

## **HOUSING**

### **PUBLIC WORKS**

Under this Sector, it is proposed to undertake construction and maintenance of quarters to Government Servants based on the requirements in all the four regions of the Union Territory of Puducherry. Besides, the housing schemes of Fire Services, Stationary and Printing and Health Departments are also undertaken. It is proposed to undertake for construction 4 blocks of type III quarter at Lawspet, construction of 6 block of type II quarter at Lawspet, construction of 6 units of type V quarters at Lawspet, Puducherry, construction of Government Servants Quarters at Karaikal Renovation of Government Servants Quarters at Karaikal, Construction of type III quarters at Manjakkal at Mahe, construction of additional toilets, compound wall for Governments quarters at Mahe, Construction and improvements of the housing quarters for all Governments Servants including Health, Stationary and Printing and Fire Service Departments in all the four regions will be undertaken.

### **ACHIEVEMENTS DURING 2009-10:**

- Maintenance and improvements to Govt. Servant Quarters

### **LIKELY ACHIEVEMENTS DURING 2010-11:**

- Construction of Govt. Servant quarters 4 blocks of Type-III and 6 blocks of Type-II quarters at Lawspet.
- Construction of Govt. Servant quarters at Karaikal

### **PROPOSED TARGETS FOR 2011-12:**

- Construction of Type-III quarters at Manjakkal, Mahe.
- Construction of additional toilets, compound wall for Govt. Servant quarters at Mahe.
- Construction and improvements of the housing quarters.

## ***POLICE***

Under the Sector Housing, Construction of functional and administrative buildings for the Police Department in lieu of the out-dated rented buildings and construction of residential quarters for Police Officers / Personnel at their place of postings are implemented.

## ***CO-OPERATIVE***

Share capital and subsidy/Grant-in-aid is given to the Pondicherry State Co-operative Housing Federation, Pondicherry Co-operative Building Centre and Primary Co-operative Housing Societies functioning in the Union Territory of Puducherry.

During the Annual Plan 2011-12 the Housefed, Pondicherry Co-operative Building Centre, Karaikal Co-operative Building Society, Mahe Co-operative Housing Society and Yanam Co-operative Housing Society will be provided Share capital assistance to strengthen their share capital base and to increase their borrowing power. 3% interest rebate will be provided to the members of the Primary Co-operative Housing Societies for the prompt repayment of loan. The said scheme is very much useful to the housing cooperatives to compete with other financing agencies and Nationalized Banks and nearly 2300 members will be benefited every year under this scheme. Subsidy will be provided to the Pondicherry Co-operative Building Centre and Karaikal Co-operative Building Society for purchasing of engineering equipments.

It is proposed to assist the Housefed for Research and Development, to reimbursement of Registration fees and for promotion of flats. It is proposed to assist the Pondicherry Co-operative Building Centre by providing financial assistance to expand their business activities by setting up of Fly Ash Brick making unit, for purchasing of lorries & Tippers and for construction of 3 storied office cum commercial building at Saram. It is proposed to assist the Karaikal Co-operative Building Centre for construction of Godown cum sales unit, for setting up of Hallow Brick Making Unit. It is proposed to assist the Pondicherry Co-operative Housing Society for constructing residential flats.

### **ACHIEVEMENTS DURING 2009-10**

- Financial assistance were given to Housing Cooperatives - 1 Apex, 1 Building Centre and 23 Primaries.

### **LIKELY ACHIEVEMENT DURING 2010-11**

- Provision of financial assistance to Housing Cooperatives - 1 Apex, 1 Building Centre and 23 Primaries.

### **PROPOSED TARGET FOR 2011-12**

- Proposed to provide financial assistance to Housing Cooperatives - 1 Apex, 1 Building Centre and 23 Primaries.

### ***TOWN & COUNTRY PLANNING***

To acquire land in urban areas, develop them into plots with basic infrastructure facilities for the benefit of the people of different income categories on "no Loss no Profit" basis. Also to acquire sites at different parts of urban areas and construct tenements for slum dwellers with a view to provide improved infrastructure facilities. Upgradation of slums also form part the programme. To provide financial assistance to the Pondicherry Housing Board in the form of Seed Capital to perform the functions assigned to the Board. To propagate cost effective and environment friendly building construction technology. To impart training to skilled and unskilled labourers (artisans/masons) in cost effective building technique. To provide financial assistance by cash to each of the houseless poor families for conversion of huts into pucca houses and making Puducherry as "Hutless Union Territory" by the year 2011.

