

**EVALUATION OF WEAKER SECTIONS
HOUSING PROGRAMME IN TRIBAL
AREAS OF VISAKHAPATNAM DISTRICT**



TRIBAL CULTURAL RESEARCH AND TRAINING INSTITUTE

TRIBAL WELFARE DEPARTMENT.

GOVERNMENT OF ANDHRA PRADESH

APRIL – 2000

STUDY TEAM

1. Sri. P. SAIPRASADA RAO, M.APROJECT
CO-ORDINATOR
2. Sri. K.V. SUBBA REDDY, M.Sc..... TEAM LEADER
3. Sri. K.V. MURALI KRISHNA, M.A..... TEAM MEMBER
4. Sri. M.RAMASWAMY, M.A..... TEAM MEMBER
5. Sri. V.C.VIJAYA KUMAR, M.Sc..... TEAM MEMBER
6. Sri. P.DEVASAHAYAM, M.A..... TEAM MEMBER
(Regional Centre, Paderu)
7. Sri. G.VIJAYA KUMAR, M.A..... TEAM MEMBER
(Regional Centre, Paderu)

ACKNOWLEDGEMENTS

The study team members express their gratitude to Sri. T.S. Appa Rao, IAS, Former Commissioner of Tribal Welfare and Smt. Pushpa Subrahmanyam, IAS, Director of Tribal Welfare for giving an opportunity to take up the study. The able guidance provided by Sri. P.Lakshminarayana, Director of TCR & TI and his valuable suggestions have been of immense help during the fieldwork and preparation of this report. We sincerely thank him for his support without which this report could not have been taken this shape.

We also express our gratitude to Sri. Vikas Raj, IAS, Project Officer, ITDA, Paderu who has been constant source of support during the fieldwork. Our sincere thanks to Deputy Executive Engineer, Assistant Engineers and Work Inspectors of Housing Corporation, Paderu Division for providing useful background information and for facilitating fruitful discussions.

The study team finally thank all the tribal beneficiaries for giving useful information and for their active involvement in the discussions. Last but not least, we thank Sri. V.C. Vijaya Kumar, Research Investigator and one of the team members for computerizing the data and for producing this document in this form.

STUDY TEAM

CONTENTS

	PAGE
EXECUTIVE SUMMARY	i-ix
Chapter-I INTRODUCTION	1
Chapter-II REVIEW OF THE HOUSING PROGRAMME	5
Chapter-III OBSERVATIONS AND RECOMMENDATIONS	17
ANNEXURES	
I. Criteria adopted for selection of the villages.	37
II. Profile of the studied villages	38
III. Year-wise and Scheme-wise progress of the Weaker Sections Housing programme in Paderu ITDA area.	39
IV. Available Infrastructure in the studied Villages.	40
V. Case Studies	41

EXECUTIVE SUMMARY

CHAPTER:I - INTRODUCTION

- At the instance of the Commissioner, Tribal Welfare, a study on "Evaluation of Weaker Sections Housing Programme in Paderu ITDA area" has been carried out by the TCR & TI in view of large scale execution and various funding agencies involved in Housing programme in this area. The main aim of the study is to plug out the lacunae in its implementation and to suggest appropriate measures for effective execution of housing programme.
- Basing on purposive sampling method, the study has been conducted in 22 sample villages @ 2 in each mandal by eliciting household-wise information from the beneficiaries besides organising group discussions at village level. The study team has also interacted with the housing personnel and Project Officer, ITDA, Paderu for eliciting their views on housing programme.

CHAPTER:II - REVIEW OF HOUSING PROGRAMME **IN PADERU, ITDA AREA**

- Though housing programme has been in implementation since 1983, major thrust was given from 1992-93 and nearly 40,000 houses under various schemes like SPRH, RPH, I.A.Y, A.C.D.P, Cyclone Housing and I.F.A.D assisted programme have been constructed for the last one decade.

- The houses are mostly of semi-permanent type while the percentage of Rural Permanent Houses is very low when compared to S.P.R.Houses. The APSHC Limited, Paderu Division is the executing agency headed by a Dy.Executive Engineer, 8 Asst.Engineers and 22 Work inspectors. Beneficiary contribution and involvement is the corner stone of the programme. Various guidelines have been communicated from the Housing Corporation from time to time for executing the housing programme more effectively as mentioned in paras 2.14 to 2.26.

CHAPTER:III - OBSERVATIONS AND RECOMMENDATIONS

OBSERVATIONS	RECOMMENDATIONS
SELECTION AND PREPARING THE BENEFICIARIES	
<ul style="list-style-type: none"> • No systematic approach in the selection of beneficiaries(para 3.2) 	<ul style="list-style-type: none"> ◦ Constitution of mandal level teams for identifying the beneficiaries through gramasabha.
<ul style="list-style-type: none"> • The beneficiaries are not properly educated regarding components of the scheme and extent of their participation. (para 3.3) 	<ul style="list-style-type: none"> ◦ Organisation of Awareness Generation camps at habitation level by mandal level committees or through an active NGO.
<ul style="list-style-type: none"> • No prior intimation to the beneficiaries regarding administrative sanction of houses and time of supply of housing material (para 3.4). 	<ul style="list-style-type: none"> ◦ The sanction proceedings and appropriate time of supply of material should be displayed in the habitation soon after according sanction to enable the beneficiaries to prepare themselves for construction of houses within the time frame.

<ul style="list-style-type: none"> ◦ The Housing committees under IFAD assisted scheme were not made aware of banking operations and hence they are ignorant of money transactions. This leaves more gap between the beneficiaries and housing personnel (para 3.5). 	<ul style="list-style-type: none"> ◦ The presidents of Housing Committees should be made aware of money transactions operated under joint account by the housing personnel from time to time to avoid the scope for suspecting them of mis-utilisation of the funds.
<ul style="list-style-type: none"> ◦ No intimation to the beneficiaries and Forest Guards regarding payment of money to the Forest department by the housing personnel @ Rs.300 per beneficiary for allowing them to procure wood material from the forest (para 3.6). 	<ul style="list-style-type: none"> ◦ Efforts should be made to generate awareness among beneficiaries regarding payment of fees to Forest department and intimation to this effect should be handed over to the Forest Guard in the presence of gramasabha to avoid harassment by Forest personnel.
PROBLEMS ENCOUNTERED BY THE BENEFICIARIES	
Delay in Sanction	
<ul style="list-style-type: none"> ◦ Enormous delay in according administrative sanction after allotment of house sites. The beneficiaries had to pursue for a long period by spending from their meagre resources. (Para 3.7). 	<ul style="list-style-type: none"> ◦ Priority should be given to already allotted house sites while sanctioning the houses. ◦ To adopt a systematic approach to avoid frequent pursuation by the tribals.

<ul style="list-style-type: none"> Contrary to the guidelines, some houses were sanctioned after onset of monsoon as reported by some beneficiaries and hence they had to face hardships during rainy season for constructing the houses (para 3.8). 	<ul style="list-style-type: none"> No houses should be sanctioned/grounded during the rainy season.
---	--

Procuring Wood Material From the Forest

<ul style="list-style-type: none"> The beneficiaries are being harassed by the Forest personnel while procuring wood from the forest. Only those who could be able to bribe the Forest Guard could get the wood material (para 3.9). 	<ul style="list-style-type: none"> Stringent punishment should be given to those who are harassing the tribals. Each beneficiary should be allocated number of trees basing on the assessment made in gramasabha.
<ul style="list-style-type: none"> Those who can afford are only procuring wood material and constructing new roof as it involves more expenditure. Others are simply spreading the tiles on the existing roof (para 3.10). 	<ul style="list-style-type: none"> Problems if any, with regard to procurement of wood should be sorted out by the housing personnel and training is to be imparted for construction of roof.
<ul style="list-style-type: none"> The Project Officer, ITDA stated that there was resentment from the Forest Officials to allow the beneficiaries to cut the trees on a very low payment of Rs.300 per beneficiary (para 3.11). 	<ul style="list-style-type: none"> This requires serious concern and appropriate guidelines to this effect should be communicated to the Forest officials through the Forest Department with the initiation of the Director, Tribal Welfare.

