

ODISHA BUILDING & OTHER CONSTRUCTION WORKERS' WELFARE BOARD.
(OFFICE OF THE LABOUR COMMISSIONER: ODISHA: BHUBANESWAR)

No. 1324(30) /Dated, Bhubaneswar, the 16-06-2016

From

Roopa Mishra, I.A.S.,
Labour Commissioner, Odisha-cum-
Member Secretary, OB&OCWWB,
Bhubaneswar.

To

All Collectors.

Sub: Modified Guidelines of "Nirman Shramik Pucca Ghar Yojana (NSPGY)" for rural areas.

Madam / Sir,

On the above subject, I am to inform that the Govt. in Labour & ESI Department has notified the modified Guidelines of "Nirman Shramik Pucca Ghar Yojana (NSPGY)" for rural areas vide their Resolution No.4536 Dtd. 10.06.2016. Copy of the same is enclosed herewith for your information.

In this connection, I am to request you to go through the modified guidelines and initiate necessary action for implementation of the scheme accordingly henceforth in your district, positively .

Encl: As above.

Yours faithfully,

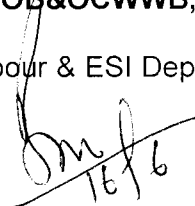


16/6

**Labour Commissioner, Odisha-cum-
Member Secretary, OB&OCWWB, BBSR.**

Memo No. 1325 /Dt. 16-06-2016

Copy submitted to the Principal Secretary to Government, Labour & ESI Department, Odisha, Bhubaneswar for favour of kind information.

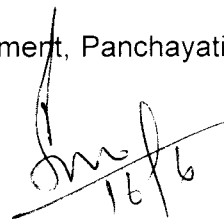


16/6

**Labour Commissioner, Odisha-cum-
Member Secretary, OB&OCWWB, BBSR.**

Memo No. 1326 /Dt. 16-06-2016

Copy submitted to the Commissioner-cum-Secretary to Government, Panchayati Raj Department for favour of kind information and necessary action.

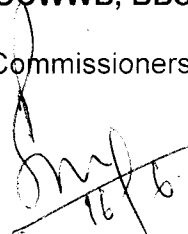


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**Labour Commissioner, Odisha-cum-
Member Secretary, OB&OCWWB, BBSR.**

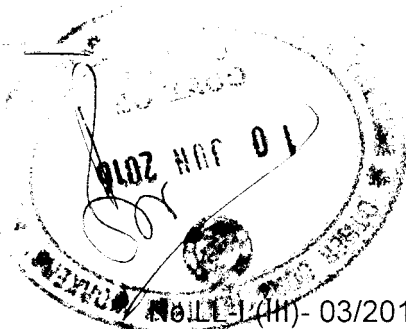
Memo No. 1327(55) /Dt. 16-06-2016

Copy to all Deputy Labour Commissioners // Asst. Labour Commissioners // District Labour Officers for information and immediate necessary action.



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**Labour Commissioner, Odisha-cum-
Member Secretary, OB&OCWWB, BBSR.**



GOVERNMENT OF ODISHA
LABOUR & ESI DEPARTMENT

RESOLUTION

NO. LLE-1 (H)- 03/2016 **4536** / Bhubaneswar, dated the 10th June, 2016.

Sub:- Modified guidelines of "Nirman Shramik Pucca Ghar Yojana (NSPGY)" for rural areas.

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. To meet the housing needs of building and other construction workers registered under the Odisha Building & Other Construction Workers' Welfare Board, who do not have their own pucca house and who have not availed of housing assistance under any other Government scheme (of the State or Central Governments), this Scheme called "**Nirman Shramik Pucca Ghar Yojana (NSPGY)**" has been launched.

2. **Components of the Scheme:**

"Nirman Shramik Pucca Ghar Yojana (NSPGY)" has the following components:

Construction of new pucca house for registered building workers/ families, who do not have their own pucca house and who have not availed of housing assistance under any other Government schemes (of the State or Central Governments).

A new house means a house constructed with a minimum carpet area of at least 25 sq. mtrs. excluding the toilet. The beneficiary should be encouraged to build toilets in the pucca house. A pucca house means that it should be able to withstand normal wear & tear due to usage and natural forces including climatic conditions. It should have RCC foundation, wall of Fly ash bricks/ Burnt bricks / stones (Packed with lime or cement)/ cement concrete, etc. and mandatorily be of RCC roof to ensure quality and durability. The expected life of the structure must be a minimum of 30 years.

