

**THE PONDICHERRY  
RURAL HOUSE/HUT CONSTRUCTION  
RULES, 1981**

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**1. Short title, application and commencement.**— (i) These rules may be called the Pondicherry Rural House/Hut Construction Rules, 1981.

(ii) They shall apply to the whole of the Union territory of Pondicherry.

(iii) They shall come into force from the date of their publication in the official gazette.

**2. Definitions.**— In these rules unless the context otherwise requires,-

(a) "Advisory Committee" means the Committee constituted by Government for the purpose of selection of eligible beneficiaries for the allotment of free housesites to the landless labourers in rural areas under the Pondicherry Land Grant Rules, 1975 ;

(b) "Deputy Collector" and "Sub-Collector" means the Deputy collectors and Sub-Collector of outlying regions viz., Karaikal, Yanam and Mahe;

(c) "Director" means the Director of Survey and Land Records;

(d) "Family" means a family consisting of the houseless person, his wife, his unmarried son and daughter and dependant parent;

(e) "Form" means a form appended to these rules;

(f) "Government" means the Administrator of the Union territory of Pondicherry appointed by the President under Article 239 of the Constitution;

(g) "Houseless person" means a landless labourer of rural area who has been allotted with a housesite free of cost by the Government of Pondicherry;

(h) "Rural house/hut" means a rural house/hut constructed based on low cost with locally available building materials covering a plinth area not below 18.13 square metre ( 4.9 m. \* 3.7 m.);

(i) "Secretary" means the Revenue Secretary to Government.

(j) "Tahsildar" includes Deputy Tahsildar, Settlement Tahsildar and Settlement Deputy Tahsildar;

(k) "Union territory" means the Union territory of Pondicherry.

**3. Object.**— The object of the scheme is to provide financial assistance of <sup>1</sup> [Rs. 20,000 (Rupees Twenty thousand only)] the landless labourers of rural area who could not build house from his own resources on the free of cost house plot allotted by the Government of Pondicherry to enable him to construct a modest house/hut in on low cost basis with locally available building materials.

**4. Eligibility for subsidy.**— For eligibility of subsidy under these rules, a landless labourer shall be a houseless person as defined in rule 2 and in absolute possession of the site assigned by the Government of Pondicherry.

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1. Substituted by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002

**5. Pre-requisite condition to avail subsidy.**— (i) The houseless person shall construct house/hut in the allotted site covering plinth area of a plot not below <sup>1</sup>[20 square metres (210 square feet)]<sup>1</sup>.

<sup>2</sup> [(ii) \* \* \*]<sup>2</sup>

[<sup>3</sup>(iii) (a) If a houseless person opts for a house by availing the facilities extended by the co-operative Housing Federation/Society (or) any other agency authorised by the Government the subsidy amount payable to the houseless person will be deposited in one lump sum to the co-operative Housing Federation/Society or such other agency.

(b) The specification as prescribed by the co-operative Housing Federation/Society (or) such other agency authorised by the Government to the economically weaker section, for the construction of a house by them will be applicable to the above grant of subsidy.]<sup>3</sup>

**6. Execution of undertaking and bond.**—(i) <sup>1</sup>[ The houseless person shall execute an undertaking in Form 1 to the effect that after the receipt of the subsidy amount he/she/they shall procure housing materials and complete the items of work mentioned in item Nos. (i), (ii), (iii) and (iv) of the schedule appended to these rules with the first instalment of subsidy of Rs. 6,000 and he/she/they shall procure and complete the remaining items of work as mentioned in item Nos. (v), (vi) and (vii) of the schedule appended to these rules with the second instalment of subsidy of Rs. 10,000 and put the roofing/ceiling, install RCC jelly, window, doors and complete the house in all respects. After the construction of the house in all respects, the third and final instalment of Rs. 4,000 shall be paid. As such the subsidy amount be paid in three instalments at Rs. 6,000, Rs. 10,000 and Rs. 4,000 to the beneficiary.

(ii) The houseless person shall execute a bond in Form No. 2 in favour of the Director of Survey and Land Records in respect of Pondicherry region and in favour of the Deputy Collector/Sub-Collector in respect of the outlying regions to the effect that he/she shall not either utilise the subsidy amount for any other purpose other than the purpose intended for in sub-rule (1) of rule 6 or dispose of by sale the roofing materials purchased with the subsidy amount or the house/hut constructed with those housing materials and in the event of failure to construct house/hut as specified in rule 4 and 5 within the scheduled time the whole subsidy amount of <sup>1</sup> [Rs. 20,000 (Rupees Twenty thousand only)]

(iii) The houseless person shall be aware that in the event of his failure to refund the entire amount under the circumstances stated in condition (ii) of this rule, the Government reserves the right to recover the subsidy amount with interest thereof under the Revenue Recovery Act.