Supply of Housing Material

<ul style="list-style-type: none"> ◦ No uniform distribution within the habitation. No supply of cement and corner tiles in case of some beneficiaries. 	<ul style="list-style-type: none"> ◦ Ensuring uniform distribution of housing material in the presence of gramasabha.
<ul style="list-style-type: none"> ◦ Enormous delay in supply of housing material & cash payment and it requires pursuation by the beneficiaries involving some expenditure. 	<ul style="list-style-type: none"> ◦ There should be prior intimation to the beneficiaries regarding time of supply of housing material to enable them to procure and dry the wood material in advance.
<ul style="list-style-type: none"> ◦ Supply of housing material like tiles and cement by different agencies at different times. 	<ul style="list-style-type: none"> ◦ Ensuring timely supply of housing material at a time by a single agency.
<ul style="list-style-type: none"> ◦ Cement is not being supplied in the habitation and the beneficiaries are striving hard to transport the cement from long distances. 	<ul style="list-style-type: none"> ◦ Cement should also be supplied in the habitation like other housing material.
<ul style="list-style-type: none"> ◦ Distribution of housing material through middlemen in some areas. 	<ul style="list-style-type: none"> ◦ To avoid interference of middlemen in distributing the housing material.
<ul style="list-style-type: none"> ◦ Quality is not maintained in case of tiles (para 3.12) 	<ul style="list-style-type: none"> ◦ Ensuring quality of tiles by obtaining from reputed firms and scope for replacement in case of bad quality.

Utilisation of Housing Material

- | | |
|---|---|
| <ul style="list-style-type: none">◦ Cement was not utilised in case of most of the beneficiaries either due to lack of timely supply or due to non-availability. As there was more time gap between the supply of cement and tiles, the cement was reported to be damaged due to long preservation or sold out.(para 3.13). | <ul style="list-style-type: none">◦ As said earlier, the tiles and cement should be supplied by a single agency at a time in the habitation to ensure its proper utilisation. |
| <ul style="list-style-type: none">◦ In some places, sanitary latrines were not put to use either due to lack of habit on the part of the beneficiaries or due to scarcity of water in the vicinity (para 3.13). | <ul style="list-style-type: none">◦ The beneficiaries should be motivated regarding the use of the latrines and this should be done before constructing the lavatories with their consent. Besides this, it is also essential to ensure availability of sufficient water supply in the habitation / housing colony. |

Construction Side

- | | |
|---|--|
| <ul style="list-style-type: none"> • In case of newly constructed roofs, the rafters / reepers are reported to be damaged or bended after sometime due to non-seasoning of wood material. The beneficiaries are not prepared to procure and drying wood material in advance without confirmation regarding the time of supply of material as there were instances of selling away already procured wood material due to delay in supply of housing material (para 3.15). | <ul style="list-style-type: none"> • To ensure supply of housing material in time to create confidence among the beneficiaries. • The beneficiaries should be enlightened regarding preparation of wood material. |
| <ul style="list-style-type: none"> • Around 33% of beneficiaries have not constructed new roofs suitable to arrangement of tiles causing heavy leakages. This was either due to lack of access to wood or capacity to invest (para 3.16). | <ul style="list-style-type: none"> • The beneficiaries should be motivated to construct new roofs instead of spreading of tiles on the existing roof. Efforts should be made to solve the local problems if any in obtaining wood material from the forest. |
| <ul style="list-style-type: none"> • The beneficiaries were not trained to spread the tiles in a systematic manner. Even corner tiles were not seen in case of most of the beneficiaries. Though some have arranged corner tiles, they were not plastered due to non-availability of cement in time (para 3.17). | <ul style="list-style-type: none"> • The beneficiaries should be trained in spreading of tiles and other construction activities in the village itself by constructing a model house. An active local NGO may be involved in this activity. |

<ul style="list-style-type: none"> • Enormous increase of plinth area to construct a big house causing hardships to the beneficiaries by way of entering into more debts, leasing or selling out meagre properties etc. Even some houses of this type were left incomplete due to lack of investment (para 3.18). 	<ul style="list-style-type: none"> • The beneficiaries should be educated regarding the difficulties likely to be encountered in increasing the plinth area beyond the capacity before construction of the house.
<ul style="list-style-type: none"> • 39% of the beneficiaries have incurred additional expenditure upto Rs.3000/- for constructing the house while 38% have incurred upto Rs.5000/-. The rest of them have spent huge amounts for completing the house (para 3.19). 	<ul style="list-style-type: none"> • The unit cost in respect of SPR Houses should include some cash component as requested by all the beneficiaries. • Provision of repair / maintenance charges for every 3 years.
<ul style="list-style-type: none"> • Only 23% of the beneficiaries could be able to construct the houses within the stipulated time while the rest have taken more time ranging from 3 months to 12 months for completing the house for the reasons enumerated in para 3.20. 	<ul style="list-style-type: none"> • To adopt systematic approach and time frame in according administrative sanction, supply of material, educating the beneficiaries in all aspects, procuring wood material, timely release of funds etc. • The beneficiaries should be encouraged to construct the houses collectively by pooling their services and funds as was done in case of Sundruputtu housing colony.(See Case Study No: 14, Annexure-V).

MONITORING AND SUPERVISION

- | | |
|---|---|
| <ul style="list-style-type: none">• No technical assistance to the beneficiaries while constructing the houses due to lack of adequate staff at field level in view of large number of vacancies. | <ul style="list-style-type: none">• To fill up all the vacancies of Asst.Engineers and Work Inspectors on priority basis in tribal areas.• As an alternative, an active local NGO with necessary expertise may be engaged for monitoring and for providing technical assistance from time to time. |
| <ul style="list-style-type: none">• The field level functionaries like Work Inspectors have no access to transportation to ensure regular monitoring and supervision (para 3.22 to 3.24). | <ul style="list-style-type: none">• To provide two wheelers on loan basis to the Work Inspectors subject to recovery from their salaries. |



Housing Colony- A Bird's Eye View in
G. Madugula.

INTRODUCTION

TRIBAL SCENARIO

- 1.1 Most of the tribal population in Andhra Pradesh are found inhabiting the sprawling 30030 sq.kms of scheduled areas and contiguous non-scheduled Sub-Plan areas of the 8 ITDA districts, while the rest are scattered here and there in small pockets and clusters. 33 recognized tribal groups of Andhra Pradesh with a population of 41.99 lakhs (1991 Census) constitute 6.31% to the State's total population and 6.14% to the total tribal population of the country. The habitat of most of these tribal groups comprises forest-clad mountains and hills and they draw their sustenance largely from agriculture and forest activities.
- 1.2 Visakhapatnam district stands second in terms of tribal population (4.69 lakhs) next to Khammam district (5.59 lakhs) and about 15 major tribal groups are inhabiting the agency tracts under the administrative control of ITDA, Paderu. The tribal population in the district constitutes 14.3% to the total population of the district and 11.2% to the total S.T. population of the State, as per the 1991 Census. The Sub-Plan area of the ITDA is spreading over 5904 sq.kms in 18 mandals with 3378 scheduled and 21 non-scheduled villages.

TRADITIONAL HOUSING PATTERN

- 1.3. The tribes of Visakhapatnam district either live in mixed villages in separate streets or in exclusive habitations and their settlements are scattered amidst picturesque hilly terrains. The houses are usually rectangular or square types with thatched roofing and mud walls. The single room hutments are found in parallel rows or scattered hither and

thither depicting congested and unhygienic atmosphere. This multipurpose room accommodates bedroom, kitchen, implements, and other materials besides an attick, which is used for storing grains and other belongings. The cattle sheds are either attached to the houses or found near the houses. The hill stream is the major source of drinking water to most of the villages and sometimes it is diverted nearer to the village to form small ponds, which are usually meant for all purposes including drinking water.

DEMAND FOR HOUSING PROGRAMME

1.4. In view of the unhygienic and congested atmosphere in tribal dwellings, housing programme has been taken up on a large scale in Paderu ITDA area not as mere provision of shelter but also to create a new habitat with new ideal hygienic conditions. There is a tremendous demand for housing from tribals in this area due to scarcity of thatching grass and the Housing Officials are unable to cope up with the increasing demand for housing.

1.5. Housing programme has been in implementation in Paderu ITDA area from 1983-84 onwards which is being executed by the wide network of Andhra Pradesh State Housing Corporation Limited (APSHCL), Paderu Division. So far, around 40,000 houses under different schemes have been constructed. Most of these houses are Semi Permanent Houses constructed under normal SPRH, IAY and IFAD assisted schemes, while a few Rural Permanent Houses (RPH) have been constructed under normal RPH programme, IAY, ACDP and Cyclone programme.

