

GOVERNMENT OF ODISHA  
LABOUR & ESI DEPARTMENT

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**RESOLUTION**

No. LL-I(III)-10/2018 300 / Bhubaneswar, dated the 11 th January, 2018

**Sub: - Modified Guidelines of " Nirman Shramik Pucca Ghar Yojana(NSPGY)".**

**1. Background and Approach:**

Housing is a fundamental human need. It is a basic requirement for human survival as well as for a decent life. State Government launched "Nirman Shramik Pucca Ghar Yojana (NSPGY)" to meet the housing needs of building and other construction workers in rural areas, registered under the Odisha Building & Other Construction Workers' Welfare Board(OB&OCWWB), who play a pivotal role in the construction of individual and community assets and do not have their own pucca house.

**2. Objective:**

**2.1.** Objective of the scheme is to provide pucca house to the Building workers & other construction workers in rural areas registered under the Odisha Building Workers' Welfare Board. A pucca house means that it should be able to withstand normal wear and 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.
- It is clarified that the above definition is only for verification of households with pucca houses. The houses that shall be constructed under this scheme shall be of RCC or any other material of equivalent strength approved by Panchayati Raj and Drinking Water (PR&DW) Department.

2.3. A “**kutcha**” house is one in which walls and/or roof is made of materials such as un-burnt bricks, bamboos, 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. NSPGY is a scheme purely funded by the OB&OCWWB with an annual Budgetary outlay to be decided by the Board for each financial year, which is subject to revision from time to time.
- 3.2. The dwelling unit under NSPGY will be sanctioned preferably in the name of woman head of the household.
- 3.3. No contractor shall be involved in the construction of houses under NSPGY.
- 3.4. The fund under the scheme shall be credited to the beneficiary's account from the bank account maintained at the state level by PR & DW Department through Public Financial Management System (PFMS). No other form of payment to the beneficiaries will be made under the scheme.



3.5. The minimum carpet area of the house should 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 PR&DW Department. Innovation in housing typologies, design, building material and construction should be encouraged.

#### **4. Components of the Scheme:**

4.1 The unit cost under NSPGY for new construction of dwelling 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 at par with Biju Pucca Ghar Yojana (BPGY) .

4.2 The beneficiary of NSPGY 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 NSPGY will avail Rs.12,000 for IHHL under MGNREGS / SBM(G). The unit assistance for construction of IHHL can be revised by Government from time to time.

4.4. 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.

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

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

4.5.2 For completion of house and IHHL within 6 months of receipt



of 1<sup>st</sup> installment, incentive of Rs.10,000/- will be paid to the beneficiary. Govt. may revise the incentive amount from time to time.

## **5. Setting of target and Selection Procedure:**

- 5.1. The Board shall prepare a budget for each financial year and based on availability of funds, allot target to PR&DW Department.
- 5.2. The District Labour Officer will submit list of construction workers *having existing valid registration with the Odisha Building & Other Construction Workers' Welfare Board under the Building and Other Construction Workers (RE&CS) Act*, at least for a continuous period of 1 year to the Block Development Officer.
- 5.3. While doing so the DLO will ensure that all required details are provided to the B.D.O. so as to facilitate field enquiry.
- 5.4. On receipt of the said list from the District Labour Officer, Block Development Officer will cause scrutiny if the construction worker was earlier sanctioned with housing assistance under any of the Government Schemes and if the name of the household finds place in the kutcha household category of the SECC 2011 list. The name of households who have earlier availed housing assistance under any of the Government Schemes or are not enlisted in kutcha household category of SECC 2011 will be deleted from the list.
- 5.5. BDO will cause field verification also for the construction workers in the list through Block functionaries to ascertain whether they have constructed pucca house as defined at Para 2.2.
- 5.6. The list of eligible construction workers found after scrutiny and field verification will be placed before Block Level Selection Committee consisting of Block Development Officer as Chairman with Assistant Executive Engineer (AEE)/Assistant Block Development Officer (ABDO)/ Assistant Engineer(AE) as member and Assistant Labour



Officer(ALO)/ Rural Labour Inspector(RLI) as Member Convener for approval of their eligibility.

5.7. The list of eligible beneficiaries will be recommended by the Block Development Officer to the District Collector. On receipt of the beneficiaries list, the District Collector will approve the same and forward the list to OB&OCWWB and PR&DW Department.

5.8. The Panchayati Raj and Drinking Water Department will then communicate District/Block wise target proportionate to the eligible beneficiaries of concerned District/Block and publish the entire list of eligible beneficiaries on their portal and it would also be made available in the portal of the Odisha Building and Other Construction Workers' Welfare Board.

5.9. BDO will sanction houses against the target allotted on the basis of auto-generated priority list in AwaasSoft for the eligible registered construction workers. The order of beneficiaries in the priority list should be maintained while sanctioning the houses.

## **6. Strategy for Implementation:**

6.1. Houses under NSPGY shall be constructed by the beneficiaries themselves.

6.2. Panchayat Samities will be the Implementing Agencies for "Nirman Shramik Pucca Ghar Yojana(NSPGY)" under the control, direction and supervision of DRDAs / Zilla Parishad.

6.3. The beneficiaries will be provided with a 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 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 at and above the approved carpet area of the house.

- 6.4. The dwelling house under "Nirman Shramik Pucca Ghar Yojana (NSPGY)" 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 land owner.
- 6.5. The allotment of dwelling house shall 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 beneficiaries selected under the quota for persons with disabilities, the allotment should be only in the name of such persons.
- 6.6. District Administration can arrange for coordinated supply of materials such as cement, steel, bricks and pre-fabricated components at Block point. The beneficiary is at liberty to procure materials from the supplier decided by the District Administration or from other sources.
- 6.7. A particular Block staff should be tagged with a specific number of beneficiaries for facilitating construction of house.
- 6.8. 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.
- 6.9. In cases where the beneficiary is an 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.