### **ACHIEVEMENTS DURING 2009-10 :**

- Under Slum Upgradation Programme 32 tenements (Jawahar Nagar - 32 (Block-D2) was constructed for urban slum dwellers in Puducherry. Road and side drains to a length of 9030 m was provided in the slum areas.
- Out of the seed capital granted to the Puducherry Housing Board 32 LIG flats was constructed in Murungapakkam, Puducherry.

- Cost effective and environment friendly building technique training was imparted to 135 skilled and unskilled workers by the Building Centre, Villianur and Karaikal.
- Financial Assistance to 7500 BPL families (II and III installment under Phase – IV) for conversion of huts into pucca houses was provided.

#### **LIKELY ACHIEVEMENTS DURING 2010–11 :**

- Purchase of temple lands and developing them into housing plots.
- 16 tenements will be constructed for urban slum dwellers by the Puducherry slum clearance Board at Jawahar Nagar in Puducherry. About 7000 m. length of road & drain and other basic amenities required in the slum areas will be provided.
- Out of the seed capital granted to the Puducherry Housing Board 64 LIG flats will be constructed at Sudanthira Ponvizha Nagar, Puducherry and 24 LIG flats at valatheru, Karaikal.
- Cost effective and environment friendly building technique training will be imparted to 135 skilled and unskilled workers by the Building Centre, Villianur and Karaikal.
- Providing financial assistances (Ist Installment) to 13650 BPL families under Phase V for conversion of huts into pucca houses.
- Providing financial assistances ( IInd Installment) to 12080 BPL families under Phase V for conversion of huts into pucca houses .

#### **JNNURM**

- Construction of 168 dwelling units at Vazhaikulam, Puducherry will be completed within this financial year. Infrastructure works such as road, drains, informal sector market, etc will be commenced.
- In respect of the project “Construction of 1136 dwelling units at Reddiarpalayam, Puducherry”, 100 dwelling units will be completed and infrastructure works of Anganwadi, community hall, ration shops will be commenced. Work of another 300 dwelling units will be commenced.
- In respect of the project “Construction of 432 tenements at Karaikoilpathu, Karaikal”, 72 dwelling units will be completed and another 144 dwelling units will be commenced.

- In respect of the project “Construction of 1660 individual dwelling units for scheduled caste beneficiaries in Puducherry”, 269 dwelling units will be completed at Ariyur and Pitchaveeranpet and infrastructure works in the above layouts will be commenced.

#### **PROPOSED TARGETS FOR 2011 -12 :**

- Under Slum Upgradation Programme, it is proposed to construct 16 tenements at Jawahar Nagar, 32 tenements at Dhabarbai Thottam and 64 tenements at Kan Doctor Thottam in Puducherry. It is also proposed to provide about 6500 mts length of road and about 5000 mts length of drain and other basic amenities required in the slum areas.
- By utilizing the Seed Capital Assistance the Puducherry Housing Board has proposed to construct 64 LIG flats at Vazhakulam, Puducherry and 144 LIG flats at Valatheru, Karaikal.
- Training will be imparted to 135 skilled and unskilled workers by the Building Centre, Villianur and Karaikal in Cost Effective and Environment Friendly (CEEF) building technology. Automatic Fly Ash Brick Making Machine & Pavers block Making Machine will be purchased and erected in Building Centre, Villianur. Construction of Training Hall and purchase of testing equipments in Building Centre, Karaikal.
- Financial assistances ( Ist Installment) to 8850 BPL families will be provided under Phase V for conversion of huts into pucca houses under the Scheme “Shelter for Houseless Poor . Financial assistances ( IIIrd Installment) to 9000 BPL families will also be provided under Phase V for conversion of huts into pucca houses.