NEED FOR EVALUATION

1.6. In view of the execution of the housing programme on massive scale and increasing demand from the tribals for housing in Paderu ITDA area, it was felt essential to undertake evaluation of housing programme in order to identify the lacunae in implementation and suggest corrective measures for its effective implementation. Hence, a study team comprising of 6 staff members and headed by the Deputy Director (Evaluation) was commissioned by Tribal Cultural Research and Training Institute (TCR & TI) as desired by the Commissioner of Tribal Welfare to conduct an Evaluation Study on Housing Programme in Paderu ITDA area. The fieldwork has been conducted from 7-10-1999 to 19-10-1999.

STUDY OBJECTIVES

1.7. The specific objectives of the study are: -

- To review the progress of housing programme and to identify the lacunae in the execution of the scheme.
- To ascertain extent of beneficiary contribution.
- To find out the problems confronted by the beneficiaries during the house construction.
- To know the extent of Infrastructure facilities provided to the housing colonies.
- To ascertain the gaps in monitoring and supervision
- To elicit the views of the beneficiaries and the officials on implementation of the housing programme.
- To suggest corrective measures for effective implementation of housing programme

METHODOLOGY

1.8. The study has been carried out through the following stages:

- Initial discussions among the team members to prepare the study frame work
- Preparation of schedules i.e. Household schedule and village schedule for eliciting required information
- Collection of secondary data from the office of the D.E.E, Housing, Paderu Division to enable the selection of sample villages for the study.
- Selection of 22 sample villages for the study @ 2 villages per mandal basing on purposive sampling method by taking into consideration certain variables like house type, scheme-wise coverage, year-wise coverage and tribe-wise coverage (See Annexure-I).
- The study team was divided itself into two sub teams to carry out the study simultaneously in the selected villages which are scattered in different directions by canvassing household and village schedules and by resorting to group discussions with the beneficiaries. In each village 10 beneficiaries have been covered for intensive study.
- Interaction with the Project Officer, ITDA, and Housing officials at Paderu to elicit their views and suggestions for effective implementation of the housing programme.
- Compilation and tabulation of the data collected from the field
- Preparation of Draft Report.

REVIEW OF HOUSING PROGRAMME IN PADERU DIVISION

MAGNITUDE

2.1 Weaker Sections housing programme is being implemented in the tribal areas of ITDA, Paderu since 1983. But major thrust was given from 1992-93 and thousands of houses have been constructed since then under different schemes namely S.P.R.H; R.P.H; I.A.Y; A.C.D.P; Cyclone Housing and I.F.A.D. assisted programme.

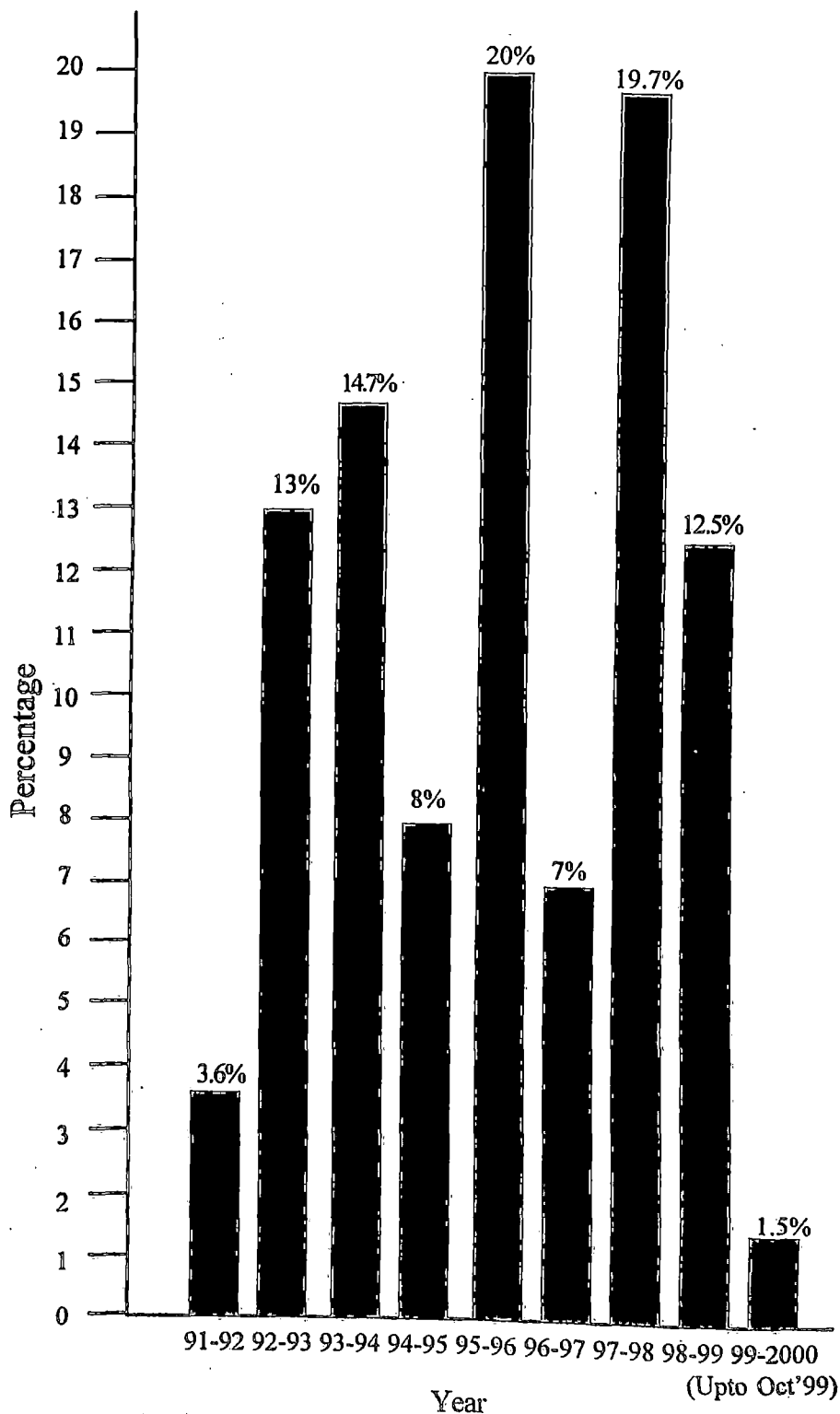
The following table shows the number of houses sanctioned and completed from 1991-92 to 1999-2000 in Paderu ITDA area.

S.No	Scheme	Number of Houses		
		Sanctioned	Completed	% of Completed Houses
1	SPRH	12245	9917	80.99
2	RPH	3522	407	11.56
3	IAY	20278	18886	93.13
4	CYCLONE	630	630	100.00
5	ACDP	1217	1217	100.00
6	IFAD	8661	8661	100.00
	TOTAL	46553	39718	85.32

