

बिहार सरकार  
ग्रामीण विकास विभाग

पत्रांक 166018  
ग्रा0वि0-5/इं0आ0यो0(पृच्छा)-102-45/2013

पटना, दिनांक 09/10/2013

प्रेषक,

अमृत लाल मीणा,  
सरकार के सचिव ।

सेवा में,

सभी जिला पदाधिकारी,  
सभी उप विकास आयुक्त ।

विषय :- इंदिरा आवास के लाभुकों को मकान के ऊपर इंदिरा आवास का निर्माण कराने की अनुमति के संबंध में ।

महाशय,

उपर्युक्त विषय के संबंध में कहना है कि इंदिरा आवास योजना का उद्देश्य बेघर बी.पी.एल. परिवारों को आवास की समस्या का स्थायी समाधान किया जाना है । इस योजना के अंतर्गत आवास निर्माण के लिए कोई प्राक्कलन अथवा नक्शा निर्धारित नहीं है । शौचालय निर्माण के लिए आवश्यक स्थान को छोड़कर मात्र आवास निर्माण का क्षेत्र 20 वर्ग मीटर निर्धारित है । क्षेत्र भ्रमण के दौरान यह पाया जा रहा है कि लाभुकों को आवास निर्माण के लिए भूमि उपलब्ध नहीं रहने अथवा आवास निर्माण के लिए निर्धारित 20 वर्ग मीटर से कम भूमि उपलब्ध रहने की स्थिति में प्रतीक्षा सूची में क्रम आने पर भी इंदिरा आवास का आवंटन अवरुद्ध रहता है ।

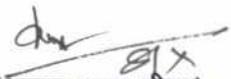
भारत सरकार, ग्रामीण विकास मंत्रालय द्वारा जून 2013 में निर्गत मार्गदर्शिका की कंडिका-3.2.1 (प्रति संलग्न) में इंदिरा आवास योजनान्तर्गत Duplex मकान अथवा अधिकतम तीन मंजिली मकान निर्माण कराने का प्रावधान किया गया है ।

उपर्युक्त परिप्रेक्ष्य में वैसे लाभुक जिनके पास 20 वर्ग मीटर से कम भूमि उपलब्ध है, उन्हें दो मंजिला मकान निर्माण कराने की अनुमति के साथ इंदिरा आवास आवंटित किया जा सकता है, बशर्ते कि आवास निर्माण का कुल क्षेत्रफल शौचालय का स्थान छोड़कर 20 वर्ग मीटर से अन्यून हो ।

इस संबंध में अग्रेत्तर कार्रवाई सुनिश्चित की जाय ।

अनुलग्नक :- यथोक्त ।

विश्वासभाजन

  
(अमृत लाल मीणा)  
सरकार के सचिव

जापांक 166018 पटना, दिनांक 09/10/2013

प्रतिलिपि- (अनुलग्नक सहित) सभी प्रमंडलीय आयुक्त/आप्त सचिव, मंत्री, ग्रामीण विकास विभाग, बिहार, पटना को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित ।

  
सरकार के सचिव



## CHAPTER – 3

### SALIENT FEATURES OF THE SCHEME

#### 3.1 Target group

Indira Awaas Yojana is essentially a public housing scheme for the houseless poor families and those living in dilapidated and kutcha houses with a component for providing house sites to the landless poor as well. The scheme is designed to enable Below Poverty Line (BPL) households identified by the community through Gram Sabhas following criteria suggested for such identification from time to time, to build their houses or get house sites with financial and technical assistance from the Government.

#### 3.2 Components of the scheme:-

IAY has the following components:

##### 3.2.1 Assistance for construction of a new house

The unit cost of an IAY house in plain areas and in hill states and difficult areas (including IAP districts) would be as given in the Schedule attached. Difficult areas are those where due to reasons like low availability of materials, poor connectivities and adverse geographic, climatic and geological conditions, the cost of construction goes up significantly. The identification of 'difficult area' within a State shall be done by the State Government based on the methodology developed by it and approved by the Empowered Committee for the programme. Village Panchayats may be treated as the unit.

**Note:** A 'new house' would mean a house constructed with a minimum built up area of at least 20 sq. mts. excluding the toilet. IAY house has to be 'pucca' in the sense that it should be able to withstand normal wear and tear due to usage and natural forces including climatic conditions, with reasonable maintenance, for at least 30 years. It should have roof of permanent material and its walls should be capable of withstanding local climatic conditions and need to be plastered only when the outer surface of the walls is erodible. Any building technology which helps achieve durability of 30 years can be adopted by the State Government including mud and bamboo houses constructed with appropriate specifications. Materials and technologies approved by reputed organizations like HUDCO,

BMPTC, IITs, engineering colleges and eminent NGOs in the field of building construction could be used. Technologies and materials which have BIS specifications may also be included. Reuse/recycling of used construction material is permitted. 'Green Technologies need to be specially encouraged. If any new technology is to be adopted, prior approval may be taken of the Empowered Committee or any agency approved by the Empowered Committee. The beneficiary should have the final informed choice of materials and technology.

Every house should include a toilet, soak pit and compost pit. Smokeless chulhas should also be included, which however can be dispensed with wherever households have an LPG /biogas connection. Roof water harvesting system as appropriate locally should also be set up. Every household should be actively encouraged to construct a bathroom.

If States provide additional assistance, minimum built up area can be enhanced. Maximum area can be fixed by States to prevent people from falling into debt.

Normally, individual buildings alone may be taken up under the scheme. Wherever the beneficiaries specifically so prefer, duplex housing can be permitted. In congested localities where the cost of land is very high, the beneficiaries may be allowed to construct multi-storey building with each floor being given to one family. In such cases, it shall not exceed three floors including the ground floor and there should be a multi-party agreement with the State Government specifying the construction and maintenance responsibilities.

### 3.2.2 Upgradation of kutcha or dilapidated houses:

This would involve upgradation of roof/walls, repair/replacement of parts and the like. Upgradation may reuse/recycle materials. Through use of additional material/replacement of material, changes in design enabling durability, and/or better workmanship, the house should, with reasonable maintenance, be capable of lasting at least 30 years. Assistance would be as given in the Schedule to the guidelines.

**Note:** A 'kutcha' house is one in which walls and/or roof is made of material, such as un-burnt bricks, bamboos, mud, grass, reeds, thatch, loosely packed stones, etc which are not durable due to inappropriate application of techniques and are not able to withstand normal wear and tear.