



ଓଡିଶା ସରକାର  
ପଞ୍ଚାୟତିରାଜ ଓ ପାନୀୟ ଜଳ ବିଭାଗ  
Government of Odisha  
Panchayati Raj & D.W. Department

ଓଡିଶା ସରକାର,  
ସଚିବାଳୟ ମାର୍ଗ, ଭୁବନେଶ୍ୱର-୭୫୧୦୦୧  
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GOVERNMENT OF ODISHA  
PANCHAYATI RAJ & DRINKING WATER DEPARTMENT

PR-RH-IAY-0002-2016/ 10384

Dated: 3/05/2018

**RESOLUTION**

**Subject: Guidelines for Pucca Ghar Yojana (Mining)**

**1. Background and Approach:**

Housing is a fundamental human need. It is a basic requirement for the human survival as well as for a decent life.

Government of Odisha is committed to provide “Pucca Houses” to all the eligible kutcha households in all the mining affected Blocks of nine mineral bearing Districts viz. Angul, Dhenkanal, Jajpur, Jharsuguda, Keonjhar, Koraput, Mayurbhanj, Sundargarh & Rayagada. Assistance to construct Pucca house will be sanctioned to eligible households in these areas under “Pucca Ghar Yojana (Mining)” Scheme.

**2. Objectives of the Scheme:-**

2.1 Objective of the Scheme is to convert all kutcha houses into Pucca houses. The HHs residing in Blocks affected by mining activities will be covered on saturation mode. A Pucca house means that it should be able to withstand normal wear & tear due to usage and natural forces including climatic conditions.

2.2 A “Pucca” house is one with the following characteristics:

- **Material:** It should have foundation, wall and roof of permanent material.
- **Wall material:** Fly ash bricks, burnt bricks, stones (packed with lime or cement), cement concrete, etc.
- **Roof Material:** Tiles, GCI (Galvanized Corrugated Iron) sheets, asbestos cement sheet, RBC (Reinforced Brick Concrete) and RCC (Reinforced Cement Concrete) etc.
- **Life time:** The expected life of the structure must be a minimum of 30 years.

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- It is clarified that the above definition is only for verification of households with Pucca houses. The roof of the houses that shall be constructed under this Scheme shall be of RCC or any other material of equivalent strength approved by PR & DW Department.

**2.3A "kutchha" house** is one in which walls and/or roof is made of materials such as un-burnt bricks, bamboo, mud, grass, reeds, thatch, loosely packed stones etc. and materials not mentioned in Para 2.2 and which are not durable due to inappropriate application of techniques and are not able to withstand normal wear and tear.

### 3. Key Features:

**3.1** The Scheme is applicable to 36 Blocks of 9 mining affected Districts as mentioned below.

Sl. No.	District	Block	Sl. No.	District	Block
1	Angul	Athamalik	18	Koraput	Dasamantpur
2		Banarpal	19		Koraput
3		Chhendipada	20		Pottangi
4		Kaniha	21		Laxmipur
5		Kishorenagar	22		Narayanpatna
6		Talcher	23		Semiliguda
7	Dhenkanal	Kankadahad	24	Mayurbhanj	Joshipur
8	Jajpur	Sukinda	25		Kusumi
9	Jharsuguda	Jharsuguda	26		Rairangpur
10		Lakhanpur	27		Tiring
11	Keonjhar	Bansapal	28	Rayagada	Kashipur
12		Champua	29	Sundergarh	Gurundia
13		Harichandanpur	30		Hemgiri
14		Hatadihi	31		Koira
15		Jhumpura	32		Kauramunda
16		Joda	33		Kutra
17		Keonjhar Sadar	34		Lahunipara
			35		Nuagoan
			36		Rajgangpur

**3.2** All kutchha households in mining affected Blocks as mentioned at 3.1 will be assisted for construction of Pucca houses on saturation mode except for the households belonging to following categories;

I) HH who has been sanctioned house earlier under any of the RH Schemes.

II) HH who lives in Pucca house.

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3.3 For the landless staying by unauthorized occupation of land, Collector will take steps for distribution of House site as per the procedure under of Revenue Laws and FRA. Where suitable leasable Government land is not available in nearby localities, the eligible beneficiaries will be provided financial assistance as per the bench mark valuation of that area for purchase of private land.

3.4 The allotment of dwelling house will be made preferably in the name of female head of the household. In case the household is not headed by female, then the allotment can be made jointly in the name of husband and wife or if the female spouse is not there, allotment can be made in the name of Male head of the family. In the case of person with disabilities, the allotment should be only in the name of such persons.

3.5 No contractor shall be involved in the construction of houses under Pucca Ghar Yojana Mining.

3.6 The fund under the Scheme shall be credited to the beneficiary's account from the Bank account maintained at State level through Public Financial Management System (PFMS) or e-FMS mode as decided by PR&DW Department.