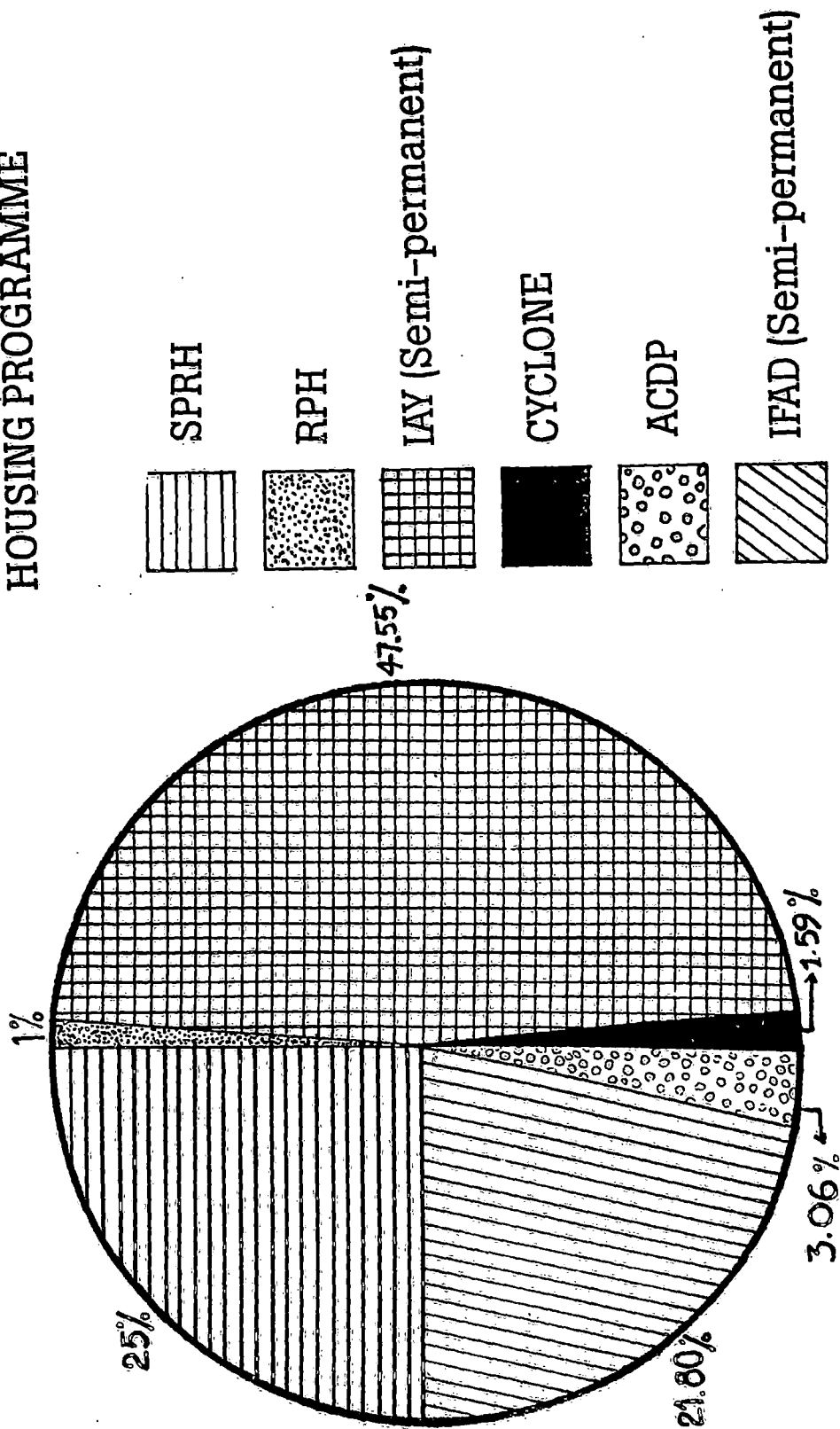
Source: Office of the DEE, Housing, Paderu Division.

2.2 The percentage of completion of sanctioned houses is very low under RPH Scheme because majority of them i.e. 3115 out of 3522 are sanctioned in the year 1999-2000 and hence completion was not yet

YEAR WISE COVERAGE OF HOUSING PROGRAMME



SCHEME WISE COVERAGE OF HOUSING PROGRAMME



done by the time the study has been carried out in October, 1999. Scheme-wise and year-wise details are furnished in Annexure No: III.

2.3. Except in case of a few roadside villages where pucca RCC roofed houses are constructed under IAY scheme, in all other schemes including IAY, only tiled roof houses have been constructed. This is due to non-availability of material in the proximity of tribal villages and hence non-feasibility due to higher transport charges involved. As per the orders in G.O.Ms.No: 120, Housing (RH) Dept, dt: 24-12-1997, the District Collectors may consider the allocation of Rural permanent houses wherever necessary in ITDA areas. However, if the District Collector feels any necessity of SPR houses in place of R.P.houses in the Scheduled Areas, he may do so out of the allocation of the R.P houses but within the Scheduled Areas with the prior permission of the Government.

ORGANISATION OF HOUSING CORPORATION:

2.4. The Paderu division of the A.P.S.H.C is headed by a Deputy Executive Engineer with 8 Assistant Executive Engineers and 22 Work Inspectors. At district level, there is one District Manager (Housing) while the District Collector is designated as the Executive Director for overall implementation of the housing programme in the concerned district. In Paderu Division, of the 8 Assistant Engineer posts, 4 are vacant and of the 22 Work Inspector posts, 8 are vacant leading to delay and lapses in supervision, guidance etc.

DETAILS OF VARIOUS HOUSING SCHEMES

2.5. Semi-permanent Rural Housing, Rural Permanent Housing, Indira Awas Yojana are the schemes being implemented in the Paderu division. Either RPH or IAY houses are also sanctioned under Cyclone and ACDP schemes while most of the semi-permanent houses have

been constructed under IFAD assisted programme during the year 1997-98 and 1998-99.

2.6. As already stated, majority of the houses are semi-permanent type only to ensure vast coverage in view of the heavy demand from the tribals. Even in case of the houses sanctioned under the IAY, the unit cost is divided to construct 3 SPR houses.

(A). SEMI-PERMANENT RURAL HOUSING:

2.7. Unit Outlay: The cost of each house is Rs. 7500/- from the year 1998-99, of which Rs.7000/- is subsidy and Rs.500/- is the beneficiary contribution. The components of the unit cost are as follows:

S.No	ITEM	Amount (in Rs.)
1	Tiles (1000 Flat Tiles and 60 Ridge Tiles)	3800.00
2	Nails (7 Kgs)	145.00
3	Cement (1 Bag)	133.00
4	Compound Fees to Forest Dept.	300.00
5	Smokeless Chullah	120.00
6	Administrative Charges	225.00
7	Beneficiary Contribution	500.00
8	Cash Payment	2277.00
	TOTAL	7500.00

(B). RURAL PERMANENT HOUSING:

2.8. The cost of each house from the year 1998-99 is Rs.17,500/- of which Rs.7000/- is subsidy, Rs.500/- is beneficiary contribution and Rs.10,000/- is loan. This loan is to be repaid along with interest in 120 monthly instalments @ Rs.98/- per month.. For those paying

installments within the stipulated time, 3% concession is allowed in interest. Different components and payments at various stages of construction under this scheme are as follows:

S.No	Item of Work	Cement	Cash	Total
1	Upto Basement Level	6 Bags	1000.00	1798.00
2	Basement to Lintel Level	9 Bags	3000.00	4197.00
3	Lintel to Roof Level	5 Bags	2500.00	3165.00
4	Laying of Roof Slab	17 Bags	3260.00	5521.00
5	Cost of N.K.Materials (Door Frames & Windows)	-	-	500.00
6	Plastering	3 Bags	-	969.00
7	Fitting of Lavatory	-	825.00	825.00
8	Administrative Charges	-	-	525.00
	TOTAL	40 Bags	10585.00	17500.00

Door, window frames, sunshades and roofing material are being supplied from the Nirmitha Kendra located at Paderu.

(C). INDIRA AWAS YOJANA:

2.9. Unit Outlay: Each house under IAY costs Rs.20,000/- and entire amount is Government subsidy. Various components of the unit cost are as follows:

Cost of the House	: Rs.15,000/-
Sanitary Latrine	: Rs.2500/-
Provision of infrastructure and Common facilities	: Rs.2500/-

2.10 Type Design: The layout, size and type design of the house depends on the local conditions. Hence, no type design is prescribed for IAY except that the plinth area of the houses should be around 20



Slabbed Houses under IAY in
Ganneruputtu(V), Hukumpeta(M).

sq.metres. The houses should be designed in accordance with the desire of the beneficiaries keeping in view the climatic conditions and the need to provide proper space, kitchen, ventilation, sanitary facilities, smokeless chullah etc, and also keeping in view the community perceptions, preferences and cultural attitude. The cost limits will also have to be kept in view. No type design is to be imposed on the beneficiary.

2.11.Target Group: Target group of IAY consists of only the Scheduled Castes, Scheduled Tribes and Freed Bonded Labourers in rural areas who are below the poverty line. Order of priority for sanction is as follows;

- Freed Bonded Labourers.
- SC/ST households who are victims of atrocities.
- SC/ST households below poverty line headed by widows and unmarried women.
- SC/ST households affected by flood, fire, earthquake and similar natural calamities.
- Other SC/ST households below poverty line.

(D). HOUSING UNDER IFAD ASSISTANCE:

2.12. Unit Outlay: The cost of each semi-permanent house is Rs.7,650/- and the component-wise outlay is as follows:

Cost of Tiles	: Rs.3800=00
Cost of Nails	: Rs. 145=00
Cost of Cement (6 Bags)	: Rs.798=00
Fee to Forest Dept.	Rs.300=00
Cost of Cement Road	Rs2607=00
TOTAL	Rs.7650=00



Housing under IFAD with internal road
in Nittamamidi(V), G.Madugula(M).



Housing under IFAD with internal road
in Katiki(V), Ananthagiri(M).

