (Rs. in lakhs)
For Single block	88.39
Total cost for Housing (For 16 Blocks)	1414.25
Cost for Soil investigation, Structural Design, Clearance charges, etc	15.89
Total Cost	1430.14
Cost for one house	7.45
Unit cost sanctioned under PMAY(G)	2.77
Additional cost required per house under State fund	4.68

- V. In addition to construction of houses, provision for other basic infrastructure facilities like water supply, sanitary arrangements, compound wall, Children's park, street lights, Cement Concrete road, etc are also included in the proposal.

5) The details of cost requirement for the proposal are given as follows:-

Amt. Rs. in lakh

Sl. No.	Description	Estimate Amount	Details of Convergence			
			Scheme	Amount	State Fund	Total
1. Building Cost						
i.	Cost for 16 Blocks @ Rs.88.39 lakhs/block	1414.25	PMAY (Rs.2,76,570 /- per house)	531.01	883.24	1414.25
ii.	Soil Investigation	1.00			1.00	1.00
iii.	Structural Design, Drawings, Layout Preparation and Architectural Drawings (0.35% of Estimate cost)	4.95			2.12	2.12
iv.	Charges for Hilly area clearance, NOC from Fire department and Agriculture departments and Approval from Local Planning Authority (0.3% of Estimate cost)	4.24			7.07	7.07
viii.	Contingencies	5.70			5.70	5.70
	Sub Total	1430.14		531.01	899.13	1430.14

2. Basic Infrastructural works						
i.	Water Supply arrangements (Underground sumps, Borewell and Pipeline) (including LWF, GST & Escalation charges)	19.24	15th Finance Commission Grant	19.24		19.24
ii.	Sanitary arrangements (Septic tanks and Drainage) (including LWF, GST & Escalation charges)	50.24	SBM(G) and MGNREGS	50.24		50.24
iii.	Compound wall, Childrens park, Power Supply arrangements (including LWF, GST & Escalation charges)	25.51	BP/VP Funds	25.51		25.51
iv.	Cement Road and Horizontal Soak Pit (including LWF, GST & Escalation charges)	23.87	MGNREGS	23.87		23.87
	Sub Total	118.86		118.86		118.86
	Total	1549.00		649.87	899.13	1549.00

- i. Accordingly, out of total fund requirement of Rs.1,430.14 lakh for houses, Rs.531.01 lakh shall be met out from PMAY-G unit cost including RCC

roofing cost of Rs.1,20,000/- per house and the balance amount of Rs.899.13 lakh shall be met out from the State fund.

- ii. Regarding other basic infrastructural works, total amount of Rs.118.86 lakh shall be met out under convergence of various schemes as stated above.

6) The Director of Rural Development and Panchayat Raj has further stated that, since the multi storeyed building is proposed under Pradhan Mantri Awaas Yojana (Gramin), a beneficiary oriented scheme called "Residents Welfare Association" comprising of the selected beneficiaries shall be formed and shall make responsible for the execution and maintenance of works. Regarding other infrastructure items, works shall be executed as per the prevailing norms of the schemes.

7) The Director of Rural Development and Panchayat Raj, has further expressed that the State Government is committed to provide houses for economically weaker section under various State and Central housing schemes and considering the plight of the landless beneficiaries and to improve their living standard of the landless beneficiaries.

8) In this regard, the minimum unit (house) size is 25 sq.m (269 sq. ft) under Pradhan Mantri Awaas Yojana (Gramin), The prevailing unit cost in Tamil Nadu is as follows:-

Details	Central share 60%	State share 40%	Total
Unit cost	Rs.72,000	Rs.48,000	Rs.1,20,000
State additional fund for RCC Roofing	-	Rs.1,20,000	Rs.1,20,000
Construction of Individual House Hold Latrine	Rs.7,200	Rs.4,800	Rs.12,000
90 Mandays under Mahatma Gandhi National Rural Employment Guarantee Scheme	Rs.24,570	-	Rs.24,570
Total	Rs.1,03,770	Rs.1,72,800	Rs.2,76,570

9) In the reference 5th read above, the Government of India has given its concurrence and informed as follows:-

"Under Pradhan Mantri Awaas Yojana (Gramin) there is no bar on construction of more than one story houses / multi-storied buildings for more than one PMAY-G beneficiaries combined together. However, in case of land belonging to one or more beneficiaries, their consent would be essential for such construction. In addition as far

as possible, it should be ensured that the beneficiary household having persons with disabilities (PwDs) are preferred in allotment of house at ground level, which should be constructed with barrier free design for free movement (such as construction of ramp). Further, it is pertinent to mention that State shall ensure that construction of Multi-storied houses is as per the provisions of Frame Work for Implementation of PMAY - G.

10) The Government, after careful examination of the proposal of the Commissioner of Rural Development and Panchayat Raj, hereby accord administrative sanction of Rs.15.49 Crore (Rupees Fifteen crore fourty nine lakhs only) as stated above, for Construction of Multi Storeyed Residential Flats under Pradhan Mantri Awaas Yojana (Gramin) scheme for 192 landless poor beneficiaries in Government Poramboke lands in Gnam Panchayat, Thovalai Panchayat Union, Kanniyakumari District.

11) This order is issued with the concurrence of Finance Department vide its U.O.No.42988/Finance(RD)/2022, dated 20.09.2022.

(BY ORDER OF THE GOVERNOR)

**P. AMUDHA,
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Rural Development and Panchayat Raj,
Chennai – 15.

The District Collector / Chairman, District Rural Development Agency,
Kanniyakumari District.

All District Collectors (Except Chennai) (Thro' the Commissioner of Rural Development
and Panchayat Raj, Chennai – 15)

All Project Directors, District Rural Development Agencies
(Thro' the Commissioner of Rural Development and Panchayat Raj,
Chennai – 15)

The Director (RH), Ministry of Rural Development, Government of India, Krishi Bhawan,
New Delhi – 110 001.

The Accountant General, Chennai – 18.

Copy to:

The Pay and Accounts Office (South), Chennai – 35.

The Finance (RD) Department, Chennai – 9

The Chief Minister's Office, Secretariat, Chennai-9.

The Senior Personal Assistant to Hon'ble Minister (Rural Development), Chennai – 9.

The Principal Private Secretary to the Principal Secretary to

Government, Rural Development and Panchayat Raj Department, Chennai – 9.

The Rural Development and Panchayat Raj (OP.2) Department, Chennai – 9

The National Informatics Centre, Chennai – 9.

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//Forwarded By Order//

V. Balamurugan
26/09/22
Section Officer