3. **Funding Pattern:**

3.1 "Nirman Shramik Pucca Ghar Yojana (NSPGY)" is a scheme purely funded by the Odisha Building & Other Construction Workers' Welfare Board 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 For this purpose, the Board shall prepare a budget for each financial year, based on actual field enquiry and release funds to the Panchayati Raj Department for that year as per number of eligible beneficiaries. The Panchayati Raj Department will release the funds to the districts, in the pattern of Biju Pucca Ghar Yojana (BPGY).

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4. **Unit Cost:**

The unit cost under "Nirman Shramik Pucca Ghar Yojana (NSPGY)" for new construction of dwelling house is Rs.1,20,000/- for Non-IAP beneficiaries and Rs.1,30,000/- for IAP beneficiaries. This can be revised by the State Government from time to time at par with Biju Pucca Ghar Yojana (BPGY).

5. **Target Group and Eligibility Criteria:**

- 5.1 A building worker between the age of 18 years and 60 years having existing valid registration with the Odisha Building and Other Construction Workers' Welfare Board under the Building and Other Construction Workers (RE&CS) Act at least for a continuous period of 3 years will be eligible for assistance under the "Nirman Shramik Pucca Ghar Yojana".
- 5.2 This assistance will be available only to the registered beneficiary, who does not have own pucca house and who has not availed of housing assistance under any other Government scheme (of the State or Central Governments).
- 5.3 A family will be considered as a unit for this assistance. Family means the husband or wife and minor sons and unmarried daughters of the building workers and the parents solely dependent on him/ her. No other family member can claim separate assistance under this scheme, even if he/ she is registered as a beneficiary under the Odisha Building and Other Construction Workers' Welfare Board.
- 5.4 The house should be constructed over own land of the beneficiary or his/her family member. Steps may be taken to provide homestead land to the landless beneficiary or any of his/her family members under the existing schemes of the Govt. to enable them to avail of the assistance. Under no circumstances should the house be built on encroached land.
- 5.5 The beneficiary families those who have already availed, been allotted or been selected as beneficiary for housing assistance under any other Govt. Scheme (of the State or Central Govt.) will be excluded from availing assistance under this scheme.

6. **Setting of Target and Selection Procedure:**

- 6.1 The Physical Targets for each district will be set by the District Collector at district level annually in proportion to the number of registered construction workers of a particular district, who have been validly registered with the Board for at least a continuous period of 3 years. This information will be collected from the District Labour Officer.
- 6.2 The District Labour Officer will prepare/ shortlist the block-wise database of the eligible registered beneficiaries having existing valid registration with the Odisha Building and Other Construction Workers' Welfare Board, on the basis of payment of annual contribution and submit it to the District Collector.

- 6.3 The District Collector will cause enquiry into each case through the PD, DRDA and field functionaries of the Panchayati Raj Department to ascertain whether these beneficiary families meet the eligibility criteria spelt out under point 5 of these guidelines. The District Collector will also cause verification of the beneficiary data as per SECC 2011 data (as updated from time to time) through the PD, DRDA, to verify the eligibility of the beneficiaries.
- 6.4 After field enquiry into eligibility and verification of SECC data, the District Collector will finalise the block-wise list of eligible construction workers for the district. This list will be prepared in order of priority, keeping the workers who were registered earlier at the top of the list and those registered later, lower down in the list. The final list for the district may also be modified by the District Collector, during the financial year, on reasonable ground.
- 6.5 The final block-wise list will be communicated by the District Collector to the OB&OCWW Board, Labour & ESI Department and Panchayati Raj Department.
- 6.6 The beneficiary list received from the District Collectors will be sanctioned by the OB&OCWW Board and that will be the physical target for that year. The sanctioned list will be communicated to the Panchayati Raj Department for implementation.
- 6.7 The Panchayati Raj Department will communicate the sanctioned block-wise list to the District Collector and the said list will be communicated by the District Collector to the BDOs, who will issue work orders from the sanctioned list.
- 6.8 In case of death of a beneficiary in the sanctioned list, who has been issued work order under this scheme, the assistance may be extended to his/ her family as detailed in point 5.3 of these guidelines, subject to due sanction by the Board.
- 6.9 The Panchayati Raj Department will transfer the fund to the beneficiary.
- 6.10 The Financial Allocation will be made by the OB&OCWW Board to the Panchayati Raj Department district wise as per the Physical Target and Unit Cost.
- 7. Financial Management:**
- 7.1 The OB&OCWW Board will release funds to the Panchayati Raj Department, upto the financial limit fixed for that year.
- 7.2 The Panchayati Raj 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.
- 7.3 All payment will be made to the beneficiaries through e-transfer using the Direct Account Transfer/ NEFT/RTGS/electronic fund management system (eFMS) platform.
- 7.4 There shall be separate A/c at DRDA/ Block level in a public Sector Bank/Nationalized Bank/Government Bank allowed to handle Government business for any expenditure incurred at their level.