2.13. Entire unit cost is in the form of loan to be repaid as monthly instalments in 16 years @ Rs.40/- per month to the VTDA. Wood has to be procured immediately after receipt of sanction orders and construction is to be completed within 15 days after receipt of the tiles. Tiles and other material will be supplied to the approach point and beneficiaries have to transport to the habitation and no amount will be paid for this purpose. In view of the health and sanitation, cattle shed is to be shifted away from the house.

GUIDELINES FOR EXECUTION OF HOUSING PROGRAMME

Selection of Beneficiaries:

2.14 The District manager (Housing) should furnish the list of the beneficiaries to the Managing Director, APSHCL indicating their social status, survey numbers and names of the villages/colonies. The Collector has to accord administrative sanction to the RPH and SPRH schemes before commencing the work. Not more than one house shall be sanctioned to a single erstwhile household, though it is a joint family consisting of major sons' etc.

2.15. The beneficiaries are to be selected by the District administration fully associating the people's representatives. Selection of the beneficiaries shall be completed by the end of February by all the Selection Authorities i.e. MLAs, Chairman, District Development Review Committee etc. No houses will be grounded/ administratively sanctioned after June. All the grounded houses are expected to be completed from March to June.

2.16. Under ACDP scheme, the lists of beneficiaries community-wise shall be furnished by the concerned MLAs in their constituencies to the respective District Collectors within one month from the date of issue of communication by the Collector. In case of submission of lists within the

stipulated time, the Collectors are authorized to finalize them in consultation with DDRC and ground the houses. The quota for SCs and STs must not be less than 50%. Administrative sanction proceedings after approval from the District Collector should be handed over to concerned DEE within 3 days. The sanction proceedings should reach the Work Inspector within one week from the date of sanction. As soon as administrative sanction is accorded under Normal/ACDP schemes, the proceedings indicating the list of beneficiaries sanctioned in a village should be exhibited in the notice board of the concerned Gram panchayat within a week from the date of administrative sanction accorded by the District Collector and copies of the proceedings should also be exhibited in all important offices like Collectorate, RDO/Sub-Collector's Office, Mandal Office, Deputy Executive Engineer's (Housing) Office simultaneously. Wherever houses are sanctioned under IAY programme in a village, sanction of houses under Normal/ACDP programmes should not be considered in the same village in view of difficulty for recovery of the loan amount from beneficiaries.

Documentation:

- 2.17. Once the beneficiaries list is finalized, the A.E (Housing) shall visit the village and address all the beneficiaries in a meeting as a part of PRA exercise about the unit cost, subsidy and the loan component clearly and unequivocally without any ambiguity. Then he is expected to educate the beneficiaries to ensure their participation both in kind and cash for completion of the house, as the financial assistance given by the Government is not adequate to complete the house. He will further explain as to the necessity of the documentation and mortgaging the D-Form Patta or possession certificate in favour of the Housing Corporation. After receipt of the sanction proceedings, the beneficiary has to furnish the D-Form Patta/Possession certificate along with 5 copies of passport size photographs to the concerned Work Inspector.

2.18. The beneficiary has to open an account in the nearest P.B.B.S (Principal Bank Branch System) Bank, and deposit an amount of Rs.600/- of which Rs.500/- towards beneficiary contribution and Rs.100/- towards entry fee/ membership fee. All these items of documentation are to be completed within a week by the A.E / Work Inspector from the date of receipt of sanction. Mark out shall be completed within 15 days from the date of sanction. The A.E/ Work Inspector should motivate the beneficiary to commence the work immediately after mark out is given. If the beneficiary does not commence the work within 10 days from the date of marking out, the DEE / AE should submit the cancellation proposals for selecting alternative beneficiaries.

Construction of the House

2.19. In case of RPH houses, the actual cost of the house and construction work should be divided into 4 stages i.e. upto basement level, basement to lintel level, roof cast stage and completion stage including fixing up of door and window shutters, flooring and plastering. Permissible amounts for each of these stages depending upon the unit cost applicable to each programme should be calculated and released. To facilitate easy understanding by the beneficiaries, the District Administration shall print separate cards indicating permissible amount for each stage for each type of housing viz.; RPH, IAY etc. and distribute to beneficiaries. In case of SPR houses, the entire housing material like tiles, cement, and nails has to be supplied before commencing the work.

2.20. Fundamental philosophy of the Housing Corporation is that the Work Inspector or A.E (Housing) is a friend, philosopher and guide to the poor beneficiary. They are expected to help and assist the beneficiary at every stage of construction, not only by the timely releases of money, but also by acting as a guide and friend in solving the local problems and assuring the local creditors such as stone/ brick suppliers, masons

etc. of payments. The A.E (Housing) and Work inspector can be of immense help to the beneficiary to solve his problems at each stage of construction. The Cardinal principle that shall be followed is that whatever may be the advance given in kind and cash, it shall not at any time exceed the permissible amount for the stage. But within that permissible limits, in what way the A.E (Housing) / Work Inspector would be of help to the beneficiary depends upon the local circumstances and the ability of the A.E (Housing)/ Work inspector to cope up with the situation with ultimate aim of helping the beneficiary. This philosophy should always be borne in mind. The said philosophy envisages release of funds in advance upto the permissible limit for each stage. Therefore, the Dy. E.E (Housing) is expected to release the funds in advance as per the advice of A.E (Housing) to the individual accounts opened by the beneficiaries in the designated Banks, by issuing proceedings and communicating the same to the beneficiary as well as to the Bank. But this is quite different from the procedure being followed earlier that the beneficiary first spends the money and the Corporation reimburses the amount later. Advance releases to the extent required but upto the permissible limit at every stage is hereby permitted. But the advances should be strictly in accordance with the cardinal principle that at any given time, the advance should be commensurate with the expenditure incurred on construction and under any circumstances not beyond the permissible limits at each stage.

Stages in Construction of House

2.21. Foundation to Basement Level: Generally the beneficiaries would excavate foundations by themselves. But there might be a necessity for purchase of stones (rubble) from the quarry. The A.E (Housing) /Work Inspector would assure the stone supplier that payments would be made within a reasonable time. This assurance would enable the beneficiaries to get the foundation material supplied at a reasonable price negotiated between them and the suppliers. Invariably the

required number of cement bags for foundation should be given in advance so that the foundation can be firmly laid. Also if there is any necessity for advancing money to the needy beneficiaries, the same has to be done. But the advance to be given depends upon the circumstances and it shall ultimately not exceed the permissible amount upto the "Basement Level" both cash and cement (sometimes steel even) put together. This would go a long way in encouraging the beneficiaries to start construction immediately.

2.22. Basement to Lintel Level: After the construction is completed upto the "Basement Level", the A.E (Housing) should record the measurements within 3 days and submit to the Dy.E.E (Housing) who will check measure within 3 days and see that the balance payment if any due to the beneficiary is paid immediately within a week from the completion of the construction upto " Basement Level". There after, further advance can be made including cement. Assurance may be given to the brick/stone suppliers including suppliers of windows/jallies/doors, that they would be paid promptly within a particular period. This would enable the beneficiaries to get the materials supplied from the creditors without any difficulty. This is the friendly way the Work Inspector/ A.E (Housing) should interact with the beneficiary during the construction. They must bear in mind that any complaints from the beneficiaries in this regard could be viewed seriously.

2.23. Lintel to Roof Cast Stage: After the construction reaches the "Lintel Level", measurements and check measurements must be done within 6 days and payments due if any, be released within a week thereafter. Then the Work Inspector/ A.E (Housing) shall ensure that required quantity of steel and cement are given in advance and also some cash to pay the wages for masons etc. before the roof is laid. Exact quantity of cement should be calculated and given in full and see that the roof is laid carefully under their supervision, as this is the most essential part of the house construction.

2.24. Completion Stage: At this stage, the measurements and check measurements upto the "Roof Cast Level" should be done within 6 days and payments due if any, be made to the beneficiary within a week so that he can proceed ahead with further completion of the house. The required cement for completing the plastering, flooring etc and money to purchase door and window shutters etc should be advanced to the beneficiary. The A.E (Housing) after completion of the houses required shall record the measurements within 5 days and submit to the Dy.E.E (Housing) who at this stage should check-measure the house and see that whether the entries in the 'M' Book are proper and then only final payment be released upto the permissible extent.

Precautions To Be Taken:

2.25. The Work Inspector/ A.E (Housing) must take the following precautions during the course of construction of the houses.

