



## **ABSTRACT**

Pradhan Mantri –Janjati Adivasi Nyaya Maha Abhiyan (PM-JANMAN) – Construction of houses under PM-JANMAN on the line of PMAY(G) – Fixation of Unit cost of Rs.5,07,000/- for Plain areas and Rs. 5,73,000/- for hilly regions under with plinth area of 300 square feet – Orders – Issued.

### **Rural Development and Panchayat Raj (CGS.2(1)) Department**

**G.O.(Ms) No.36**

**Dated 01.03.2024.**

**சோபகிருது, மாசி 18**

**திருவள்ளூர் ஆண்டு 2055**

**Read**

1. G.O(Ms) No.115, Adi Dravidar and Tribal Welfare Department (ப.மே.1(2)), Department, dated 01.09.2023.
2. From the Director of Rural Development and Panchayat Raj letter No. 77593/2023/RHS 2.1, dated 31.01.2024.

### **ORDER:**

In the letter 2<sup>nd</sup> read above, the Director of Rural Development and Panchayat Raj has stated that the Ministry of Tribal Ministry of Tribal Welfare, Government of India has introduced a scheme named PM-JANMAN (Pradhan Mantri-Janjati Adivasi Nyaya Maha Abhiyan) to improve socio-economic conditions of the Particularly Vulnerable Tribal Groups (PVTGs). The objective of the scheme is to saturate PVTG habitations with basic facilities such as safe housing, clean drinking water and sanitation, improved access to education, health and nutrition, road and telecom connectivity and sustainable livelihood opportunities through 9 line Ministries of Government of India.

2. The Director of Rural Development and Panchayat Raj has further stated that providing pucca houses to the Particularly Vulnerable Tribal Groups (PVTGs) households is one of the interventions by Ministry of Rural Development, Government of India under PM-JANMAN(Pradhan Mantri-Janjati Adivasi Nyaya Maha Abhiyan). The construction of houses under PM-JANMAN will be on the line of PMAY-G with two exclusion criteria i.e owning Pucca house by the household and presence of a Government employee in the household. A survey is underway to identify the eligible PVTG households in the Village Panchayats identified by Ministry of Tribal Affairs through a mobile application provided in Awaas soft Web Portal of

Ministry of Rural Development. The unit cost fixed by Government of India is Rs.2 lakh per house which will be shared by Union and State Governments in the ratio of 60:40 under PM-JANMAN(Pradhan Mantri-Janjati Adivasi Nyaya Maha Abhiyan).

3. At present, the unit cost for PMAY-G (Pradhan Mantri Awas Yojana – Gramin) house in Tamil Nadu is Rs.2,78,460/- which includes the unit cost of a house Rs.1,20,000/- shared between Union and State Government in the ratio of 60:40 (Union share Rs.72,000 and State share Rs.48,000). The Government of Tamil Nadu provides Rs.50,000 for Reinforced Cement Concrete (RCC) roofing cost and Rs.70,000 as additional roofing cost. Hence, the total unit cost of a house in Tamil Nadu is Rs.2.40 lakh apart from the cost of 90 mandays from Mahatma Gandhi National Rural Employment of Guarantee Scheme (MGNREGS) at the prevailing wage rate of Rs.294/- per day (Rs.26,460/-) and a sum of Rs.12,000 is provided to the beneficiary for construction of Individual House Hold Latrine (IHHL) from SBM(G) in the ratio of 60:40 (Union share Rs.7,200 and State share Rs.4,800). The total unit cost assistance provided for PMAY-G house in Tamil Nadu is arrived to Rs.2,78,460/- as of now.

4. The unit cost for the construction of houses for the PVTGs under PMAY-G (Pradhan Mantri Awas Yojana – Gramin) as a component of PM-JANMAN (Pradhan Mantri-Janjati Adivasi Nyaya Maha Abhiyan)has to be decided by the Government. The unit cost per house sanctioned by Adi Dravidar and Tribal Welfare Department for the PVTGs in the year 2023-2024 is Rs.5,07,000/- for plains and Rs.5,73,000/- for hilly regions as per SoR 2023-2024 in Government Order 1<sup>st</sup>read above.

