



## ABSTRACT

Announcement 2021-2022 – Introduction of a Housing Scheme to the registered members of the Tamil Nadu Construction Workers Welfare Board for construction / procurement of tenements constructed by Tamil Nadu Urban Habitat Development Board - Orders - Issued.

### LABOUR WELFARE AND SKILL DEVELOPMENT (I2) DEPARTMENT

G.O.(Ms.) No.7

Dated: 10.01.2022

பிலவ வருடம், மார்கழி 26  
திருவள்ளூர் ஆண்டு-2052

Read:

1. Announcement made by the Hon'ble Minister of Labour Welfare and Skill Development, dated 04.09.2021.
2. From the Secretary, Tamil Nadu Construction Workers Welfare Board letter No.B2/14597/2021, dated 06.10.2021 and 19.11.2021.
3. From the Principal Secretary / Commissioner of Labour letter No.W4/29009/2021, dated 11.10.2021 and 19.11.2021.

### ORDER:

The Hon'ble Minister for Labour Welfare and Skill Development has made the following announcement on 04.09.2021 during the Budget Session 2021-2022:-

“தமிழ்நாடு கட்டுமானத் தொழிலாளர் நல வாரியத்தில் பதிவு பெற்ற, சொந்தமாக வீடு இல்லாத கட்டுமானத் தொழிலாளர்களுக்கு அவர்கள் சொந்தமாக வீட்டு மனை வைத்திருந்தால் அவர்களாகவே வீடு கட்டிக்கொள்ள நிதி உதவி வழங்குவது அல்லது தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரியத்தால் ஏற்கனவே கட்டப்பட்டுள்ள குடியிருப்புகளில் ஒதுக்கீடு பெற நிதி உதவி அளிக்கும் திட்டம் அறிமுகப்படுத்தப்படும்”.

2. In the letters third read above, the Principal Secretary / Commissioner of Labour has stated that the Secretary, Tamil Nadu Construction Workers Welfare Board has

(P.T.O.)

submitted a proposal, to provide Rs.4.50 lakh financial assistance to the registered members of the Tamil Nadu Construction Workers Welfare Board for construction of houses in their own lands / procurement of tenements constructed by Tamil Nadu Urban Habitat Development Board and also to meet this expenditure out of the funds of Tamil Nadu Construction Workers Welfare Board.

3. After careful consideration, the Government accept the proposal of the Commissioner of Labour and hereby accord permission for the introduction of a Housing Scheme to the Registered Members of the Tamil Nadu Construction Workers Welfare Board and to provide Rs.4.00 lakh as financial assistance to the registered members of the Tamil Nadu Construction Workers Welfare Board for construction of houses in their own lands/ procurement of tenements constructed by Tamil Nadu Urban Habitat Development Board and to incur the expenditure from the funds of Tamil Nadu Construction Workers Welfare Board and stipulate the following conditions.

- i. Beneficiary shall be selected from among the members based on the date of registration in the Tamil Nadu Construction Workers Welfare Board and seniority list shall be made accordingly by the Tamil Nadu Construction Workers Welfare Board.
- ii. The beneficiaries of the housing scheme can choose either of the two streams for availing financial assistance viz. Beneficiary Led Construction (BLC) and allotment of tenements constructed by the Tamil Nadu Urban Habitat Development Board.
- iii. In the BLC stream minimum unit size of construction of house is 300 Sq.ft. for which unit cost of Rs.2.76 lakhs and an additional cost of Rs.1.25 lakh shall be sanctioned. Under the BLC if the land owned by the beneficiary is in rural area the release of the above mentioned assistance will be through District Rural Development Agency (DRDA) following the norms prescribed under the Pradhan Mantri Awas Yojana (Rural) (PMAY(R)) scheme and if it is in urban area the assistance is released through the Tamil Nadu Urban Habitat Development Board following the appropriate norms under Pradhan Mantri Awas Yojana (Urban) (PMAY(U)).
- iv. If the beneficiary opts for a tenement constructed by the Tamil Nadu Urban Habitat Development Board following the norms under PMAY(U) Scheme the amount to be paid by the beneficiary shall be sanctioned as assistance subject to a maximum of Rs.4 lakhs only.
- v. In the above mentioned streams the financial assistance is restricted to Rs.4.00 lakh (a sum of Rs.2.76 lakh as unit cost and Rs.1.25 lakh as additional cost) shall be borne by the Tamil Nadu Construction Workers Welfare Board as Housing Scheme Assistance to the beneficiary.
- vi. The actual number of members of Tamil Nadu Construction Workers Welfare Board who will avail this scheme is not known and if the number of beneficiaries is more than 10,000 then it may be restricted to 10,000 beneficiaries per annum.