1. The colonies which require advance releases of money over and above the steel and cement shall be carefully identified by the D.M.(Housing) based on the recommendation of the Dy.E.E.(Housing) justifying the reason therefor.
2. The Corporation staff is cautioned that at any stage they should not play any role to decide the prices of the materials to be supplied by the creditors lest there will be allegations against them.
3. The beneficiaries should be encouraged to form into committees and decide the price of the construction material to be used for their houses by themselves.
4. The Corporation staff will be only assuring the payments to the creditors so that they supply the materials to the beneficiaries on the prices mutually agreed between them and the beneficiaries.
5. The funds should be released only to the individual beneficiary, but not to the committee of the beneficiaries or to the suppliers. It should be to

the individual account of the beneficiary opened in the designated Bank but not directly to the hands of the beneficiary.

6. They shall not dilute the PBBS system in vogue.
7. The materials that could be supplied by the Nirmitha Kendras and the advantages of the same shall be explained in full to the beneficiaries and then only these have to be supplied with their consent.

2.26. Before taking up house construction, water facility should be ensured, if it is not already existing. As far as possible water facility shall be ensured from out of the funds under normal schemes like Rural Water Supply, Protected Water Supply, and Drought Funds etc. either from State Government or Government of India funds. The construction of housing colonies will be considered complete only when other necessary infrastructure facilities like roads, culverts, street lighting etc are completed. Since the funds provided for other civic amenities are meagre, the Collector must as far as possible, meet the expenditure towards civic amenities from out of the funds of normal schemes like JRY, earmarked funds, intensive JRY, RWS, Drought, Rural Electrical Corporation, General Funds of MPPs and ZPPs wherever available. Construction of individual sanitary latrines should also be taken up from out of the funds provided to the districts under sanitation programme on priority basis. Government attaches greater importance to sanitation arrangements going hand in hand with housing programme. The D.M (Housing) should provide smokeless chullahs, which are supplied at subsidised rates and their cost should be met within the unit cost of the houses. The women in the household must exercise choice of chullah. D.Ms must put special efforts in this direction to enable the women to exercise choice.

OBSERVATIONS AND RECOMMENDATIONS

3.1. Tribal areas require multi-dimensional approach for effective implementation of various development schemes in view of distinct cultures and varied socio-economic conditions. Since the tribal habitations are scattered here and there amidst the hilly terrains, the execution of housing programme throws a challenge to the implementing agencies. The study team has interacted with the beneficiaries and functionaries of Housing Corporation besides eliciting household-wise information in the studied villages in order to have an insight into the execution of housing programme. It is true that the housing programme in Paderu ITDA area is well received by the tribals and inculcated a sense of owning a well-structured semi-permanent or permanent house in place of the traditional thatched hut. Hence, it had to be taken up on a large scale covering nook and corner of the entire agency tract. Besides, some positive effects, the study team have noticed certain lacunae in execution of the scheme. The following are some of the important observations and recommendations for effective implementation of the housing programme in the tribal areas.

SELECTION AND PREPARING THE BENEFICIARIES

3.2. As beneficiary contribution is instrumental in construction of the house, proper care has to be taken in assessing the capacity of the beneficiary for making his contribution and availability of resources like wood, sand etc in the vicinity of the habitation while selecting the habitations and

beneficiaries under the scheme. This requires a detailed PRA exercise by mandal level teams prior to the sanction of the houses but unfortunately this type of approach has not been adopted while selecting the habitations / beneficiaries. As a result, some of the houses were left incomplete or in most of the cases, only tiles replaced the thatched grass on the existing roof due to non-availability of wood or lack of capacity or knowledge/ skills on the part of the beneficiaries to construct the house. The cement plastering has not been done on corner tiles due to non-availability of sand or cement as informed by some of the beneficiaries. This situation demands for proper identification of habitations, beneficiaries and availability of materials required for achieving the desired goals. It seems that the officials are unable to adopt a systematic approach in this matter in view of growing demand for housing and due to political pressures.

3.3. Educating the beneficiary is another important factor for his effective involvement in the construction of house. Almost all the beneficiaries have expressed ignorance when asked about the contents of the housing scheme. Though the guidelines reveal that concerned Assistant Engineer/Work Inspector should educate the beneficiaries after the sanction of the scheme, regarding unit cost, subsidy and loan component besides explaining them about the necessity of their participation both in kind and cash as the financial assistance is not adequate to complete the house, it is not being followed. They are merely acting as agents of supplying tiles and cement bags to the beneficiaries.

3.4. Most of the beneficiaries have even not been informed about the sanction of houses and they came to know only after supply of tiles in their habitation. No efforts have been made to enlighten them regarding ways and means in construction of house, banking operations, procurement of housing material, extent of beneficiary contribution etc. As a result, the tiled houses were constructed without proper ventilation and the roof was not constructed to suit the tiles. Some beneficiaries

have constructed hearths inside the house as seen in the old traditional house. Altogether, there are no marked changes between traditional thatched and new tiled houses except tiles replacing grass. It is pertinent to note that a few beneficiaries have enormously increased the plinth area in order to construct a big house, which led them into more debts, as they had to incur huge expenditure to complete the house. Some houses were left incomplete due to lack of investment. This would not have been happened, if the beneficiaries were properly enlightened.

3.5. In each housing colony sanctioned under IFAD assisted scheme, Housing Committees have been constituted with all the beneficiaries as members and headed by the elected president for effective execution and monitoring of the housing programme in their respective habitations. Joint bank account was opened in the name of the president and concerned Assistant Engineer (Housing) in the nearby bank for depositing the money for developing infrastructure, especially laying of internal roads. It was astonishing to note that neither the president nor the members are aware of money transactions except signing on the cheques (sometimes-blank cheques) as directed by the concerned Assistant Engineer. They were not enlightened regarding banking operations or the purpose for which the money was withdrawn from the bank. This not only made them to suspect the housing officials but also leaves more scope for misappropriation of funds. Some beneficiaries have complained that the amount earmarked for their colony for laying of roads was not fully utilized but when enquired, the housing officials have informed that they are adjusting some of this amount for laying of roads in other colonies where the work was left incomplete. All this was happened due to lack of communication between the beneficiaries and the functionaries of Housing Corporation (See Case Study No: 1, Annexure-V).

3.6. As part of the programme, the beneficiary has to procure wood from the forest on his own for construction of the roof. For this purpose, an amount of Rs.300 is being paid from the unit cost of each beneficiary to

the Forest Department in order to allow him to collect required wood from the forest. Most of the beneficiaries have expressed ignorance over this payment to Forest Department and with great difficulty, some of them could procure the wood after bribing the Forest Guard. Though a few beneficiaries are aware of this payment, they were unable to produce any evidence before the Forest Guard. All this Was happening due to communication gap between the Housing Officials, Forest Officials, and the beneficiaries.

RECOMMENDATIONS:

- Constitution of mandal level teams for making proper assessment of the adequacy of resources and capacity of the beneficiaries through PRA exercise before sanctioning the scheme.
- Selection of the beneficiaries in the presence of Grama Sabha (General Body of VTDA) to ensure identification of eligible persons.
- The beneficiaries should be made aware of the schematic details, extent of beneficiary contribution etc by organizing awareness generation camps at habitation level by the mandal level teams.
- The proceedings indicating the list of beneficiaries sanctioned in the village, approximate time of supply of material, unit cost details etc should be displayed in a notice board in the habitation within a week from the date of sanction to enable the beneficiaries to prepare themselves for construction of houses within the time frame. After marking of the house sites, they may be given sufficient time to perform their traditional rituals.
- Efforts should be made to solve the local problems involved in the procurement of the wood material from the forest, hiring of expertise services required etc.
- Sending intimation to the Forest Guards and beneficiaries regarding payment of fees to the Forest Department to avoid communication gap.

- The president of the housing committee should be enlightened regarding money transactions and the passbook should be made available with the president.
- After construction of the house, the beneficiary should be educated regarding maintenance of the house and in keeping the surroundings clean.

PROBLEMS ENCOUNTERED BY THE BENEFICIARIES

Delay In Sanction:

3.7. In spite of prescribed time schedule for administrative sanction and grounding of the houses, it was not being scrupulously followed. There was enormous delay in sanction of the houses even after allotment of house sites and it requires vigorous persuasion by the beneficiaries for 2-3 years after assignment of the house sites for which they had to incur lot of expenditure on their movements around the local political people and housing personnel and for bribing as informed by most of the beneficiaries (See Case Study No: 2&3, Annexure-V). Even after obtaining the administrative sanction no efforts have been made for motivating the beneficiaries for commencing and completing the construction work as per the time schedule. Though some beneficiaries were informed about the sanction of the houses, they did not commence the work due to lack of confidence on the housing personnel regarding supply of housing material in time. It was only after receiving the tiles, the sanction of houses was confirmed as perceived by the beneficiaries.