**7. Deposit of assignment order.**- The houseless person shall deposit the free housesite "assignment order" granted by the Government of Pondicherry with the Director of Survey and Land Records in respect of Pondicherry region and with the Deputy Collector (Revenue)/Sub-Collector in respect of outlying regions, before the receipt of the subsidy amount and get it back after completion of the construction of house/hut with the subsidy amount.

**8. Inheritance.**- The house/hut constructed with the subsidy by a houseless person could only be inherited but not alienated as in the case of housesite allotted under the Pondicherry Land Grant Rules, 1975.

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1.Substituted by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002

2.Omission by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002

3.Inserted by G.O.Ms No.11 dated 20th March 2000

**9. Making of application.-** (i) Application for rural house/hut construction shall be submitted in Form No. 3 by intending houseless persons to the Director of Survey and Land Records, Pondicherry in respect of Pondicherry region and to the Deputy Collector/Sub-Collector as the case may be, in respect of other outlying regions. The requisite application form may be obtained free of charge from Taluk Office, Sub-Taluk Office, Directorate of Survey and Land Records, Pondicherry and Deputy Collector and Sub-Collector Offices in outlying regions.

(ii) Application shall be submitted in Form No. 3 accompanied by an income certificate obtained from an Officer of the Revenue Department not below the rank of Tahsildar.

**10. Maintenance of register and applications.-** Applications for the construction of house/hut received under rule 9 shall be entered by the Tahsildar in a register maintained in Form No. 4.

**11. Mode of verification by Tahsildar-** (i) Before enquiring into the case of houseless person for subsidy to construct house/hut, the Tahsildar shall verify the records available with him to ascertain whether the houseless person has been already issued with a housesite patta by the Government of Pondicherry.

(ii) He shall verify whether the applications received are appended with necessary certificates duly signed by the respective officers.

(iii) He shall conduct enquires either personally or by his subordinates as to whether the site allotted to him is under his enjoyment or under the enjoyment of anybody else and satisfy himself about the genuineness and eligibility of the case. After satisfying himself, he shall obtain a declaration from the respective houseless person in Form No. 1 and forward with his due recommendation to the Director of Survey and Land Records in respect of Pondicherry region and to the Deputy Collector (Revenue) / Sub-Collector in respect of outlying regions.

**12. Selection of houseless person.-** (i) The Director in respect of Pondicherry region and the Deputy Collector (Revenue) / Sub-Collector in respect of outlying regions shall convene the meeting of the Advisory Committee and place the applications recommended by the Tahsildar before them for their approval.

(ii) The Director in respect of Pondicherry region and the Deputy Collector (Revenue) / Sub-Collector in respect of outlying regions shall submit a list of houseless persons duly approved by the Advisory Committee to the Government for approval.

(iii) The Tahsildar shall communicate the fact of selection for availing subsidy to the houseless person concerned.

(iv) The Tahsildar shall satisfy himself either by personal inspection or by the inspection of his subordinates that the houseless persons have raised the walls in accordance with specifications and plan appended to these rules.

(v) He shall list out such cases and send a report to the Director of Survey and Land Records in respect of Pondicherry region and to the Deputy Collector (Revenue)/ Sub-Collector in respect of the outlying regions with his recommendation that the subsidy may be given to them.

**13. Award of subsidy.-** (i) The Director in respect of Pondicherry region and the Deputy Collection (Revenue)/Sub-Collector in respect of outlying regions after satisfying himself with the report submitted by the Tahsildar shall submit a report to the Government for approval and obtain expenditure sanction with the approved list.

(ii) The Director in respect of Pondicherry region and the Deputy Collector (Revenue)/Sub-Collector in respect of outlying regions shall disburse the subsidy amount of <sup>1</sup> [Rs. 20,000 (Rupees Twenty thousand only)] in two instalments as indicated in rule 6 after obtaining stamped receipts therefor, for the purpose as indicated in rule No. 5.

**14. Mode of inspection by the Tahsildar.-** (i) <sup>1</sup> [The Tahsildar or his subordinates shall make inspection after 15 days from the date of release of first instalment(Rs. 6,000) at the site of the houseless person and satisfy himself that the items of works mentioned in item Nos. (i), (ii), (iii) and (iv) of the schedule are completed from the date of release of first instalment. Similarly he shall make another visit to ensure whether the remaining items of works mentioned in item Nos. (v), (vi) and (vii) are completed by the houseless person after the receipt of second instalment of Rs. 10,000 (Rupees ten thousand only) and finally after the completion of the house in all respects, the third and final instalment of Rs. 4,000 shall be released]<sup>1</sup>.

(ii) The Tahsildar shall submit a report to the Director in respect of Pondicherry region and to the Deputy Collector (Revenue)/Sub-Collector in respect of outlying regions that the houseless persons to whom the subsidy has been sanctioned have completed the construction of house/hut in accordance with the specifications <sup>2</sup>[\*\*\*]<sup>2</sup>.