- 7.5 The interest accrued on deposit of "Nirman Shramik Pucca Ghar Yojana (NSPGY)" fund shall be treated as part of "Nirman Shramik Pucca Ghar Yojana (NSPGY)" fund and will be utilized for the scheme only.
- 7.6 All such accounts will be audited by AG, Odisha/ CAG/ CA Firm of the Board.
- 7.7 The Block shall be the Implementing Agency.
- 7.8 Over all supervision will be made by Collectors/PD, DRDA.
- 7.9 Government may also make direct credit to the accounts of beneficiaries through centralized account at State/District level using the e-FMS.

8. Strategy for Implementation:

- 8.1 Houses under "Nirman Shramik Pucca Ghar Yojana (NSPGY)" shall be constructed by the beneficiaries themselves.
- 8.2 Blocks will be the Implementing Agencies for "Nirman Shramik Pucca Ghar Yojana (NSPGY)" under the control, direction and supervision of the District collector.
- 8.3 The layout, size and type of design of the "Nirman Shramik Pucca Ghar Yojana (NSPGY)" Dwelling Units shall be as per the preference of the beneficiary.
- 8.4 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.
- 8.5 ABDO / JE / GPTA / GPEO / PA / PEO in-charge of concerned GP / any such officer in charge of concerned Ward will supervise construction / completion of houses. He / She will also render necessary technical assistance if required by the beneficiary.
- 8.6 Release of funds to beneficiary will be as per stages of construction. Release of funds will be made to the beneficiary after eye estimation and spot verification of ABDO/ JE/GPTA/ GPEO/PA/PEO.
- 8.7 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:

Instalment	Level	Amount (In Rs.)	
		IAP District	Non-IAP District
1 st	On the date of issuance of work order	20,000	20,000
2 nd	On completion up to the plinth level	35,000	30,000
3 rd	On completion up to roof level	45,000	40,000
4 th	After completion of the house in all respect including the sanitary latrine and beneficiary starts living in the house	30,000	30,000
Total		1,30,000	1,20,000

- 8.8 The 2nd and 3rd instalments will be credited to beneficiary account by the BDO within a week of receipt of the report of the eye estimation, spot verification and photographic evidence of stage of construction by the ABDO/ AE/ JE/ GPTA/ GPEO/ PA/ PEO/ other field level functionary.
- 8.9 On completion, the beneficiary will fix a Display Board in the front-wall of the house indicating name of the Scheme, name of the beneficiaries, year of sanction, amount spent and unit cost, after which the 4th instalment will be released.
- 8.10 In addition, the beneficiaries may avail benefits like convergence with IHHL under SBM, potable drinking water supply system, Electrification under DDUGVY / BGJY, Unskilled wages and Land Development under MGNREGS, Social Security under AABY/ RSBY, if they are eligible for assistance as per the respective schemes.
- 8.11 The fund under the Scheme shall be credited to the beneficiary account through Direct Account Transfer/ NEFT/RTGS/ electronic fund management system (eFMS), No other form of payment to the beneficiaries will be made under the Scheme.

9. **Construction of House:**

The houses under NSPGY will be ordinarily completed within a year from the date of issuance of Work Orders.