3.7 The minimum carpet area of the house will be of 25 square meters including a hygienic cooking space and excluding toilet. The roof material will mandatorily be of RCC or any other material of equivalent strength approved by Panchayati Raj & Drinking Water Department. Innovation in housing typologies, design, building material and construction should be encouraged.

#### **4.0 Components of the Scheme:**

4.1 The unit cost under Pucca Ghar Yojana(Mining) for construction of new Pucca house is Rs. 1,20,000/- for non-IAP Districts and Rs. 1,30,000/- for IAP Districts. This can be revised by the State Government from time to time.

4.2 The beneficiary of Pucca Ghar Yojana will get wage component for 90 person days and 95 person days in non-IAP and IAP Districts respectively under MGNREGS which can be revised by Government from time to time.

4.3 The beneficiary of Pucca Ghar Yojana Mining will avail assistance for Individual House Hold Latrine (IHHL) under the said Scheme. The unit assistance for

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● construction of Individual House Hold Latrine will be Rs. 12,000/- which can be revised by Government from time to time.

4.5 In addition, the beneficiaries are entitled for convergence for potable drinking water supply system, Electrification under Deen Dayal Upadhyaya Gram Jyoti Yojana (DDU GJY)/ BGJY, wages for Land Development under MGNREGS, Social Security under AABY / RSBY etc. as per extant guidelines.

4.6 The beneficiary will avail incentive for early completion of house as follows:-

4.6.1 For completion of house including IHHL within 4 months of receipt of 1<sup>st</sup> Installment, incentive of Rs. 20,000/- will be paid to the beneficiary.

4.6.2 For completion of house including IHHL within 6 months of receipt of 1<sup>st</sup> installment, incentive of Rs. 10,000/- will be paid to the beneficiary.

The incentive amount is subject to revision by Government from time to time.

### **5.0 Target Group & Eligibility:-**

5.1 HH living in Kutcha houses as mentioned at Para 3.2 will be eligible for assistance under this Scheme.

5.2 The household means the person and his or her spouse, minor sons, unmarried daughters, minor brothers or unmarried sisters, father mother and other members residing with him or her and dependant on him or her for his/her livelihood.

5.3 Each of the following category will be treated as a separate House Hold:

- (i) A major son irrespective of his marital status.
- (ii) Unmarried daughter/sister more than 30 years of age.
- (iii) Physically and mentally challenged person irrespective of age and sex (duly certified by the authorized medical Board). For this purpose, the blind/the deaf/the orthopedically handicapped/mentally challenged person suffering from more than 40% permanent disability will only be considered as separate family.
- (iv) Minor orphan, who has lost both his/her parents.
- (v) Widow or a woman divorcee.

5.4 Beneficiary allotted with a house under any Scheme whose house was washed away/ fully damaged/has fully collapsed due to land slide/elephant menace/earthquake/flood or cyclone, will also get a house under the Scheme.

### **6.0 Selection Process:-**

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- 6.1 BDO will conduct survey through field functionaries to ascertain eligible households residing in the Block area.
- 6.2 The list of eligible households will be verified with that of beneficiaries sanctioned houses earlier under any of the Schemes and those who have been sanctioned house should be deleted from the list. Thereafter, BDO will sanction house to the eligible beneficiaries.
- 6.3 BDO will intimate number of eligible household to DRDA. PD, DRDA will communicate the number of eligible households in respect of his District to PR&DW Department.
- 6.4 PR&DW Department will set online target in AwaasSoft or any other software developed by State for sanction of houses in favor of eligible house hold by BDO.
- 6.5 BDO will obtain from eligible household a copy of RoR, declaration as to staying in Kutch house and construction of house on the recorded land of the concerned house hold, copy of the Bank Account to which the house hold intends to credit the housing and other assistance, photograph of beneficiary, her/his Aadhar UID/ EID, mobile number and will keep those in the case record opened for the beneficiaries.
- 6.6 The BDO will issue work order to all the eligible beneficiaries.

#### 7.0 Source of funds:-

- 7.1 There will be two sources of funding for this Scheme- one from Odisha Mineral Bearing Areas Development Corporation (OMBADC) and the other from District Mineral Funds (DMF). In the Blocks of Champua, Keonjhar Sadar, Dasamantpur, Narayanpatna, Semiliguda and Tiring, DMF will be utilized for implementation of this Scheme. In these Districts, concerned Collector will credit the required fund out of DMF to State Nodal Account (SNA) maintained by PR&DW Department. In the remaining 30 Blocks, OMBADC fund will be utilized towards expenditure under this Scheme. OMBADC will credit the required amount to SNA of PR&DW Department.