#### **JNNURM**

- The project “Construction of 168 Dwelling units at Vazhaikulam, Puducherry will be completed in all respects with all infrastructure components.
- Construction of 1136 dwelling units and infrastructure works of Anganwadi, community hall, ration shops will be completed. Works of remaining infrastructure works will be commenced.

- Construction of 288 dwelling units will be completed in respect of the project “Construction of 432 tenements at Karaikoilpathu, Karaikal” along with infrastructure components.
- Construction of 474 dwelling units at T.N. Palayam and Abisegapakkam and completion of infrastructure components in Ariyur and Pitchaveeranpet layouts in respect of the project “Construction of 1660 individual dwelling units for scheduled caste beneficiaries in Puducherry”.

## **SURVEY AND LAND RECORDS**

To provide free house sites who have no dwelling units of their own by acquiring lands under Land Acquisition Act, 1678 free pattas had been distributed during the financial year 2009-2010 as against the target of 1200. During the year 2010-2011 and 2011-2012 the target is fixed as 1200 free pattas for each financial year. An extent of land 13 H – 20A – 25 Ca acquired for the purpose of distribution of free house sites during the year 2009-2010 and it is proposed to acquire 12 H – 00A – 00 Ca lands from various Revenue villages for the Annual Plan 2010-2011.

### **ACHIEVEMENTS DURING 2009-10 :**

- 13 H – 20A – 25 Ca Lands acquired & 1678 free pattas distributed.

### **LIKELY ACHIEVEMENT DURING 2010-11**

- 1200 free pattas will be distributed to land-less labourers in rural areas. 12H-00A-00Ca lands will be acquired.

### **PROPOSED TARGET FOR 2011-12**

- Proposed to distribute 1200 free pattas to land-less labourers in rural areas.

## ***ADI-DRAVIDAR WELFARE***

Financial assistance for the construction of low cost dwelling units are distributed to SC people. To provide better housing a housing subsidy of ₹ 1,00,000 is given to SC people whose annual income is less than ₹ 24,000. The subsidy is distributed in three installments. This amount has now been increased to ₹ 2,00,000. The income ceiling has been enhanced to ₹ 2.00 lakhs w.e.f. 21.08.2009.

## **ACHIEVEMENTS DURING 2009-10**

- 1917 SC families were benefited under housing subsidy.

## **LIKELY ACHIEVEMENT DURING 2010-11**

- 1500 SC families will be benefited under housing subsidy.

## **PROPOSED TARGET FOR 2011-12**

- Proposed to give housing subsidy for 1200 SC families.

## ***DRDA***

Housing is one of the basic requirements for human survival. State Programme of Indra Awaas Yojana is being implemented in the U.T. of Puducherry by DRDA from 1996-97. The main objective of the scheme is primarily to help construction/up gradation of dwelling units of the members of Scheduled Castes/Scheduled Tribes, freed bonded labourers and also BPL non SC/STs rural households by providing them with grants-in-aid

Under the scheme, BPL families who own a patta for constructing with built in area of 215 Sq. Ft. along with provision for sanitary latrines and improved chulas are given Central assistance of ₹45,000/- and the State Government is giving financial assistance of ₹55,000. Totally an amount of ₹1.00 lakhs is being given as house construction subsidy. Further, a subsidy of ₹15,000/- is given to BPL families for construction of their kutcha houses into pucca/semipucca houses.

On par with other state housing schemes, under IAY also, ₹ One lakh is being given as house construction subsidy (Central subsidy @ ₹ 45,000/- and State Subsidy @ ₹ 55,000/) Since the introduction of parallel housing schemes like Perunthalaivar Kamarajar Centenary Housing scheme in 2004-05, the implementation of IAY in the U.T. of Puducherry facing hardships due to availability of higher amount of housing subsidy and comparatively easy procedures under other state schemes.