3.8. Though the guidelines indicate that no houses shall be administratively sanctioned / grounded after the month of June and all the grounded houses are expected to be completed within the period from March to June i.e. before onset of monsoon without leaving any balance, they were not adhered to. Hence, some beneficiaries had to face lot of

hardships in the construction of houses during the rainy season for the following reasons:

- They had to stay outside or in a temporary shelter till the construction of the new house as it was replacing the existing house in most of the cases.
- Difficulties in preservation of cement, tiles and wood material
- Damaging of housing material like tiles and cement while transporting (in case of the interior habitations) from the approachable point to the habitation.
- Procuring and seasoning of wood material.

For this reason, the beneficiaries have expressed that they should be enabled to construct houses during winter and summer seasons while the administrative procedures like selection, processing, sanctioning, obtaining material by housing personnel etc should be completed by the end of the rainy season.

RECOMMENDATIONS

- Strict adherence to the time schedule communicated by the corporation in selection, sanctioning, and grounding of the houses
- Communication of Habitation Action Plan to the beneficiaries indicating time of supply of material, terms and conditions regarding construction of houses in order to avoid pursuation by the beneficiaries.
- To adopt a systematic approach while sanctioning the houses to restrict the movements of the tribals on pursuation and to enable them to complete the construction of the houses before onset of monsoon.
- Priority should be given to already allotted house sites while sanctioning the houses.

- The technical guidance and brief training in construction is to be provided before starting construction.

Procuring Wood Material

From the Forest

3.9. Scarcity/no access to wood contributed to enormous delay in the construction of the houses. It is very difficult task on the part of poor beneficiaries to procure wood from the forest since they have to face hardships right from bribing the Forest Guard upto transportation of wood material to their habitation. They had to incur huge amounts for this purpose. Inspite of directions from the Government to the Forest Department to supply the required wood for the housing programme after receiving payment of Rs.300/- per beneficiary by the Housing Corporation to allow the beneficiaries to procure the required wood from the forest, there are complaints from most of the beneficiaries that the Forest Guards have demanded huge amounts for allowing them to cut the trees in the forest which they could not bear. Though some beneficiaries have brought to the notice of the Forest Guard regarding payment of Rs.300/-, he expressed ignorance and demanded payment as stated by the beneficiaries. It was further alleged that the Forest Guard is giving receipt for less amount than what was actually paid by the beneficiaries(See Case Study No:4, Annexure-V)

3.10. Those who can afford are only procuring wood material either from the forest or from their own trees and constructing the roof while others have been simply spreading the tiles on the existing roof by making small repairs in order to depict it as a tiled semi-permanent house. Availability of wood also depends on the distance of the forest from the village. The following table shows the percentage of beneficiaries regarding spreading of tiles on the newly constructed roof / existing roof.

S.No	Activity	% of Beneficiaries Reported
1	Spreading of tiles on the existing roof	33
2	Spreading of tiles on the newly constructed roof	67

3.11. On enquiry, the Housing Officials have stated that they are making payments to the concerned DFO but this information may not have been reaching the Forest Guards at lower level. It was informed by the Project Officer, ITDA, Paderu that this issue was raised in the ITDA Governing Body Meeting also. But the Forest Officials were of the view that the amount of Rs.300/- per beneficiary is not sufficient as they are reported to be cutting more number of trees than what was actually required in the absence of the Forest Guards which will be of a great loss to department. However, he desired that this issue should be given a serious concern and appropriate action should be taken at State level to avoid hardships to the tribals.

RECOMMENDATIONS

- * Soon after making payments to the Forest Department @ Rs.300/- per beneficiary, authentic information should be communicated to the concerned Forest Guard in the presence of grama sabha
- * The Forest Guard should allocate number of trees required by each beneficiary as per the assessment made by the Grama Sabha.
- * Ensuring frequent interaction between the Forest and Housing Officials to sort out the problems in this matter.
- * Proper guidelines to this effect have to be prepared and communicated to the concerned with the initiation of the Director, Tribal Welfare.

- * Stringent punishment should be given to the Forest Guards who are creating the problems to the tribals on the complaints made by the beneficiaries after causing enquiry

Supply of Housing Material

3.12. In case of tiled houses, only tiles, nails and cement are supplied to the beneficiaries and they have to procure wood material alongwith other requirements and construct the house on their own. While the tiles and nails are supplied by the D.E.E. (Housing) either in the habitation or at the approachable point to the habitation, the cement is being supplied by the D.M (Housing) at some selected points which are far away from their habitations from where the beneficiaries have to collect the cement and transport to their respective habitations on their own. For slabbed houses, the material like G.Blocks, sand cement bricks, RCC door frames, RCC window frames and roofing material are supplied from Nirmitha Kendras besides provision of some cash, cement and other requirements to the beneficiaries. The study team has identified certain gaps as given below regarding supply of housing material after having interacted with the beneficiaries in the studied villages.

- * Distribution of tiles was not uniform in the same habitation, as some beneficiaries have received less quantity of tiles while some others have not at all received the tiles. As the tiles are not adequate to cover the roof some beneficiaries have filled the gap with thatched grass. It was also informed that the tiles were supplied in different periods to the same habitation but not at a time to all sanctioned beneficiaries. (See Case Study No: 5, Annexure: V).
- * The supply of material was not as per prescribed schedule and the beneficiaries had to strive hard for getting the housing material. Sometimes it has taken few months after the sanction to get the

material with vigorous persuasion and the beneficiaries had to incur some expenditure from their pockets in this matter. (See Case Study No: 6, Annexure-V).

- * As the tiles and cement are not supplied by a single agency, there was more gap between the supply of cement and tiles. In most of the cases only tiles and nails were supplied (See Case Study No: 7, Annexure-V).
- * As there was no information regarding availability of housing material, some beneficiaries have sold away already procured wood material for the house sanctioned at low cost after preserving for a long time (See Case Study No: 8, Annexure-V).
- * Interference of middlemen in the distribution of housing material was also reported (See Case Study No: 9, Annexure-V)
- * The quality of tiles was not maintained, as there were complaints from some of the beneficiaries that the tiles were having small holes here and there and could be easily broken during construction. Hence, heavy leakages have been reported during the study (See Case Study No: 10, Annexure-V).
- * Some beneficiaries have expressed difficulties in persuading and transporting the cement from long distance to their respective habitations. The range of distance from which the cement was supplied to the beneficiaries is given below

S.No	Range of Distance	% of Beneficiaries
1	Within 1 km	14
2	2-5 kms	32
3	6-10 kms	18
4	More than 10 kms	36

Sometimes, the distance ranges from 30 to 40 kms from the habitation and the beneficiaries had to make 4 or 5 trips collectively on persuasion besides spending huge amounts on transportation.

- * In case of RCC roofed houses, there are complaints from the beneficiaries that the supply of housing material was not uniform and not in time. The cash payment was enormously delayed even after

completion of construction of basement by them. They have requested to provide sunshade for the backdoor to prevent inflow of rainwater, attick for storage and ventilators for sufficient lighting. Some beneficiaries also reported non-supply of lavatory basins.

Views of the beneficiaries regarding supply of housing material

S.No	Beneficiary Views	Percentage
1	Poor quality of tiles	23
2	Vigorous pursuation for supply of housing material	47
3	More gap between supply of tiles and cement	63
4	Tiles not supplied at a time	14
5	Non-supply of corner tiles	10
6	Facing hardships in getting cement	80
7	Tiles distribution is not uniform in the habitation	22
8	Cement was not supplied	35
9	Not received tiles	12
10	More gap / No gap between procuring of wood material and supply of housing material.	30

RECOMMENDATIONS

- * It requires a systematic integrated approach on the part of housing personnel with regard to supply of housing material in order to ensure timely completion of the houses i.e. there should be a time table for execution in each habitation right from administrative sanction till completion of construction.

- * There should be prior intimation regarding the time of supply of housing material to enable the beneficiaries for procuring, and seasoning of wood in advance and allocating some amount for house construction. It is essential to ensure timely supply of material in order to avoid hardships to the beneficiaries
- * Supply of the entire housing material at a time by single agency (including cement) in the habitation as per the information communicated to the beneficiaries and there should be uniform distribution to all the sanctioned beneficiaries in the presence of the grama sabha at a time.
- * Action should be taken to avoid interference of middlemen in the distribution of housing material.
- * Ensuring supply of good quality of tiles by obtaining from the reputed firms and scope for replacement if they are not of good quality.

