

TELANGANA STATE HOUSING CORPORATION LTD.,
H. NO: 3-6-184, St No - 17, HIMAYATNAGAR, HYDERABAD.

From:
Sri G. Ashok Kumar I.A.S.,
Managing Director

To
All District Collectors
in the State

Lr No 7706/TSHCL/E&P/2BHK-GEN/2014

DT: 24 -10-2016

Sir,

Sub: TSHCL - 2BHK Housing - Re-organization of districts - GOs and
Circulars communicated for reference - Reg.,

It is informed that the Government of Telangana is committed to provide 2 Bed Room Houses to all the houseless poor families in the State, through 2 Bed Room Housing Programme in a phased manner. Each house will have 2 Bed Rooms, Hall, Kitchen and Two toilets (Bath-cum-WC) and the plinth area is 560 Sft.

1. 2BHK 2015-16:

1. Government in GO Ms No. 8, DT: 26.09.2015 of Housing Department have sanctioned 60,000 houses in the State, of which 36,000 houses are allotted to Rural areas and 24,000 houses to Urban areas.
2. Government have ordered that, the entire programme in Rural and Urban areas will be implemented by the District Collectors in the districts and by the Commissioner, GHMC, in GHMC area with the following unit costs:

Sl No	Area	Unit cost per house (in Rupees)		
		House	Infrastructure	Total
1	Rural	5,04,000	1,25,000	6,29,000
2	Urban	5,30,000	75,000	6,05,000
3	GHMC	7,00,000	75,000	7,75,000

3. Government in GO Ms No 10, DT: 15.10.2015 of Housing Department have issued guidelines for implementation of 2BHK Housing for selection of beneficiaries, selection of GP/ULBs, the Pattern, Design and Cost, Infrastructure in the colony, procedure for Administrative Sanction, Technical Sanction, Execution, Project Monitoring & Control. Subsequently, Government, vide GO Ms No 12 dated: 26.11.2015 have given amendment to the earlier given guidelines.
4. Government in GO Rt No 3 DT: 06.01.2016 of Housing Department have increased the unit cost of each house/flat under 2BHK in GHMC area from

Rs.5.30 lakhs to Rs.7.00 lakhs and the increase of Rs.1.70 lakhs for each house/flat will be met from funds available with GHMC.

Budgetary Mechanism:

1. Commissioner, Weaker Sections Housing Programme is authorized to approach the Government for release of subsidy from out of the Budget provision 2015-16 as and when the need arises, depending up on the pace of construction of houses sanctioned.
2. Government in GO Ms No 11, DT: 20.11.2015 and amended by GO Ms No 3, DT: 07.01.2016 of Housing Department have accorded permission to Telangana State Housing Corporation to raise loan component of Rs. 3344.76 Crs from M/s HUDCO for implementation of 2BHK by standing State Govt guarantee with budgetary support in the form of interest-free loan during the entire repayment period.

2. 2BHK 2016-17:

Government in GO Ms No 6, DT: 27.04.2016 of Housing Department have accorded sanctioned for construction of 2lakh 2BHK houses in the entire State including GHMC with the following financial pattern:

Area	Unit cost as subsidy (Rs. in lakhs)		
	for house	For infrastructure	Total
Rural	5.04	1.25	6.29
Urban (9 Districts)	5.30	0.75	6.05
GHMC (Urban)	7.00	0.75	7.75

3. Implementation:

1. Majorly R&B, Panchayat Raj, TW and GHMC Departments are identified for execution of 2BHK in the districts so far. Releases to the District Collectors are being made based on the physical progress under housing, infrastructure and preparation of lay-outs etc, based on specific requisition for release of funds.
2. Government have decided to set standards for effective monitoring of physical and financial progress and update the beneficiary data in online by obtaining the data from the concerned executing authorities. The web site www.2bhk.telangana.gov.in is already created and CGG is maintaining 2BHK Beneficiary Data and 2BHK Execution Data for review of day to day activities by the Government. The physical and financial progress and the requisition for release of funds are to be sent online in the TSHCL web site as per the given guidelines.
3. The physical and financial progress and the requisition for release of funds are to be sent online in the TSHCL web site as per the given guidelines.

4. In a meeting with the Minister, IT, MAUD and Minister for Housing, Cement Companies have consented to supply cement to work site @ Rs 230/- per bag exclusively for use of 2BHK Programme. District Collectors will have to place the orders directly to the companies allotted to districts and make payments at district level. Detailed guidelines in this regard will be issued separately.
5. Relevant Government orders and other circulars related to SRQ sanctions, clarifications are uploaded in TSHCL website www.2bhk.telangana.gov.in for public view. Other GOs related to budget allocations, releases are available in web site www.govtorders.in/telangana.
6. Some of the guidelines given from this office for execution of 2BHK are tabulated below for reference:

Sl No	Reference Number	Subject
1	Circular No.1840/2BHK/Progress / 2016, Dt:22.06.2016	Guidelines for entering input data by districts.
2	Circular No. 7706/TSHCL/E&P/ 2BHK-Gen/2014 Dt: 22.06.2016.	Guidelines for preparation of type designs, specifications and required provisions.
3	Circular No. 3236/TSHCL/E&P/ 2BHK-MDK/ Preparation of Lay-outs-Bldgplans/ 2015 Dt: 17.11.2015.	Guidelines for empanelment of Architects for preparation of lay-outs and building plans.
4	Circular No. 3236/TSHCL/E&P/ 2BHK/ Soil testing-Stru designs-BoQs/2015 Dt: 28.12.2015.	Guidelines for empanelment of Consultants for soil testing, structural designs, estimates & BoQs for 2BHK houses and preparation of designs, estimates & BoQs for infrastructure works in the lay-outs.
5	Lr No 7535/E&P/LayOut/TSHCL/ 2010 Dt: 19.02.2016.	Preparation of lay-outs - Expenditure for consulting charges from out of Administrative charges of Infrastructure works of 2BHK colonies.

It is proposed to have District Project Unit (DPU) to monitor sanctions and grounding off 2BHK at district level. Till detailed guidelines are issued in this regard, the District Collectors may open a separate section to monitor 2BHK in the Collectorate.

The District Collectors are requested to take necessary action for effective implementation of 2BHK Housing in the district.

Yours faithfully
Sd/- MD 24.10.2016
Managing Director

Encl: Copies of GOs and Circulars.

//Attested//

Executive Engineer