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The Gazette of Puducherry

PART - II

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GOVERNMENT OF PUDUCHERRY
ADI DRAVIDAR WELFARE AND
SCHEDULED TRIBES WELFARE SECRETARIAT

*[G.O. Ms. No. 09/2020-21/Wel. (SCW)/3911,
Puducherry, dated 12th February 2021]*

ORDER

At present, under the Scheme "Bharat Ratna Rajiv Gandhi Housing Scheme for grant of subsidy for construction of houses to the homeless Scheduled Castes and Other Economically Backward Classes People", financial assistance of ₹ 4,00,000 is granted to the Scheduled Caste/ Other Economically Backward Classes people whose annual income does

not exceed ₹ 3,00,000 per annum. Whereas, the Hon'ble Chief Minister has announced in the Budget Session 2020-21 to enhance the subsidy from ₹ 4,00,000 to ₹ 5,00,000.

In view of the above, the Adi Dravidar Welfare and Scheduled Tribes Welfare Department has proposed to enhance the quantum of financial assistance from ₹ 4.00 lakh to ₹ 5.00 lakh.

NOTIFICATION

In supersession of (1) G.O. Ms. No. 104/83/Housing, dated 11-08-1983 of the Housing Secretariat, Puducherry, (2) G.O. Ms. No. 6/91/F6, dated 14-03-1991 of the Housing Secretariat, Puducherry, (3) G.O. Ms. No. 6/99-Wel. (SCW), dated 29-01-1999 of the Chief Secretariat (Welfare), Puducherry, (4) G.O. Ms. No. 12/2000-Wel. (SCW), dated 11-10-2000 of the Chief Secretariat (Welfare), Puducherry, (5) G.O. Ms. No. 2/2003-Wel. (SCW), dated 07-01-2003 of the Chief Secretariat, Puducherry, (6) G.O. Ms. No. 14/2003-Wel. (SCW), dated 10-07-2003 of the Chief Secretariat, Puducherry, (7) G.O. Ms. No.10/2005-Wel. (SCW), dated 04-08-2005 of the Chief Secretariat, Puducherry, (8) G.O. Ms. No. 7/2007-Wel. (SCW), dated 26-02-2007 of the Chief Secretariat, Puducherry, (9) G.O. Ms. No. 02/2009-Wel. (SCW), dated 24-02-2009 of the Chief Secretariat, Puducherry and (10) G.O. Ms. No. 03/2012-Wel. (SCW), dated 20-03-2012 of the Chief Secretariat (Adi Dravidar Welfare), Puducherry, the Lieutenant-Governor is pleased to accord revised regulations and enhancing the subsidy from ₹ 4,00,000 to ₹ 5,00,000. The subsidy of Central share and State share shall be released in 3 installments subject to fulfillment of the conditions stipulated in the revised Scheme Rules/Regulations appended hereunder:—

REVISED REGULATIONS FOR THE GRANT OF SUBSIDY FOR CONSTRUCTION OF HOUSES

(1) *Short title, extent and commencement.*—(i) These rules shall be called the “Rules for the grant of housing subsidy for construction of houses by Beneficiary Led Construction (BLC) under PMAY”.

(ii) They shall extend to the whole of the Union territory of Puducherry except Mahe region.

(iii) They shall come into force from 1st April 2021;

(2) *Object.*—The object of the Scheme is to provide financial assistance of ₹ 5,00,000 (Rupees five lakhs only) to each whose annual income does not exceed ₹ 3.00 lakh per annum and who could not build his/her own house from his/her own sources, so as to enable him/her to construct a shelter. The financial assistance of ₹ 5.00 lakh under dovetailed Bharat Ratna Rajiv Gandhi Housing Scheme and Pradhan Mantri Awas Yojana Scheme for construction of houses for Scheduled Caste and Scheduled Tribe people shall be released @ ₹ 3.50 lakh by State Government ₹ 1.50 lakh by Central Government respectively.

(3) *Definitions.*— (i) "Department" means, the Adi Dravidar Welfare and Scheduled Tribes Welfare Department;

(ii) "Director" means, the Director of the Department;

(iii) "Government" means, the Administrator appointed by the President under Article 239 of the Constitution.

(iv) "Poor Scheduled Caste people" means, a poor family belongs to Scheduled Caste, the annual income of family from all sources does not exceed Rupees three lakhs;

(v) "Scheduled Caste" means, the castes which have been so declared in relation to the Union territory of Puducherry under Article 341 of the Constitution;

(vi) "Poor Scheduled Tribes people" means, a poor family belongs to Scheduled Tribes, the annual income of family from all sources does not exceed Rupees three lakhs;

(vii) "Scheduled Tribes" means, the castes which have been so declared in relation to the Union territory of Puducherry under Article 342 of the Constitution.

(4) *Eligibility.*—A Scheduled Caste/Scheduled Tribe homeless person to whom house-site patta has been given by the Department or who is in possession of a house-site of at least 300 sq.ft. approximately of his/her own or given by any other Department/Authority of the Union territory of Puducherry and who is not in a position to build house out of his/her own source of income shall be eligible for the subsidy under these regulations.

(5) *Making of application.*—The application may be obtained from the Department at free of cost and submitted through online in the prescribed Form No. I by the applicant to the Director, in respect of Puducherry region, to the Assistant Director in respect of Karaikal and Yanam regions.

(6) *Mode of verification.*—On receipt of application, the Welfare Inspectors of the area concerned shall verify the application whether is in complete shape with necessary documents/certificates and verify whether the applicant is in possession of a house-site and the site in question is under his/her possession and enjoyment.