5. The Director of Rural Development of Panchayat Raj has therefore requested the Government to consider the above factors, the unit cost for Particularly Vulnerable Tribal Groups (PVTGs) houses to be constructed under PMAY-G (Pradhan Mantri Awas Yojana – Gramin)as a component of PM-JANMAN (Pradhan Mantri-Janjati Adivasi Nyaya Maha Abhiyan)may be fixed in line with that of the unit cost sanctioned as per Government Order 1<sup>st</sup> read above including the cost of 90 mandays from MGNREGS. If the unit cost is fixed at Rs.5,07,000/- for Plain areas and Rs.5,73,000 for hilly regions under Tribal Housing scheme with plinth area of 300 sqft., and the additional financial assistance to be borne by the Government of Tamil Nadu is detailed below:-

Sl. No.	Details	For Plains			For hills		
		Union Government (In Rs)	State Government (In Rs)	Total (In Rs)	Union Government (In Rs)	State Government (In Rs)	Total (In Rs)
1	Unit cost assistance	1,20,000	80,000	<b>2,00,000</b>	1,20,000	80,000	<b>2,00,000</b>
2	MGNREGS convergence (For 90 mandays x Rs.294/- day)	26,460		<b>26,460</b>	26,460		<b>26,460</b>

Sl. No.	Details	For Plains			For hills		
		Union Govern ment (In Rs)	State Govern ment (In Rs)	Total (In Rs)	Union Govern ment (In Rs)	State Govern ment (In Rs)	Total (In Rs)
	<b>Sub Total</b>	<b>1,46,460</b>	<b>80,000</b>	<b>2,26,460</b>	<b>1,46,460</b>	<b>80,000</b>	<b>2,26,460</b>
3	<b>Additional cost provided by State Government for Trial Housing Schemes.</b>	-	2,80,540	<b>2,80,540</b>	-	3,46,540	<b>3,46,540</b>
	<b>Grand Total</b>	<b>1,46,460</b>	<b>3,60,540</b>	<b>5,07,000</b>	<b>1,46,460</b>	<b>4,26,540</b>	<b>5,73,000</b>

The Director of Rural Development and Panchayat Raj Department has further stated that the number of houses for Particularly Vulnerable Tribal Groups (PVTGs) under PM-JANMAN(Pradhan Mantri-Janjati Adivasi Nyaya Maha Abhiyan) are yet to be finalized by Government of India, the actual overall fund requirement will be submitted to the Government as soon as the Government of India communicate the target.

6. Therefore, the Director of Rural Development and Panchayat Raj has requested the Government to issue necessary orders for fixation of Unit cost of Rs.5,07,000/- for Plain areas and Rs. 5,73,000/- for hilly regions with plinth area of 300 square feet for construction of houses to the Particularly Vulnerable Tribal Groups (PVTGs) in line with PMAY(G) as a component of PM-Janman including the cost of 90 mandays from Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS).

7. The Government after careful examination, accepts the proposal of the Director of Rural Development and Panchayat Raj and issues orders for fixation of Unit cost of Rs.5,07,000/- (Rupees Five Lakh Seven Thousand only) for Plain areas and Rs. 5,73,000/-(Rupees Five Lakh Seventy Three Thousand only) for hilly regions with plinth area of 300 square feet for construction of houses to the Particularly Vulnerable Tribal Groups (PVTGs) in line with PMAY(G) as a component of PM-Janman including the cost of 90 mandays from Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS).

8. This order issues with the concurrence of Finance Department vide its U.O.No.288/Fin(Infra IV)/2024,dated 28.02.2024.

(By Order of the Governor)

P.SENTHILKUMAR,  
PRINCIPAL SECRETARY TO GOVERNMENT.

To



The Director of Rural Development and Panchayat Raj,Chennai-15.  
The Secretary to Government of India, Ministry of Rural Development,  
KrishiBhawan, New Delhi – 110 001.  
The Joint Director(RC), Ministry of Rural Development,

Room No.379, KrishiBhawan, New Delhi - 110 001.  
The Accountant General, Chennai-18.  
The Pay and Accounts Office(South), Chennai-35.

**Copy to**

- The Special Personal Assistant to Hon'ble Minister for Rural Development, Chennai-9.
  - The Senior Private Secretary to Principal Secretary to Government, Rural Development and Panchayat Raj Department, Chennai-9.
  - The Finance (Infra IV/BGM/W&M-I/BG-I/BG-II) Department, Chennai-9.
  - The Resident Audit Officer, Chennai -09.
  - The National Informatics Centre, Secretariat, Chennai-9.
  - The Rural Development and Panchayat Raj (OP-II) Dept., Chennai-9.
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Under Secretary to Government  
  
01/3/24