## 7. Release of Installments:

7.1.The release of instalments will be linked to the level of construction reached. The number and amounts of instalments may be revised by the Government from time to time. At present, the release of instalment 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 of upto roof level	45,000	40,000
4 <sup>th</sup> installment	After completion of the house in all respects including the sanitary latrine and beneficiary starts living in the house.	30,000	30,000
Total		1,30,000	1,20,000

7.2.For issuance of work order, geo-tagged photograph of the beneficiary with her/his Kutcha house and geo-tagged photograph of beneficiary with the proposed site of construction should be collected.

7.3.All photographs for inspection of houses should be taken and uploaded using AwaasApp developed by Gol or any other such App developed by State Government.

7.4.The photograph of beneficiary, her/his Aadhaar UID/ EID, mobile number should be kept in the case record and uploaded in AwaasSoft . In case beneficiary does not have mobile



connection/Phone, her/his family/relative/friend's mobile number provided by beneficiary should be recorded.

7.5. The 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> installments will be credited to beneficiary 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.

7.6. The beneficiary will fix engraved logo of NSPGY in the front-wall of the house indicating name of the beneficiaries, year of sanction and unit cost etc. after which the 4<sup>th</sup> installment will be released.

7.7. Funds will be credited to beneficiary account through Direct Account transfer using Public Financial Management System (PFMS).

#### **8. Time line:**

The houses under Nirman Shramik Pucca Ghar Yojana (NSPGY) will be ordinarily completed within the 12 months from the credit of 1st instalment in her/his account. Beneficiary constructing a bigger house must be advised to first complete the core house with a carpet area of at least 25 square meters and go for extension subsequently.

#### **9. Funding Pattern:**

OB&OCWW Board will release funds required for construction of houses as per the target given and 4 % Administrative Cost meant for incentive to beneficiaries and cost of logo to PR &DW Department. The PR &DW Department will release the funds to the beneficiaries through instalments in the pattern of Biju Pucca Ghar Yojana(BPGY).



## **10. Financial Management:**

- 10.1. The OB&OCWW Board will release funds to the PR & DW Department upto the financial limit fixed for that year.
- 10.2. The PR & DW Department will open a bank account in the name of "Nirman Shramik Pucca Ghar Yojana" in Bhubaneswar and the OB&OCWW Board will credit the required amount to that account.
- 10.3. All payment will be made to the beneficiaries through Public Finance Management System (PFMS)
- 10.4. Only for transaction of contingency expenditure District Rural Development Agencies (DRDA) and Block should open separate account in a public sector bank/ nationalized bank/ Government bank.
- 10.5. The interest accrued on deposit of NSPGY fund shall be treated as part of NSPGY fund and will be utilized for the scheme only.
- 10.6. All such accounts will be audited by AG, Odisha/CAG/CA Firm of the Board.
- 10.7. The Block shall be the Implementing Agency.
- 10.8. Overall supervision will be made by District Collectors/ Project Director, PD, DRDA.

## **11. Monitoring:**

- 11.1. District Collector will ensure proper implementation of the Scheme.
- 11.2. PD DRDA will be personally responsible at District level and BDO at Block Level for timely implementation of the scheme.
- 11.3. BDOs at Block level will inspect at least 10 % of houses under construction.
- 11.4. District level officers will inspect at least 1 % of houses.
- 11.5. Additional Project Director, Rural housing APD (RH) will inspect at least 10% of the houses of the District.
- 11.6. Wherever the construction of the houses is entrusted to a reputed agency (as provided for at para 6.9), in these cases, BDO will



inspect all the houses and PD-DRDA will inspect 10% of the houses.

11.7. AwaasSoft, State Rural Housing Portal and Dashboard Monitoring System of panchayat Raj Department and portal of OB&OCWW Board will be used as the key monitoring tools for review of the Nirman Shramik Pucca Ghar Yojana.

11.8. BDOs will ensure timely updation of data in AawaasSoft and State Rural Housing Portal.

## **12. Miscellaneous:**

12.1. Any provision that has not been explicitly spelt out in this Guideline will *mutatis mutandis* be as per the Biju Pucca Ghar Yojana (BPGY) guidelines.

12.2. Any beneficiary allotted with a house under "Nirman Shramik Pucca Ghar Yojana" whose house has fully collapsed/washed away/fully damaged due to land slide/elephant menace/earthquake/flood/fire accident or cyclone, will be eligible to get another "Nirman Shramik Pucca Ghar Yojana (NSPGY)" house.

12.3. Labour & ESI Department of Govt. of Odisha shall be the Administrative Department for "Nirman Shramik Pucca Ghar Yojana (NSPGY)" scheme. The funds for this scheme will be released by the OB&OCWW Board and the execution/implementation of the scheme will be carried out by the Panchayati Raj & Drinking Water Department.

12.4. Labour and ESI Department and Panchayati Raj Department shall be responsible for clarifying doubts, if any, and ensure that bottlenecks in the implementation of the scheme are removed as expeditiously as possible and communicated to all concerned as and when required.

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



**N.B.:** The Guidelines issued earlier vide this Department Resolution No. 4536  
dtd. 10th June 2016 is superseded.

**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 be communicated to all the Departments of Government/Heads of Departments and other concerned.

By order of the Governor

**Anu Garg**

Principal Secretary to Government.