



**RURAL MANAGEMENT & DEVELOPMENT DEPARTMENT
GOVERNMENT OF SIKKIM
GANGTOK**

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CIRCULAR

**Strategy to Resolve Difficulties Faced in IAY/CMRHM and REDRH
Projects to Accelerate House Construction**

Under IAY/CMRHM of the total target of 6000 houses, nearly 4000 houses have been completed, while under REDRH project of the total 7972 houses, nearly 3000 houses have been completed. In order to accelerate the house construction, three coordination meetings were held with the ADCs on 19th July 2014, 1st Sept, 2014 and 13th Oct 2014 to understand the difficulties being faced in field implementation and to devise a strategy to overcome the same. Accordingly, a policy proposal was prepared based on suggestions received in these meetings and with the approval of the state government the strategy to resolve these difficulties without any extra financial burden to the CMRHM or REDRH project by taking support of the MGNREGA project is placed below:

A) CMRHM Project

Difficulty 01: Identified beneficiaries have not been able to provide land for house construction under CMRHM

Strategy: The beneficiaries who have not identified their land to be given 15 days time to identify suitable 605 sq ft land and produce NOC from land owner. If they are not able to produce the same then the allotment order should be automatically cancelled. These houses could then be allotted to the next eligible beneficiary following prescribed process.

Difficulty 02: Identified beneficiaries have not been able to initiate construction since they own land which is either very steep or located in far flung locations and will need higher investment for land development and protective works than what is provisioned under the type estimate of CMRHM

Strategy: In these cases, additional support by convergence with MGNREGA can be initiated. This work under MGNREGA can be named as "Land development and protective works in rural housing in convergence with CMRHM." Only unskilled and skilled wages are permitted henceforth and material component is no longer permitted. The 750 persondays of

unskilled wages @ Rs 155 per day amounting to Rs 1.16 lakh and skilled wages component upto Rs 65,000/- per house is only permitted which will help in meeting the additional costs incurred in land development, protective works and carriage costs other than the house construction itself.

Also, the Ministry of Rural Development vide directive dated 18th March, 2014 (enclosed) has made it mandatory to construct labour intensive, durable and good quality buildings using the designs which are in tune with the local culture, and respect the traditional practices of construction. Hence, it is also proposed to provide the option of a new Model D – Ecofriendly Model with the following design specifications:

- 605 square feet plinth area
- RCC foundation with 9 columns upto plinth beam
- Ekra super structure with GCI sheet roof over the plinth beam

Difficulty 03: Identified beneficiaries have initiated the construction, however the construction is presently suspended since the quantum of last installment is substantial and can be released only after the house is completed. The quantum of final installment is Rs 95,364 for Model A (GCI Sheet roof), and Rs 100,000 for Model B and Model C.

Strategy: 50% of the prescribed quantum of final installment can be released to the beneficiaries as the 4th installment based on commensurate physical progress achieved, with the balance 50% to be released as the 5th and final installment only after the construction is fully completed.

Difficulty 04: Identified beneficiaries have initiated the construction, however the construction is presently suspended due to genuine reasons since the actual expenditure incurred is much more than the provision of Rs 50,000 for land development / protective works and Rs 30,000 for carriage costs in the model estimate.

Strategy: Site specific estimates need to be prepared for the genuine-suspended houses only for the unskilled wage component needed over and above the inbuilt provisions related to land development, protective works, carriage costs and damage by natural calamity. As other items in the estimate are not site specific. The work needs to be passed in the MGNREGA Gram Sabha and sanctioned duly following standard procedures. The name of the work should read – “Land development and protective works in rural housing in convergence with CMRHM.” Only unskilled wage component under MGNREGA can be provided as an additional support to these genuine-suspended houses.

Difficulty 05: Identified beneficiaries have initiated the construction, however the construction is presently suspended due to default on part of the beneficiary. i.e. instalments have already been provided to the beneficiary but without commensurate physical progress mainly due to the unwillingness on the part of the beneficiaries

Strategy: In these cases, orders could be issued to these beneficiaries to take up the construction at the earliest and avenues could be explored to help them if the beneficiaries are found keen to complete their houses. If not, then the beneficiaries could be asked to surrender their Allotment Order, and these could be handed over to those eligible beneficiaries who are keen to construct their houses with the balance funds available from the surrendered CMRHM house. This was found essential since this is the last year for the CMRHM project and it needs to be completed in a time bound manner.

B) REDRH Project

Difficulty 01: Identified beneficiaries have not been able to provide land for house construction under REDRH

Strategy: The beneficiaries who have not identified their land to be given 15 days time to identify suitable 605 sq ft land and produce NOC from land owner. If they are not able to produce the same then the allotment order should be automatically cancelled. These houses could then be allotted to the next eligible beneficiary following prescribed process.

Difficulty 02: Identified beneficiaries have not been able to initiate construction since they own land which is either very steep or located in far flung locations and will need higher investment for land development and protective works than what is provisioned under the type estimate of REDRH

Strategy: In these cases, additional support by convergence with MGNREGA can be initiated. This convergence with MGNREGA would have an upper cap of Rs 1.50 lakh per house following all the procedural safeguards and non-negotiables of MGNREGA. This MGNREGA work can be named as “Land development and protective works in rural housing in convergence with REDRH.” The material component cannot exceed 30% (Rs 0.45 lakh) in these works and the material procured needs to be issued directly to the beneficiary in the Goods Issue Register – For Individual Civil Works.

Difficulty 03: Identified beneficiaries have initiated the construction, however the construction is presently suspended due to genuine reasons since the actual expenditure incurred is much more than the provision of Rs 50,000 for land development / protective works and Rs 30,000 for carriage costs in the model estimate.

Strategy: Site specific estimates need to be prepared for the genuine-suspended houses only for the unskilled wage component needed over and above the inbuilt provisions related to land development, protective works, carriage costs and damage by natural calamity. As other items in the estimate are not site specific. The work needs to be passed in the MGNREGA Gram Sabha and sanctioned following standard procedures. The name of the work should read – “Land development and protective works in rural housing in convergence with REDRH.” Only unskilled wage component can be provided from MGNREGA as an additional support to these genuine-suspended houses.

Difficulty 04: Identified beneficiaries have initiated the construction, however the construction is presently suspended due to default on part of the beneficiary. i.e. instalments have been provided to the beneficiary but without commensurate physical progress mainly due to the unwillingness on the part of the beneficiaries

Strategy: In these cases, orders could be issued to these beneficiaries to take up the construction at the earliest and avenues could be explored to help them if the beneficiaries are found keen to complete their houses. If not, then the beneficiaries could be asked to surrender their Allotment Order, and these could be handed over to those eligible beneficiaries who are keen to construct their houses with the balance funds available from the surrendered REDRH house. This was found essential since this is the last year for the REDRH project and it needs to be completed in a time bound manner.

All the ADC(Dev) need to strictly monitor the quality of stock material procured in the self purchase model. Also, a system needs to be put in place where the concerned engineer is held accountable for inadequate technical supervision of the construction process.



(D. R. Nepal)
Secretary-RMDD

CC:

- 1. HM-RMDD for kind information please**
- 2. Pr CE, CE, AS, Director(Accounts), CAO**
- 3. All District Collectors**
- 4. All ADCs (Development)**
- 5. All GVAs**
- 6. All AEs**