In such a situation, the IAY scheme is again made unattractive due to the enhancement housing subsidy under for SC beneficiaries to 2.00 lakhs by AD Welfare under Rajiv Gandhi Housing Subsidy scheme since 2008-09. This leads them to migrate wholesale to the Adi-Dravidar Welfare department Consequently there will be a lukewarm response to the IAY scheme in the U.T among the SC beneficiaries and it will be very difficulty to identify the SC beneficiaries under IAY programme . Further it will lead to total failure of

IAY housing scheme, because if SC beneficiaries is not coming forward, then, **in view of mandatory 60% clause, DRDA will not be in a position to extend benefits to other communities also.**

Under 20 Point Programme, MoRD, GOI is fixing higher targets. GOI has fixed the target of 1370 houses for 2009-10 and 1218 for 2010-11. But State Exchequer was not in a position to provide additional amount under State share of IAY(State scheme) . Accordingly, GOI has been addressed in various forums to reduce UTs Target to 300 houses per year and was trying to maintain

Further, since state allocation reduced to ₹70.00 lakhs during 2010-11, the targets under State share of IAY has reduced further accordingly. Besides, MoRD, GoI has been addressed for relaxation of IAY Guidelines in respect of this UT first for reduction of targets, mandatory SC quota , relaxation of IAY Wait List under IAY.

In order to cover SC beneficiaries under IAY, it is proposed to grant an enhanced subsidy of ₹1.55 lakhs on par with AD Welfare scheme.

#### **ACHIEVEMENTS DURING 2009-10**

47 houses were constructed(Central subsidy @ ₹ 45,000/- and State Subsidy @ ₹ 55,000/-

#### **LIKELY ACHIEVEMENT DURING 2010-11**

54 houses to be constructed(for 40 SCs UTs addl subsidy @ ₹1,55,000/- subject to Govt. approval (₹62.00 lakhs) and for 14 Non SCs UTs addl subsidy @ ₹ 55,000/-(₹7.70 lakhs)

#### **Strategies proposed and Policy focus for 2010-11:**

On par with other state housing schemes, under IAY also, ₹One lakh is being given as house construction subsidy (Central subsidy @ ₹ 45,000/- and State Subsidy @ ₹ 55,000/- ) GOI has fixed the target of 1370 houses for 2009-10. But in view of scarcity of funds, the State administration could not spare State Additional subsidy to the targets fixed by GOI Hence, GOI has been informed by DRDA that in the U.T. of Puducherry, maximum only a target of 300 houses could be maintained. Further, since state allocation reduced to ₹ 70.00 lakhs during 2010-11, the targets under State share of IAY has reduced further accordingly. Besides, MoRD, GoI has been addressed for relaxation of IAY Guidelines in respect of this UT first for reduction of targets, mandatory SC quota , relaxation of IAY



Wait List under IAY.

To grant subsidy for up gradation of the houses of fishermen under special package programme of IAY who were affected by recent Tsunami to tune of ₹50,000/- (₹15,000 Central + ₹ 35,000/- State) (6301x0.35=₹ 2205.35lakhs) during 2010-11 utilizing the balance funds available with DRDA.

Higher housing subsidy (i.e. ₹ 2.00 lakhs) given by the Adi Dravidar Welfare Department for SC people, Subject to Govt. approval, 300 houses will be constructed (Central subsidy @ ₹ 45,000/- and State Subsidy @ ₹ 55,000/- for Non SCs & @ ₹1,55,000/- for SCs). For Non SCs previous years funds are available with DRDA. So, subject to Govt. approval, for constructing 300 houses (180 houses for SCs(60%)) in 2011-12, ₹279.00 lakhs (180X1,55,000) has been proposed under the scheme and the entire allocation will be considered as SCP component. State Subsidy Required @ ₹1,55,000 for 180 SC beneficiaries - ₹ 279.00 lakhs and ₹ 66 lakhs for 120 Non SCs @ ₹0.55 lakh/per beneficiary on par with other State Housing schemes. In toto, ₹345.00 lakhs

#### **PROPOSED TARGET FOR 2011-12**

300 houses to be constructed (for 180 SCs(60%) and for 120 non SCs subject to Government approval for additional subsidy.