10. **Monitoring:**

- 10.1 District Collector will ensure proper implementation of the Scheme.
- 10.2 PD, DRDA will be personally responsible at District level and BDO at Block level.
- 10.3 BDOs at Block level will inspect at least 10% of houses under construction.
- 10.4 District Level Officers will inspect at least 1% of houses.
- 10.5 APD (RH) will inspect 10% of the houses of the District.
- 10.6 AawaasSoft and Dashboard Monitoring System of Panchayat Raj Department will be used as the key monitoring tool for review of the Nirman Shramik Pucca Ghar Scheme.
- 10.7 BDOs will ensure timely updating of AawaasSoft.
- 10.8 Standard / Model Work Order issuance form may be used which has been circulated by the Panchayati Raj Department vide letter No. 24031 dt-25.09.2013 with due modification and it may spell out all other entitlement of beneficiary in addition to housing assistance.
- 10.9 Each month PD, DRDA will submit Physical and Financial Progress to MIS Section of the Panchayati Raj Department and to the Board.

11. Administrative Contingency:

Four percent of the allocated funds under the scheme can be utilised for administering the scheme at State, District and Block level. Eligible items of expenditure under administrative expenses will be as per the Biju Pucca Ghar Yojana (BPGY) Guidelines.

12. Convergence & Innovation:

Districts can implement innovative methodology/technology and make convergence with other schemes with prior approval of Panchayati Raj Department.

13. Miscellaneous:

13.1 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.

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

13.3 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 Department.

13.4 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.

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

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

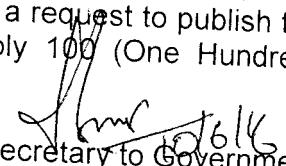
G. Srinivas

Principal Secretary to Government

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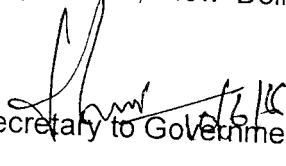
Memo No. 4537 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to the Gazette Cell in charge, Odisha Gazette Cell, C/o-Commerce Department, Odisha Secretariat, Bhubaneswar with a request to publish the Resolution in the extraordinary Odisha Gazette and to supply 100 (One Hundred) copies to this Department.

 10/6/16
Joint Secretary to Government

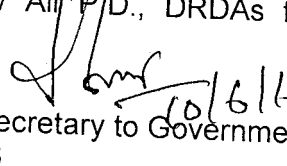
Memo No. 4538 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to the Director General, Labour Welfare, Government of India, Ministry of Labour and Employment, Jaisalmer House, Mansingh Road, New Delhi-110011 for information.

 10/6/16
Joint Secretary to Government

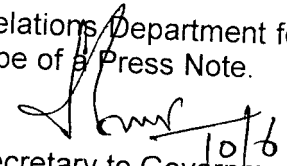
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Memo No. 4539 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to the Commissioner-cum-Secretary to Government, Panchayati Raj Department / Labour Commissioner-cum-Member Secretary, Odisha Building & Other Construction Workers' Welfare Board, Bhubaneswar / All Departments of Government / All Heads of Departments / All Collectors/ All P.D., DRDAs for information and immediate necessary action.

 10/6/16
Joint Secretary to Government

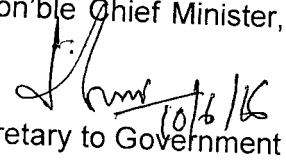
Memo No. 4540 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to the Director, Information and Public Relations Department for information and wide publicity of the above Resolution in the shape of a Press Note.

 10/6/16
Joint Secretary to Government

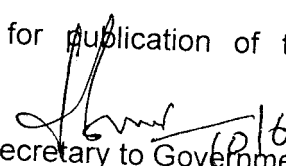
Memo No. 4541 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to Private Secretary to Chief Minister, Odisha / Private Secretary to Minister, Labour and ESI, Odisha / Principal Private Secretary to Principal Secretary to Government, Labour and ESI Department for information of Hon'ble Chief Minister, Hon'ble Minister and Principal Secretary, Labour & ESI.

 10/6/16
Joint Secretary to Government

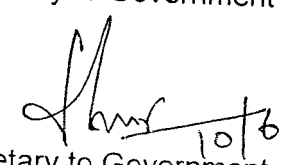
Memo No. 4542 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to I.T. Centre, Odisha Secretariat for publication of the Resolution in the website.

 10/6/16
Joint Secretary to Government

Memo No. 4543 / LESI, Bhubaneswar, dated the 10th June, 2016

Copy forwarded to Guard File for information.

 10/6/16
Joint Secretary to Government