#### 7.1 Release of Instalments:

The release of installments will be linked to the level of construction reached. The number and amounts of installments may be revised by the Government from time to time. At present, the release of installment will be as follows:

Installment	Level	IAP (Amt. In Rs.)	Non-IAP (Amt. In Rs.)
1 <sup>st</sup> installment	On issuance of work order.	20,000	20,000
2 <sup>nd</sup> installment	On completion of plinth.	35,000	30,000
3 <sup>rd</sup> installment	On completion up to roof level.	45,000	40,000
4 <sup>th</sup> installment	After Completion of the house in all	30,000	30,000



	respects including the sanitary latrine and beneficiary starts living in the house.		
Total		1,30,000	1,20,000

7.2 The 1<sup>st</sup> installment of housing assistance will be released along with Work Order. Geo-tagged photograph of the beneficiary in front of Kutcha house as well as on the proposed site of construction should be captured before issuing Work Order.

7.3 The 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> installments will be credited to beneficiaries account by the BDO within a week of receipt of the report of the eye estimation, spot verification and geo-tagged photographic evidence of stage of construction by the official tagged with the beneficiary concerned or identified youth of GP or the beneficiary himself.

7.4 The photograph of each stage of construction along with beneficiary should be captured through AwaasApp developed by GoI or Ama Ghar App developed by State Government.

7.5 Funds will be credited to beneficiary account through Direct Account Transfer using Public Financial Management System (PFMS) or e-FMS mode.

## 8.0 Financial Management:

8.1 The PR & DW Department will open a Bank account in a Scheduled Commercial Bank in the name of "Pucca Ghar Yojana (Mining)". OMBADC and concerned Collector will credit the required amount to that account out of OMBADC fund and DMF respectively.

8.2 Government will directly credit the amount to the accounts of beneficiaries from a centralized account maintained at State level using the e-FMS/PFMS.

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8.3 The interest accrued on deposit of "Pucca Ghar Yojana (Mining)" fund shall be treated as part of "Pucca Ghar Yojana (Mining)" fund and shall be utilized for the Scheme only.

8.4 There shall be separate Account at DRDA / Block level in a Scheduled Commercial Bank for handling transaction under this Scheme.

8.5 All such Accounts can be audited by AG, Odisha / CAG.

## 9.0 Type of Funds:

9.1 There will be two type of funds namely:

1. Scheme Fund
2. Administrative Contingency Fund

9.2 The Scheme fund will include:

1. Housing Assistance
2. Assistance for construction of IHHL
3. Assistance for purchase of land

9.3 Administrative Contingency Fund:

Up to 4% of the allocated fund will be utilized for Administrative Contingency which may be utilized for following purposes:-

1. Cost of equipment required for manufacturing of building materials by SHGs / Entrepreneurs / Departmentally.
2. The cost towards logistics support for manufacturing and supply of Building Material.
3. Cost towards transportation of raw materials for building material or finished building material in remote and inaccessible pockets.
4. Imparting habitat and housing literacy to beneficiaries.
5. Construction of prototypes and preparation of small scale models for demonstration.
6. Procurement of hand held device for capturing geo tagged photographs.



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7. Cost of photographs of the house at various stages and of uploading them.
  8. Cost of quality supervision and monitoring through visits.
  9. Cost of hardware/software for MIS.
  10. Cost of data entry in AwaasSoft/State rural housing portal, including hiring of personnel on contract/outsourcing basis.
  11. Training of masons and beneficiaries including training on maintenance practices.
  12. Incentives to beneficiaries, officials, SHG/CRP/CBOs/NGO for facilitating beneficiaries.
  13. Training of officials.
  14. Incentives for use of green construction material and technologies.
  15. Cost of purchase of Office Contingencies.
  16. Cost of training, assessment & certification of Masons.
  17. Cost of exposure visit of stakeholders within and outside State to assimilate good practices.
  18. Cost of Logo under this Scheme.
  19. Others, with approval of Government in PR&DW Department.

#### **10.0 Strategy for Implementation:**

- 10.1** Houses under "Pucca Ghar Yojana (Mining)" shall be constructed by the beneficiaries themselves.
- 10.2** Panchayat Samiti will be the Implementing Agency for "Pucca Ghar Yojana (Mining)".
- 10.3** The beneficiaries will be provided with basket of options of house designs and appropriate technology suitable to the region of their residence. The core house design should include a dedicated space for hygienic cooking and also include a toilet and bathing area. The roof and wall should be strong to be able to withstand the climatic conditions of the place in which

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the beneficiary resides and incorporate disaster resilient features (where needed) to be able to withstand earthquakes, cyclone, floods etc. However, beneficiary is at liberty to construct house as per her/his choice within & beyond the stipulated minimum carpet area of the house.