(iii) The Tahsildar shall make periodical inspection either by himself or by his subordinates to the sites where the houses/huts are constructed by the houseless persons once in six months to ensure that the houses/huts are under the enjoyment of the houseless persons concerned.

**15. Power of Director/Deputy Collector/Sub-Collector.-** The Director in respect of Pondicherry region and the Deputy Collector (Revenue)/Sub-Collector in respect of outlying regions shall be in overall charge of implementing these rules and necessary instructions with regard to their proper enforcement and accounting procedure shall be issued by him from time to time.

<sup>1</sup> [15 A. Notwithstanding anything Contained in these rules, in cases where the first instalment of subsidy @ Rs. 1,500 /Rs. 6,000 each has already been disbursed/claimed, the applicant shall be entitled to the release of the second instalment @ Rs. 1,000 / Rs. 4,000 only] <sup>1</sup>

**16. Interpretations.-** If any doubt arises as to interpretation of these rules, the matter shall be referred to the Government and the decision of the Government thereon shall be final.

## FORM No.1

### UNDERTAKING

I, .....S/o., D/o., W/o., .....  
residing at No..... Street ..... Taluk/Sub-taluk of .....  
in the Union territory of Pondicherry, do hereby solemnly and sincerely affirm and undertake to:

(i) raise walls as specified in rule No. 5 (ii) (a) and (b) before the receipt of the subsidy amount under the Pondicherry Rural House/Hut Construction Rules, 1981; and

(ii) procure and collect all the housing/roofing materials specified in the "Schedule of materials" appended to the rules to a value not below the subsidy amount of <sup>1</sup> [Rs 20,000 (Rupees Twenty thousand only)]<sup>1</sup> and construct and complete the house/hut in accordance with the specification referred to in the rules.

1.Substituted by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002

2.Omission by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002

(iii) I am fully aware that in the event of my failure to procure and construct the house/hut as specified in the rules or dispose of the housing materials purchased with the subsidy amount or the house/hut constructed thereof, I am bound to refund to Government the entire amount of <sup>1</sup> [Rs 10,000 (Rupees Ten thousand only)]<sup>1</sup> in one lumpsum.

(iv) I am also fully aware that in the event of my failure to refund the entire amount as aforesaid the Government reserves the right to recover the said amount with interest thereof under the Revenue Recovery Act.

**Signature of the applicant.**

**FORM No. 2**

**BOND**

Whereas the Government of Pondicherry represented by the Director of Survey and Land Records in respect of Pondicherry region, the Deputy Collector (Revenue)/Sub-Collector in respect of outlying regions, have agreed to grant a sum of <sup>1</sup> [Rs 20,000 (Rupees Twenty thousand only)]<sup>1</sup> as subsidy in <sup>1</sup> [Three instalments i.e. at Rs 6,000, Rs. 10,000 and at Rs 4000]<sup>1</sup> for construction of house/hut as specified in rule 3 and 4 of the Pondicherry Rural House/Hut Construction Rules, 1981;

I, ..... S/o., D/o., W/o., .....  
residing at No..... Street ..... in the Taluk/Sub-taluk of  
..... in the Union territory of Pondicherry hereby undertake not to dispose of either the housing materials that are purchased out of the amount of <sup>1</sup> [Rs 20,000 (Rupees Twenty thousand only)]<sup>1</sup> granted as subsidy or the house/hut constructed with that of the said housing materials, by sale or otherwise and bind myself and my heirs, executors, administrator, legal representatives and assigns to pay to the Director of Survey and Land Records in respect of Pondicherry region, the Deputy Collector (Revenue) / Sub-Collector in respect of outlying regions, who represents the Government of Pondicherry, the whole sum of <sup>1</sup> [Rs 20,000 (Rupees Twenty thousand only)]<sup>1</sup> in lumpsum in the event of violation of any of the rules and regulations stipulated in the Pondicherry Rural House/Hut Construction Rules, 1981.

In witness whereof I have signed this bond this ..... day of  
..... one thousand nine hundred and eighty .....

In the presence of :

- 1.
- 2.

Signature.

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1.Substituted by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002

**FORM No. 3**

**Application form for the grant of subsidy for construction of house/hut under the Pondicherry Rural House/Hut Construction Rules, 1981.**

No.

