

HOUSING (RH.A1) DEPARTMENT

G.O.Ms.No.10

Dated 10.05.2013.

Read the following:

- 1) G.O.Rt.No.8, Housing (RH) Dept., dt.16.01.2010.
- 2) G.o.Ms.No.250, PR &RD(RD.II) Department, Dt:27.08.2012.
- 3) G.O.Rt.No.63, Housing (RH.A2) Department, dt.21.03.2013.
- 4) From the M.D., APSHCL Lr. No.5168/ Unit Cost/2013-14/DEE Mtngs/2013, Dt.:17.04.2013.
- 5) Minutes of the review meeting by Prl. Secy., SW Dept. on dt:17.04.2013.

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ORDER :

Government of Andhra Pradesh have been implementing an aggressive policy of housing on a saturation mode under the Indiramma Housing scheme. A review of the housing programme reveals that more than 2.13 lakhs houses relating to SCs and 1.22 lakhs relating to STs have remained largely unfinished and in various stages of completion as shown below. The non completion of houses has been to a large extent due to the inability of the SC/ST beneficiaries to mobilize materials in time and complete the houses. Besides there are considerable numbers of not started houses also belonging to SC/ST categories.

The houses which are active as on 1.04.2013 for SCs and STs is as follows :

Stage of Progress	SCs	STs	Total
BBL	25520	13579	39099
BL	110550	53324	163874
LL / RL	77025	54870	131895
Total	213095	121773	334868

2. The Nodal Agency for SCSP/TSP constituted under the SCSP/TSP (Planning, Allocation and Utilization of Financial Resources Act) 2013 have examined the issue in detail and have clearly identified housing as a priority sector to be targeted under SCSP/TSP 2013-14. The issue was reviewed and examined in detail by the Government and the need to enhance the unit cost for housing has been recognized for urgent intervention.

3. The Managing Director, A.P. State Housing Corporation Ltd. Has submitted detailed proposals for increasing the unit cost of housing which has arisen mainly on account of increase in the cost of inputs. He has also emphasized on the need to ensure the mobilization of materials through the NirmithiKendras at the Mandal / Division level.

4. Government after careful examination of the circumstances stated by the Managing Director, A.P. State Housing Corporation Ltd., in his letter 4th read above, hereby enhance the unit cost and fix at Rs.1,00,000/- for SCs and Rs.1,05,000/- for STs under Housing Programme 2013-14 for both rural and urban permanent houses. The enhancement of the cost is applicable from the year 2013-14 for SC/ST beneficiaries and chargeable to the SCSP (789) and TSP (796) heads of account, respectively, as follows:

- a) Houses sanctioned and yet to commence construction on or after 01.04.2013.

b) Houses under construction but roof has not been cast as on 1.04.2013.

5. Payment under the enhanced unit cost of housing under SCSP/TSP will be in proportion to the stage of completion as follows:

(In Rupees)

Stage	Present Stage-wise	Proposed Stage-wise (SCs)	Proposed Stage-wise (STs)	Balance Amount to be paid (SC/STs)
Basement Level	14,100	20,000	25,000	80,000
Roof Level	30,400	40,000	40,000	40,000
Roof Cast	20,500	40,000	40,000	0
TOTAL	65,000	1,00,000	1,05,000	

6. The financing pattern of the enhanced unit cost for SC/ST is as follows :

Financial Pattern: (Rural)

(In Rupees)

Financial pattern	Existing	Enhanced Unit Cost	
	SC/ST	SC	ST
Subsidy	13,200	20,500	20,500
Loan	31,300	47,500	47,500
Additional Loan	20,000	30,000	35,000
Beneficiary Contribution	500	2,000	2,000
TOTAL	65,000	1,00,000	1,05,000

Financial Pattern: (Urban)

(In Rupees)

Financial Pattern	Existing	Enhanced Unit Cost	
	SC/ST	SC	ST
Subsidy	6,000	9,000	9,000
Loan	47,000	66,000	66,000
Additional Loan	30,000	20,000	25,000
Beneficiary Contribution	2,000	5,000	5,000
TOTAL	85,000	1,00,000	1,05,000

7. Further all the houses under construction and the houses to be constructed for SCs/STs in rural areas have to be provided with Individual Sanitary Latrines (ISL) which should be in the form of WC cum Bath for which an additional amount of Rs.10,000/- would be provided by the Rural Development (RD) Department and Rural Water Supply (RWS) Department as per the G.O. 2nd read above. The execution of these ISLs will be done by APSHCL, along with construction of houses. The APSHCL shall follow the guidelines issued in this regard in the references 2nd and 3rd read above.

8. In order to reduce the burden on the part of the beneficiaries, efforts will be made to provide the materials like Cement, CC Blocks, Door and window frames by the Corporation through NirmithiKendras.

9. The funds required to meet the expenditure on account of the above enhanced unit cost by way of additional loan to the SC and ST beneficiaries shall be met from the Budget provided under the Weaker Section Housing Programme and the funds set apart under the Scheduled Caste Sub Plan (SCSP) and Tribal Sub Plan (TSP).

10. The Managing Director, A.P. State Housing Corporation Limited / all the District Collectors / Executive Directors, shall take necessary further action in the matter accordingly.

11. This order, issues with the concurrence of Finance (Expr, Housing) Department, vide their U.O.No. 2171 /PFS/ 2013, dated: 04.05.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**R.KARIKAL VALAVEN
SECRETARY TO GOVERNMENT**

To

The Managing Director, A.P.State Housing Corporation Limited., Hyderabad.

All the District Collectors / Executive Directors, APSHCL in the State through the MD., APSHCL, Hyderabad.

Copy to:

The Accountant General, (Audit-I), Andhra Pradesh, Hyderabad.

The Accountant General, (Audit-II), Andhra Pradesh, Hyderabad.

The Pay and Accounts Officer, Hyderabad.

The Director of Treasuries and Accounts, Hyderabad.

The Commissioner, Information & Public Relations, Hyderabad.

The Commissioner, (SW) Department, Hyderabad.

The Commissioner, Tribal Welfare Department.

The Finance (Expr.Hsg) Department

The Finance (BG.II) Department

The Social Welfare Department

The Social Welfare (TW) Department

The PR&RD (RD / RWS) Department

The PS to Special Secretary to Chief Minister

The OSD to Minister (Housing)

The PS to Secretary (Housing)

The Housing (U&IAY & Coordination) Department

SF/SC

//FORWARDED :: BY ORDER//

SECTION OFFICER