## OUTLAY AT A GLANCE

Sector : HOUSING

No. of Schemes : 14

Department : 1. PUBLIC WORKS  
 2. POLICE  
 3. CO-OPERATIVE  
 4. TOWN & COUNTRY PLANNING  
 5. SURVEY & LAND RECORDS  
 6. ADI-DRAVIDAR WELFARE  
 7. DRDA

(₹ in lakh)

Eleventh Five Year Plan 2007-12 Approved Outlay	:	82717.95
Annual Plan 2007-09 Actual Expenditure	:	14123.55
Annual Plan 2009-10 Actual Expenditure	:	11794.45
Annual Plan 2010-11 Approved Outlay	:	30465.87
Annual Plan 2010-11 Revised Outlay	:	22193.87
Annual Plan 2011-12 Proposed Outlay	:	27013.87

(₹ in lakh)

Sl. No.	Name of the Scheme	Eleventh Five Year Plan 2007-12	Annual Plan 2007-09	Annual Plan 2009-10	Annual Plan 2010-11		Annual Plan 2011-12
		Approved Outlay	Actual Expdr.	Actual Expdr.	Approved Outlay	Revised Outlay	Proposed Outlay
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

### **PUBLIC WORKS**

1.	Construction, Strengthening and Maintenance of Govt. Residential building	4564.47	726.94	458.29	500.00	529.00	500.00
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### **POLICE**

2.	Police Housing Scheme	4099.06	541.34	258.10	250.00	250.00	250.00
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### **CO-OPERATIVE**

3.	Financial assistance to Housing Co-operatives	3460.47	498.90	325.00	350.00	350.00	350.00
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(₹ in lakh)

Sl. No.	Name of the Scheme	Eleventh Five Year Plan 2007-12	Annual Plan 2007-09	Annual Plan 2009-10	Annual Plan 2010-11		Annual Plan 2011-12
		Approved Outlay	Actual Expdr.	Actual Expdr.	Approved Outlay	Revised Outlay	Proposed Outlay
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

**TOWN & COUNTRY PLANNING**

4.	Land acquisition and development	1000.00	7.25	0.00	200.00	200.00	200.00
5.	Slum Upgradation Programme	2000.00	614.58	1285.90	615.60	615.60	615.00
6.	Housing Board Grants-in-Aid	1500.00	506.00	75.00	275.00	275.00	275.00
7.	Training Centre for Artisans / Masons	200.00	90.00	50.00	60.00	60.00	60.00
8.	Shelter for houseless poor	51500.00	7105.28	5913.10	6249.40	3249.40	3250.00
9.	Construction of Sanitary latrine to BPL families	1000.00	300.00	0.00	0.00	0.00	0.00
10.	Basic services to Urban Poor and Integrated Housing and Slum Development (JNNURM)	6874.78	1423.45	1962.64	3230.87	2780.87	3230.87
	<b>Sub-Total</b>	<b>64074.78</b>	<b>10046.56</b>	<b>9286.64</b>	<b>10630.87</b>	<b>7180.87</b>	<b>7630.87</b>

**SURVEY & LAND RECORDS**

11.	Distribution of free house sites to landless labourers in rural areas	2049.53	326.74	233.91	400.00	400.00	200.00
12.	Rural housesites-cum-house construction	--	101.50	--	--	--	--
	<b>Sub-Total</b>	<b>2049.53</b>	<b>428.24</b>	<b>233.91</b>	<b>400.00</b>	<b>400.00</b>	<b>200.00</b>

(₹ in lakh)

Sl. No.	Name of the Scheme	Eleventh Five Year Plan 2007-12	Annual Plan 2007-09	Annual Plan 2009-10	Annual Plan 2010-11		Annual Plan 2011-12
		Approved Outlay	Actual Expdr.	Actual Expdr.	Approved Outlay	Revised Outlay	Proposed Outlay
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>ADI DRAVIDAR WELFARE</b>							
13.	Grant of subsidy for construction of low cost dwelling units to SC people	3256.10	1591.57	1174.48	2452.00	1914.00	2200.00
	Negotiated Loan	--	--	58.03	15813.00	11500.00	15813.00
	<b>Sub-Total</b>	<b>3256.10</b>	<b>1591.57</b>	<b>1232.51</b>	<b>18265.00</b>	<b>13414.00</b>	<b>18013.00</b>
<b>DRDA</b>							
14.	State share of IAY	1213.54	290.00	0.00	70.00	70.00	70.00
<b>Total</b>		<b>82717.95</b>	<b>14123.55</b>	<b>11794.45</b>	<b>30465.87</b>	<b>22193.87</b>	<b>27013.87</b>