- vii. The Tamil Nadu Construction Workers Welfare Board has to pass a resolution to incur this recurring expenditure for providing financial assistances to the members of the board. The eligibilities/conditions and guidelines for providing financial assistance under this scheme as given in Annexure shall scrupulously be followed.

4. The following State Level Co-ordination Committee / District Level Co-ordination Committee with the following as members shall be constituted to monitor the selection of beneficiaries and distribution of the Housing Scheme Assistance under this scheme.

**State Level Co-ordination Committee:-**

- 1) Secretary to Government, Labour Welfare and Skill Development Department.
- 2) Principal Secretary/Commissioner of Labour.
- 3) Commissioner, Rural Development and Panchayat Raj Department.
- 4) Managing Director, Tamil Nadu Urban Habitat Development Board.
- 5) Representative from Finance Department and
- 6) Secretary, Tamil Nadu Construction Workers Welfare Board.

The State Level Co-ordination Committee meeting shall be conducted quarterly to review the effective implementation of the Scheme.

**District level Co-ordination Committee:-**

- 1) District Collector
- 2) Municipal Commissioner / Corporation Commissioner (where house is to be constructed in the Municipal / Corporation Area)
- 3) Project Officer, District Rural Development Agencies (DRDA) (if it comes under Rural area)
- 4) Concerned Executive Engineer from Tamil Nadu Urban Habitat Development Board
- 5) District Assistant Commissioner of Labour (SSS).

The District Level Co-ordination Committee meeting shall be conducted monthly to monitor the status of the claim applications, procedures adopted in Co-ordination with line departments, and expedite the claims and disbursement of Housing Scheme Assistance to the beneficiaries.

5. This orders issues with concurrence of Finance Department, vide its U.O. No.75/ADS(PW/D)/Finance(LW&SD)/2021, Dated 30.11.2021.

**(BY ORDER OF THE GOVERNOR)**

**R. KIRLOSH KUMAR,  
SECRETARY TO GOVERNMENT.**

**To**

The Principal Secretary/Commissioner of Labour, Chennai-600 006.  
The Principal Secretary to Government,  
Rural Development and Panchayat Raj Department, Chennai-600 009.  
The Principal Secretary to Government,  
Housing and Urban Development Department, Chennai-600 009.  
The Secretary, Tamil Nadu Construction Workers Welfare Board, Chennai-600 034.  
All District Collectors (Through Commissioner of Labour)  
The Director, Rural Development and Panchayat Raj, Chennai-600 015.  
The Managing Director, Tamil Nadu Urban Habitat Development Board,  
Chennai-600 005.  
The Principal Accountant General, Chennai-600 018.

