

RURAL MANAGEMENT & DEVELOPMENT DEPARTMENT GOVERNMENT OF SIKKIM

Ref. No.: 162/RMDD/M Dated: 1st Oct, 2012

CIRCULAR

Subject: Relaxations in house design under REDRH

The Reconstruction of Earthquake Damaged Rural Houses (REDRH) Project funded under the Prime Minister's Special Relief Package aims at reconstructing 7,972 earthquake damaged rural houses. The following relaxations in the standard house design are proposed, since the transportation and head load costs especially for houses located at a distance from the road head will be substantial, which is not adequately accounted for in the standard unit cost estimate. Also the unit cost estimate of Rs 4.89 lakh per house is based on SOR-2006 while the house construction has been taken up in 2012-13. Accordingly, a consultation workshop was held on 15th Sept, 2012 in Janta Bhawan with the District and Block level functionaries, wherein it was unanimously decided to permit the following relaxations in the design of the house without compromising on the strength with immediate effect:

- 1. Toilet and Kitchen to be permitted outside the house provided the size and design of the main house having a plinth area of 605 sq. feet conforms to the prescribed design. This is as per the prevalent traditional system as many households use firewood extensively and toilets are not perceived as hygienic inside the house. However, the size of the house constructed should not be reduced.
- 2. Plinth area in two storeys: Few cases have come to light where the beneficiaries own less than 605 square feet land, in these cases the plinth area can be compensated by building rooms on the second floor. The AE needs to prepare the revised design of this two storied house and obtain technical sanction from the concerned DE/SE. The DE/SE should ensure that the revised design is also earthquake resistant. Also, prior administrative approval of the District level Committee is mandatory in this case.
- **3. Internal Partition:** The transportation and head load costs of bricks especially for houses located at a distance from the road head will be quite substantial. Hence it was decided that the internal partition of the house be permitted of *ekra* or other local material instead of brick. This relaxation is sought for since the transportation and head load costs involved is not adequately accounted for

- in the standard unit cost estimate. Prior en-block approval of the Block level committee i.e. the BRHCC is mandatory. However, the external partition has to be of bricks.
- **4. GCI roof option in select remote areas**: The cabinet had earlier approved GCI roof in Dzongu and Lachen Mangshila Constituencies and two Gram Panchayats in West District namely Karzi Mangnam GPU and Dhoopi Narkhola GPU. Other than these locations, it was decided to also allow the option of GCI roof to beneficiaries in select remote areas in all districts with prior approval of District level Committee.
- **5. Door and windows:** Option of using mild steel instead of wood for construction of windows and ply board/block board instead of wood for door panel will also be provided.
- **6.** Cantilever overhang can be reduced from 2 feet 9 inches to 1 feet 6 inches, however material saved needs to be accounted for. This will help in reducing the cost of the house without affecting the overall stability.
- 7. Parapet wall of brick masonry on the roof can be replaced with durable material with adequate strength to counter the seismic forces at the expense of the beneficiary.

Also, an advisory needs to be provided to the beneficiary by the Block that the house has been designed for maximum two storeys with a light second storey having a GCI sheet roof. Any modification of design involving slab roof on the second storey or subsequent storeys will need corresponding modification in the foundation and supporting reinforcement.

(D. R. Nepal) Secretary-RM&DD

Copy to:

1. Secretary-LR&DMD -cum- State Relief Commissioner 2. Concerned officers of RM&DD [SS-I, II, CE, AD (Accts), AD(IT)] 3. All SLMs 4. All District Collectors –cum- Head of District Level Committee of REDRH 5. All ADC (Dev)s 6. All BDOs