Commune:

Village

Name:

Taluk:

1. Applicant's- :
  - (i) Name :
  - (ii) Address :
  - (iii) Age :
  - (iv) Occupation :
  - (v) Father's Husband's name :
  
2. Annual income of the applicant :
  
3. (i) Whether the applicant is a scheduled caste :
  - (ii) If so, whether a caste certificate has been attached :
  
4. Details of housesite patta granted under the Pondicherry Land Grant Rules, 1975.
  - (i) Name of village/hamlet :
  - (ii) Name of Commune :
  - (iii) Patta No. and date :
  - (iv) Name of Pattadar and his/her father's/  
husband's name :
  - (v) Re-survey No. :
  - (vi) Extent of the housesite :
  
5. (i) Whether the housesite is vacant ? :
  - (ii) Is it under enjoyment of the allottee of the  
housesite? :

6. (i) Whether any house/hut has been constructed thereon? :

(ii) If so, who is the actual owner of the house/hut? :

### DECLARATION

1. I hereby declare that the above informations furnished by me are true to the best of my knowledge and belief.

2. I also declare that I am prepared to deposit the order of assignment of free housesite issued under the Pondicherry Land Grant Rules, 1975 to the Director of Survey and Land Records/Deputy Collector (Revenue) / Sub-Collector.....and get it back after completion of the house/hut with the subsidy amount of <sup>1</sup>[Rs 20,000 (Rupees Twenty thousand only)]<sup>1</sup>.

Applicant's signature.

Place:

Date:

### <sup>1</sup> [SCHEDULE OF MINIMUM SPECIFICATIN OF THE HOUSE TO BE BUILT WITH THE SUBSIDY

(i) The minimum plinth area shall be 20 sq. mtrs. (210 sq. ft.).

(ii) The foundation shall be of 60cms. x 45 cms. rammed earth foundation (red earth mixed with 5% cement) for good soil condition. If the soil condition is not good, the foundation shall be spread footing of minimum 75 cms. X 45 cms. size with brick jelly lime concrete below the lowest ground level.

(iii) 23 cms. thick, burnt bricks in lime/mud mortar shall be used for wall (or) 14 cms. thick stabilised soil blocks in cement mortar 1:6 shall be used for construction of walls. A height of 2.2 mtrs. in case of cement sheet roofing and 2.8 mtrs. in case of flat roofing.

(iv) A partition wall with stabilised soil blocks with bricks shall be constructed at suitable place to have two rooms, i.e. one for living and another for kitchen.

(v) Both internal and external wall surfaces and flooring shall be plastered with cement. If the walls are constructed with 14 cms. thick stabilised soil blocks in cement mortar 1:6 then external plastering is not necessary and is optional. Internal wall and flooring shall be plastered with cement. Door shall be of 0.9m x 1.8 m. and made of ferro cement. Window/Ventilation shall be provided by means of RCC jelly or with any other wood.

(vi) Flooring shall be provided with fire materials like Madra/Mangalore tiles or cement sheets roofing over Palmyra rafters with countrywood reapers or ferro cement roof channels or RCC filler slab roof.

(vii) Flooring shall be provided with compacted brick jelly layer of minimum 5 cms. thick and smoothly cement mortar plastering ]<sup>1</sup>

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1.Substituted by G. O. Ms. No.3 dated 04-09-2002 in EOG No:36 dt. 06/09/2002



**FORM NO. 4**

**Register for applications seeking financial assistance by houseless person under the Pondicherry rural house/hut construction.**

Commune: \_\_\_\_\_ Village No. and name: \_\_\_\_\_  
 Taluk/Sub-taluk : \_\_\_\_\_

Sl. No.	Name of the applicant and his/her father's/husband's name	Full address of the applicant	Details of housesite assigned under Land Grant Rules by Survey and Land Records Department				Date of receipt of application	Central Registry No. and section No.					
			Patta No. and date	R.S. No. of the site	Name of the village/hamlet or any local name	Extent assigned							
(1)	(2)	(3)	(4a)	(4b)	(4c)	(4d)	(5)	(6)					
Whether the application is duly attached with income certificate	Whether the applicant and the Pattadar is one and the same person	Whether the applicant is eligible for grant of subsidy or not	Initials of Deputy Tahsildar/Tahsildar	Date of selection of the beneficiary by the Advisory Committee	Date of intimation to the beneficiary to raise walls	Date of verification by Revebue Inspector/Deputy Tahsildar as to the construction of walls and report thereof	(7)	(8)	(9)	(10)	(11)	(12)	(13)

Date of release of the first instalment of	Whether the structure of the house/hut is built up with the	Date of release of the 2nd and final instalment	Whether the house/hut constructed as	Date of completion report furnished by the Tahsildar	Date of release of third and final instalment of	Remarks
<sup>1</sup> [Rs.6,000] of the subsidy a mount	first instalment of subsidy	<sup>2</sup> [of Rs. 10,000]	required in the rules		Rs. 4,000	
(14)	(15)	(16)	(17)	(18)	(19)	(20)

1. Substitution vide EOG No. 8 date 07-04-2000
2. Substitution vide EOG No. 36 dated 06-09-2002