



**GUIDELINES
FOR
CONSTRUCTION OF HOUSES
(SANCTIONED UNDER INDIRA AWAAS YOJANA OR
SUCH OTHER STATE OR CENTRAL GOVERNMENT
SCHEME)
Under MGNREGA**

**Ministry of Rural Development
Government of India**

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LIST OF ABBREVIATIONS

IAY	Indira Awaas Yojana
AS/FS	Administrative / Financial Sanction
DPC	District Programme Coordinator
GOI	Government of India
GP	Gram Panchayat
GRS	Gram Rozgar Sahayak
Unique ID Number	Unique Identification Number
IHHL	Individual Household latrine
J.EN	Junior Engineer
MGNREGA	Mahatma Gandhi National Rural Employment Guarantee Act
MGNREGS	Mahatma Gandhi National Rural Employment Guarantee Scheme
MoRD	Ministry of Rural Development
MoDWS	Ministry of Drinking Water and Sanitation
PO	Programme Officer
Scheme	Scheme for construction of a weaker section house either under IAY or such other State or Central Govt programme.
SoR	Schedule of Rates
TA	Technical Assistant
TS	Technical Sanction
TSC	Total Sanitation Campaign
NBA	Nirmal Bharat Abhiyan

GUIDELINES FOR TAKING UP UNSKILLED WAGE COMPONENT UNDER MGNREGA IN CONSTRUCTION OF HOUSES SANCTIONED UNDER INDIRA AWAAS YOJANA OR SUCH OTHER STATE OR CENTRAL GOVERNMENT SCHEME

1. CONTEXT:

The Ministry of Rural Development has carried out amendment in Schedule – I, at Para 4 (1) II. (iv), of MGNREGA, vide Notification Dated 3rd January, 2014 that “Unskilled wage component in construction of houses sanctioned under the Indira Awaas Yojana or such other State or Central Government Scheme” can be covered under MGNREGS in creation of individual assets for vulnerable sections (only for households in Paragraph 5 of Schedule-I, MGNREGA).

2. OBJECTIVE:

The objective is to compensate the beneficiary for the foregone wage employment and thereby monetise the hitherto unaccounted unskilled wage component of the construction of houses under IAY or such other State or Central Government Scheme (hereinafter referred to as ‘Scheme’) within the ambit of MGNREGA, so that the durable assets are built up under MGNREGS; and quality of the houses is improved, enhancing the quality of life of rural poor.

3. ACTIVITIES THAT CAN BE UNDERTAKEN UNDER MGNREGA:

Unskilled wage component of construction of new houses sanctioned under the scheme, provided that the assistance from MGNREGA for construction of the house shall be subject to the provisions in Para 7 below.

4. DESIGNS/SPECIFICATIONS:

- (i) The layout, designs and specifications of the house should be as per the guidelines of the respective scheme.
- (ii) The house shall be a pucca and durable structure, in construction of which, MGNREGS encourages use of local designs, use of locally available material, eco-friendly and labour intensive technologies.

5. NON-NEGOTIABLES IN WORK EXECUTION:

- (i) The beneficiary shall have a job card and shall be from the categories specified in Paragraph 5 of the Schedule I of the Act.
- (ii) The work shall be undertaken by the beneficiary herself/himself, unless the beneficiary is physically handicapped or of the age of more than 60 years, unable to do physical work herself/himself.

- (iii) The selection of beneficiaries will be done as per IAY/ scheme guidelines.
- (iv) Wage payments will be paid only through banks/ post office accounts unless exempted by MoRD.
- (v) No contractor and labour displacing machinery will be deployed for construction of house.

6. PROCESSES IN PLANNING AND EXECUTION:

- (i) After selection of the beneficiaries as per the Scheme guidelines, the list will be communicated to the Programme Officer (PO) for inclusion of the same in the shelf of works.
- (ii) A combined AS/FS will be issued for all houses that are approved by Gram Sabha within one GP.
- (iii) The individual house unit will be treated as a MGNREGA work for the purposes of
 - (a) Giving a unique work ID
 - (b) Entry in works & asset register
 - (c) Social Audit by Gram Sabha
 - (d) Evaluation by Vigilance and Monitoring Committee.
- (iv) As and when the beneficiary is ready to take up construction, the PO, based on the requisition of the Gram Rozgar Sahayak (GRS), shall issue a muster roll for each Stage as defined in Para 7 below.
- (v) The muster roll will be maintained by the GRS.
- (vi) The Muster shall be closed at following stages of construction or at stages as decided by the State Government:
 - (a) work up to plinth level,
 - (b) From plinth level to lintel level,
 - (c) From lintel level to roof level
 - (d) From roof level to finishing i.e. completion of the work
- (vii) On closure of the muster at each Stage, the Technical Assistant shall record and certify the satisfactory completion of the stage of house as mentioned above in the M-Book (details of measurement are not needed) and recommend the same for payment for the wage portion of the work.

7. MODE OF EXPENDITURE:

- (i) The total number of unskilled persondays required for construction of a house of at least 20 sq mts as per IAY guidelines is fixed at 95 persondays for north-east and hilly region; and 90 persondays for other areas. The wages for these persondays in lieu of foregone wage employment by the beneficiaries can be paid under MGNREGA over and above the unit cost fixed for IAY/other housing scheme.
- (ii) Each stage of the house shall be recorded as detailed in para 6 (vi) above, and the payment for unskilled wage shall be made as per the persondays indicated in these guidelines.
- (iii) Based on the model estimation of a house of 20 sq mts, the unskilled person days required at different stages of construction is as given below. However, States may

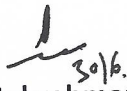
reallocate the given persondays between various stages as per the prevailing practice in the State:

S. No.	STAGES OF CONSTRUCTION	% of total unskilled person days permitted under MGNREGS in completion of house	PERSON DAYS (Out of total 90 unskilled person days permitted in plain areas)	PERSON DAYS (Out of total 95 unskilled person days permitted in hilly, difficult, & IAP distt.)
1.	Up to plinth level	31%	28	30
2.	From plinth level to lintel level	26%	24	25
3.	From lintel level to roof level	11%	10	10
4.	From roof level to finishing	32%	28	30
Total unskilled person days permitted under MGNREGS in completion of house			<u>90</u>	<u>95</u>

- (iv) In construction of IHHL with house, the GP with the help of NBA team will ensure that all activities and supply of material are also planned and executed in such a way that there is continuity in execution and completion of IHHL work with completion of house construction work.

8. MONITORING AND REPORT:

- (i) Progress of construction of the house in convergence of MGNREGS & housing scheme; and MGNREGS & NBA shall be the responsibility of the District Programme Coordinator (DPC) and the agency implementing IAY/other housing scheme and NBA as mentioned in the respective guidelines.
- (ii) The house constructed under the scheme shall be subject to the social audit as laid down in the Audit of Scheme Rules 2011.
- (iii) Details of the houses constructed with this provision and the expenditure incurred shall be entered in the NREGASoft.


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