- 10.4 The dwelling house under Pucca Ghar Yojana (Mining)" shall be on individual plots of the beneficiary or on the plot of any of his/her family members subject to submission of no objection certificate by the co-shareholders of land.
- 10.5 A particular Block staff should be tagged with specific number of beneficiaries for facilitating construction of house.
- 10.6 For coordinated supply of building materials and facilitating beneficiary in construction of house, Community Based Organizations (CBOs) like SHGs, GPLFs, and Producer Groups etc. nurtured under Odisha Livelihoods Mission and reputed NGOs can be engaged as per instructions communicated by Government from time to time.
- 10.7 In cases where the beneficiary is a senior citizen or infirm or destitute or a person with disability who may not be able to stand the strain of supervision of construction and who requests for such support in writing, such houses can be taken up as a part of the mason training program for construction or may be entrusted to reputed agencies with approval of the Collector concerned.

#### **11.0 Time line:**

The houses under Pucca Ghar Yojana Mining will be ordinarily completed within 12 months from the credit of 1<sup>st</sup> installment to beneficiary's account. Beneficiary constructing a bigger house must be advised to complete core house with a carpet area of at least 25 square meters and go for extension subsequently.

#### **12.0 Monitoring:**

- 12.1 District Collector will ensure proper implementation of the Scheme.
- 12.2 PD DRDA will be responsible at District level and BDO at Block level for timely implementation of the Scheme.
- 12.3 BDOs will inspect at least 10 % of houses under construction in the Block.

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- 12.4 District level officers will inspect at least 1 % of houses.
- 12.5 APD (RH) will inspect at least 5% of the houses of the District.
- 12.6 Wherever the construction of the houses is entrusted to a reputed agency (as provided for at Para 10.7), in these cases, BDO will inspect all the houses and PD-DRDA will inspect 10% of the houses.
- 12.7 AwaasSoft, State Rural Housing Portal and Dashboard Monitoring System of Panchayat Raj & Drinking Water Department will be used as the key monitoring tools for review of the Pucca Ghar Yojana Mining.
- 12.8 BDOs will ensure timely updation of data in AwaasSoft and RH Portal.

### 13.0 Procurement of Materials:

District Administration can arrange for coordinated supply of materials such as cement, steel, bricks, and pre-fabricated components at Block point/village/habitation. The beneficiary is at liberty to procure materials from the supplier decided by the District Administration or from other sources.

#### Clarification:

In case of any doubt regarding initiation or implementation of the project, the matter may be referred to the Government in PR & DW Department, whose decision will be final.

This will be given effect from the date of its issue.

### ORDER

It is ordered that this Resolution be published in the Extra Ordinary Gazette of the Government of Odisha for the general information and copy communicated to all the Departments of Government/Heads of Department and others concerned.

By order of Governor  
*[Signature]*  
(Deoranjana Kumar Singh)  
Principal Secretary

(P.T.O.)



Memo No:- 10385 /PR&DW

Date 31 /05/2018

Copy forwarded to the Director, Printing, Stationary and Publication, Odisha, Cuttack with a request to publish the Resolution in the next Extra Ordinary Issue of Odisha Gazette and to supply 100 copies to the Department.

Aw 31.5.18  
Director, SP-cum-Spl. Secy.

Memo No:- 10386 /PR&DW

Date 31 /05/2018

Copy forwarded to the Principal Secretary to His Excellency, the Governor of Odisha / Private Secretary to Hon'ble Chief Minister, Odisha for kind information of His Excellency, the Governor of Odisha / Hon'ble Chief Minister, Odisha.

Aw  
Director, SP-cum-Spl. Secy.

Memo No:- 10387 /PR&DW

Date 31 /05/2018

Copy forwarded to the Private Secretary to Hon'ble Minister, Panchayati Raj & Drinking Water, Odisha / Private Secretaries to all other Hon'ble Ministers for kind perusal of all other Hon'ble Ministers.

Memo No:- 10388 /PR&DW

Director, SP-cum-Spl. Secy.  
Aw 31/5/18

Copy forwarded to the Private Secretary to Chief Secretary, Odisha / Development-Commissioner-cum-ACS / Additional Chief Secretary, Forest & Environment Department/ Principal Secretary, Finance / Principal Secretary, Steel & Mines Department/ Principal Secretary, Revenue & Disaster Management Department/ / Sr.PS to Principal Secretary , Panchayati Raj & Drinking Water Department for kind information.

Aw  
Director, SP-cum-Spl. Secy.

Memo No:- 10389 /PR&DW

Date 31 /05/2018

Copy forwarded to A.G(A&E), Odisha/ all Departments of Government/ all RDCs/ all Collectors / Chief Executive Officer, OMBADC/all PD, DRDAs / all BDOs for information and necessary action.

Aw  
Director, SP-cum-Spl. Secy.

Memo No:- 10390 /PR&DW

Date 31 /05/2018

Copy forwarded to all officers of PR&DW Department/ Director, SIRD / all Section of PR&DW Department for information and necessary action.

Aw  
Director, SP-cum-Spl. Secy.