After verification, the Welfare Inspector shall submit the application to the sanctioning authority *viz.*, Director of the Department in respect of Puducherry region, Assistant Director in respect of Karaikal and Yanam regions. After the issue of sanction to the applicant the Welfare Inspector shall obtain a declaration in Form No. II and forward it to the sanctioning authority along with the original Title Deed within 7 (Seven) days from the date of issue of sanction.

(7) *Conditions for payment.*—(i) The site shall be vacant and the applicant shall be ready to start the construction soon after receipt of subsidy.

(ii) An undertaking shall be executed by the applicant in a stamp paper of ₹ 50 as detailed in the Annexure-II of the application.

(iii) The applicant has to surrender the Patta/Title Deed along with a photocopy and a photo of the front view of the site to the Department. In the case of private document, the applicant shall surrender the parent document along with the Encumbrance Certificate.

(iv) The applicant shall produce proof of the progress of the construction made in the form of photograph while applying for release of subsequent instalment on each occasion.

(v) The plot area of the house should not be less than 300 sq.ft. provided the Director may relax the limit of area for genuine cases in Urban areas but, the total construction area of the house should not less than 300 sq.ft. (G+1).

(vi) The house should be designed in accordance with the desire of the beneficiaries keeping in view the need to provide free space, kitchen, ventilation and mandatory sanitary facilities.

(8) *Method of payment.*—The quantum of subsidy is ₹ 5,00,000. This amount will be in 3 instalments in the form of cash disbursement through ABT/DBT mode as detailed below:—

Instalment	Central share in Cash (₹)	State share in Cash (₹)	Total (₹)
(1)	(2)	(3)	(4)
I	60,000	1,40,000	2,00,000
II	60,000	1,40,000	2,00,000
III	30,000	70,000	1,00,000
Total	1,50,000	3,50,000	5,00,000

(a) The 1st installment of ₹ 2,00,000 shall be released to those whose applications are in complete shape and fulfill the conditions stipulated in para 7 above. The applicant shall complete the earth work and foundation work up to plinth level within 30 days from the date of receipt of 1st installment.

(b) The 2nd installment of ₹ 2,00,000 shall be released to those who have completed construction up to plinth level. The applicant shall complete the construction up to lintel level within 30 days from the date of receipt of 2nd installment.

(c) The 3rd and final installment of ₹ 1,00,000 shall be released to those who have completed construction up to lintel level. The applicant shall complete the RCC roof with toilet within 45 days from the date of receipt of 3rd installment. The applicant shall complete the last process detailed in the Annexure given below, within 90 days before getting back their Patta/Title Deed.

(d) The time-limit prescribed for each stage of construction can be relaxed by the Director for genuine case only.

(e) In case of less than 300 sq.ft., of site issued by the Government, the financial assistance under this Scheme shall be proportionately released and the 2nd installment shall be released

to those who have completed construction up to lintel level and 3rd installment of ₹ 1,00,000 shall be released after lintel level of 1st floor of the construction. The applicant shall utilize the amount fully and complete the construction not less than 300 sq. ft. totally.

(f) The Director shall publish in the official website and in the Notice Board of the Department, the list of beneficiaries with relevant details before release of each instalment of the subsidy for transparency.

(9) *Disbursement of subsidy.*—After the receipt of the Bond with Title Deed, *etc.*, the Director, in respect of Puducherry region, the Assistant Director in respect of Karaikal and Yanam regions, respectively shall credit the 1st instalment amount into the beneficiary Bank account through Aadhaar Based Transfer/Direct Benefit Transfer mode. The 2nd and 3rd instalment shall also be released by the sanctioned authority after obtaining reports from the area Welfare Inspectors as stipulated in regulation No. 8.

(10) *Maintenance of registers.*—Application for subsidy shall be entered in a register maintained in Form No. III.

(11) *Inheritance.*—The house constructed with the subsidy could only be inherited, but, not alienated.

(12) The Patta/Title Deed deposited with the Director of the Department shall be returned to the beneficiary after the receipt of the completion report from the Welfare Inspector with an endorsement to the effect that the applicant has been sanctioned subsidy for the construction of house.

(13) *Removal of doubts.*—(i) If, any doubt arises as to the interpretation of these rules, the decision of the Government thereon, shall be the final.

(ii) These orders shall come into force with effect from the date of issue of this Notification.

(iii) This issues with the concurrence of the Finance Department, Puducherry *vide* their I.D. No. 1378/FC/FD/F5/A2, dated 20-01-2021.

(By order of the Hon'ble Lieutenant-Governor)

S. YESVANTHAIYAH,

Under Secretary to Government (ADW&STW).

ANNEXURE

- (a) The minimum plot area shall be 300 sq. ft. subject to the relaxation in respect of beneficiaries mentioned in the proviso to rule 7(v) of this Scheme rule.
- (b) The foundation shall be of framed structure.
- (c) The basement shall be of 2.1 ft. height from the road level.
- (d) The wall shall be of brickwork/pre-molded concrete slab in cement mortar finished with cement up to lintel level.
- (e) Roof shall be of Reinforced Cement Concrete (RCC) with brick work parapet finished of 3.1 ft. height.
- (f) The building shall be constructed with one toilet (bath and water closet) compulsory.
- (g) The floor shall be finished with cement mortar or higher specification and internal and external wall surface shall be plastered with cement.
- (h) The building shall be electrified with minimum requirement and shall be provided with rainwater and drainage disposed and water supply managements as minimum need.
- (i) The building shall be constructed with minimum door and window opening with adequate air/light circulation.