**Copy to:**

The Hon'ble Chief Minister's Office, Chennai-600 009.  
The Special Personal Assistant to Hon'ble Minister for Micro, Small and Medium Enterprises, Chennai-600 009.  
The Special Personal Assistant to Hon'ble Minister for Rural Development, Chennai-600 009.  
The Special Personal Assistant to Hon'ble Minister for Finance and Human Resources Management, Chennai-600 009.  
The Senior Personal Assistant to Minister for Labour Welfare and Skill Development, Chennai-600 009.  
The Senior Private Secretary to Secretary to Government, Labour Welfare and Skill Development Department, Chennai-600 009.  
The Finance Department, Chennai-600 009.  
The Labour Welfare and Skill Development (OP2-2) Department, Chennai-600 009.  
SF/SC.(C.No.17853/12/2021)

**//FORWARDED BY ORDER//**

*M. J. Manoj*  
10/11/2022  
**SECTION OFFICER**  
62  
10-01-22

## Annexure

### **I. Eligibility for Housing Scheme:-**

- The scheme shall be for the registered members of the Tamil Nadu Construction Workers Welfare Board.
- The construction workers must be registered with Tamil Nadu Construction Workers Welfare Board for the duration of at least 3 years with periodical renewal.
- The registered construction worker or his family should not own any other pucca concrete houses anywhere.
- Should not have been benefitted under any other housing scheme of the Government.
- Annual income of the proposed beneficiary should be less than Rs.3,00,000/-.
- Should own a site of sufficient dimension to construct minimum 300 sq.feet house. (for availing BLC)
- Should have clear patta for the site in the name of registered construction worker or a joint patta with the registered worker and any other family member. (for availing BLC)

### **II. The beneficiary can avail the Housing Scheme in either of two streams**

- a) Beneficiary Led Construction or
  - b) Allotment of tenements constructed by the Tamil Nadu Urban Habitat Development Board.
- a) **Beneficiary Led Construction**
- Under Beneficiary Led Construction, the minimum unit (house) size is 28 Sq.m. (or) 300 Sq. ft.
  - Beneficiary shall be selected based on date of registration in the Tamil Nadu Construction Workers Welfare Board and seniority list shall be made accordingly.
  - Eligible beneficiaries shall be selected provisionally by the District ACL (SSS) as per the terms and conditions mentioned in this G.O. and the list should contain all the details such as name of the beneficiary, address, registration number, aadhaar number, bank account number, duration of registration, building plan, ownership of land etc.
  - The Assistant Commissioner of Labour (SSS) of the respective district shall examine every application and after due verification shall send the application along with documents to the District Collector for verification that the beneficiary has not availed Housing Scheme Assistance under any other Government Scheme and thereafter to the Tamil Nadu Construction Workers Welfare Board for necessary final approval.

- The District Assistant Commissioners of Labour (SSS) shall handover the list of the final approval order and sanction order of Housing Scheme Assistance to the concerned Block Development Officer (if the site is in Rural area) under intimation to Collector or to the Tamil Nadu Urban Habitat Development Board (if the beneficiary's site is in urban area) for the execution of the Scheme.

**b) Allotment of Tenements constructed by the Tamil Nadu Urban Habitat Development Board:-**

- The Beneficiaries who opts for allotment of Tenements constructed by the Tamil Nadu Urban Habitat Development Board must not have own pucca house either in his name or on any member of his family (Spouse or unmarried children).
- The Beneficiaries would exercise their choice of tenements scheme.
- Eligible beneficiaries shall be selected provisionally by the District ACL (SSS) as per the terms and conditions mentioned in this G.O. and the list should contain all the details such as name of the beneficiary, address, registration number, aadhaar number, bank account number, duration of registration etc., and seniority list shall be made accordingly.
- The Assistant Commissioner of Labour (SSS) of the respective district shall examine every application and after due verification shall send the application along with documents to the District Collector for verification that the beneficiary has not availed Housing Scheme Assistance under any other Government Scheme and thereafter to the Tamil Nadu Construction Workers Welfare Board for necessary final approval.
- The District Assistant Commissioner of Labour (SSS) shall submit the list of eligible beneficiaries along with approval order and sanction order of Housing Scheme Assistance to the Tamil Nadu Construction Workers Welfare Board to hand over to the Tamil Nadu Urban Habitat Board for allotment.

**R. KIRLOSH KUMAR,  
SECRETARY TO GOVERNMENT.**

**//TRUE COPY//**

*M. Srinivasan*  
10/1/22  
**SECTION OFFICER**  
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10.01.22