Utilisation of Housing Material

3.13. An effort was made to know the extent of utilization of housing material supplied by the Housing Corporation. The following are some of the gaps as informed by the beneficiaries with regard to utilization of the housing material.

- * Non-utilization of cement either due to difficulties in obtaining the cement from long distances or due to more gap between supply of tiles and cement. In respect of some beneficiaries, cement was supplied first, followed by delayed supply of tiles resulted in either damage of cement due to long preservation or selling away to other needy tribals by the time the tiles were supplied. Hence, the corner tiles have not been plastered, thus leading to the leakages. In case of some beneficiaries, tiles were supplied first followed by supply of cement after a long time. With a fear that the tiles will be taken back by the housing personnel if preserved for a long time, they hurriedly constructed the houses without

waiting for cement. Later, even after supply of cement, the beneficiaries could not utilize it.

- * Few beneficiaries have not utilized the tiles due to non-availability of wood.
- * Sanitary latrines were not put to use by some of the beneficiaries either due to lack of habit or due to scarcity of water. Some are utilising as bathrooms while some others have converted the latrines into kitchens. Some beneficiaries are not willing to construct the latrines and hence, the basins are lying waste (See Case Study No: 11,Annexure-V).

Construction Side

3.14. The beneficiaries were neither trained nor guided in various activities relating to construction of semi-permanent houses like preparation of wood material, construction of roof and walls, spreading of tiles, plastering of corner tiles etc. It is beyond their capacity to engage expertise services. Hence, the following defects have been noticed in the construction of semi-permanent houses.

BENDING OR DAMAGING OF RAFTERS / REEPERS

3.15. This was happened due to lack of seasoning of wood material for sufficient time before construction of the roof as stated by the beneficiaries. Though the beneficiaries are supposed to procure and dry the wood material for sufficient time after communication of administrative sanction till the supply of housing material, it was not being done in case of most of the beneficiaries as they have no trust on the housing personnel with regard to supply of material in time. There were instances of selling away the already procured and dried wood material due to non-supply of housing material even after a long time. It was only after supply of the tiles, they hurriedly collected and prepared wood material and constructed the roof without proper seasoning with fear that the material will be taken back as threatened by the housing personnel resulting in bends / curving of the roof.

ROOF NOT MATCHING THE TILES

3.16. It was noticed during the study that most of the beneficiaries have not constructed a new roof suitable to arrangement of tiles and just replaced the thatched grass with the tiles on the existing roof after undertaking minor repairs. This was either due to lack of access to wood or due to lack of capacity to invest huge amounts for procuring wood material. Though some have constructed new roof, the rafters and reepers were not properly arranged to suit the tiles and mostly the roof was constructed on the existing walls which have no strength. Further, some of the rafters and reepers have bended slightly, as the beneficiaries have prepared themselves. Those who can afford could only engage carpenter' services in preparing wood material and construction of the roof.

NO SYSTEMATIC ALIGNMENT OF TILES

3.17. Since, no technical assistance/ guidance is provided, the beneficiaries themselves have spread the tiles on the roof by observing from the fellow tribals and hence, there was no proper alignment of tiles in case of most of the beneficiaries. Only a few could engage the expert services for spreading the tiles. The corner tiles have not been plastered due to non-availability of cement. A few beneficiaries have resorted to mud plastering in the corners but it was drained off during the rains. It was informed in some places that the tiles were blown up due to heavy winds as they lack proper alignment. Where the tiles were not supplied as per the required quantity, the beneficiaries have filled the gaps with thatching grass.



Spreading of Excess Tiles without
Corner Tiles in Katiki(V), Ananthagiri(M).



Irregular Spreading of Tiles-
Katiki(V), Ananthagiri(M).

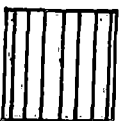
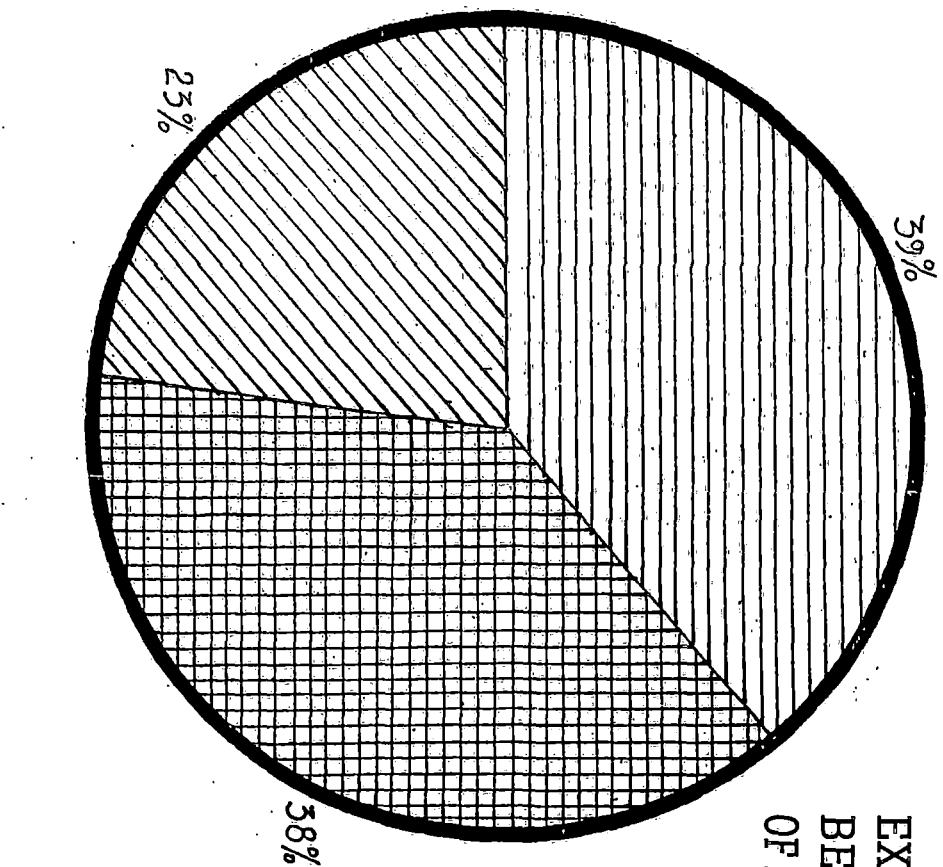
INCREASE OF PLINTH AREA BEYOND THE CAPACITY

3.18. Inspite of well designed house plan, the beneficiaries were allowed to make some alterations according to their choice and local conditions. But deviation of house plan created more difficulties to some beneficiaries as they enhanced the plinth area beyond their capacity with a desire to construct big and comfortable houses by competing with those who could be able to afford. As a result, some of these houses were constructed with great difficulty by throwing the beneficiaries into more debts or made them to sell away their meagre properties, while some others were left incomplete(See Case Study No:12, Annexure-V).

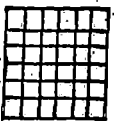
HUGE INVESTMENTS

3.19. Since the beneficiary contribution is instrumental in the housing programme, the beneficiaries had to incur huge amounts towards procuring, and seasoning wood material, construction of walls and roof, spreading of tiles etc for completing the house in addition to the expenditure during representing / persuasion for sanction of the scheme as informed by them and in this process they had to enter into more debts (See Case Study No: 13, Annexure-V). As seen from the following statement, 15% of the beneficiaries have incurred an expenditure upto Rs.1000/- for constructing the house, 24% of the beneficiaries had to incur an expenditure ranging from Rs.1000/- to Rs.3000/-, while 38% have incurred an expenditure ranging from Rs.3000/- to Rs.5000/-. The remaining 23% of the beneficiaries have spent an amount of more than Rs.5000/- according to their capacity.

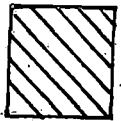
EXPENDITURE INCURRED BY THE
BENEFICIARIES FOR CONSTRUCTION
OF HOUSES



UPTO Rs. 3000



Rs. 3000-Rs. 5000



MORE THAN Rs. 5000

**Expenditure incurred by the beneficiaries for
construction of the houses**

S.No	Expenditure Incurred	% of Beneficiaries
1	Upto Rs.1000	15
2	Rs.1000-2000	4
3	Rs.2000-3000	20
4	Rs.3000-4000	14
5	Rs.4000-5000	24
6	More than Rs.5000	23

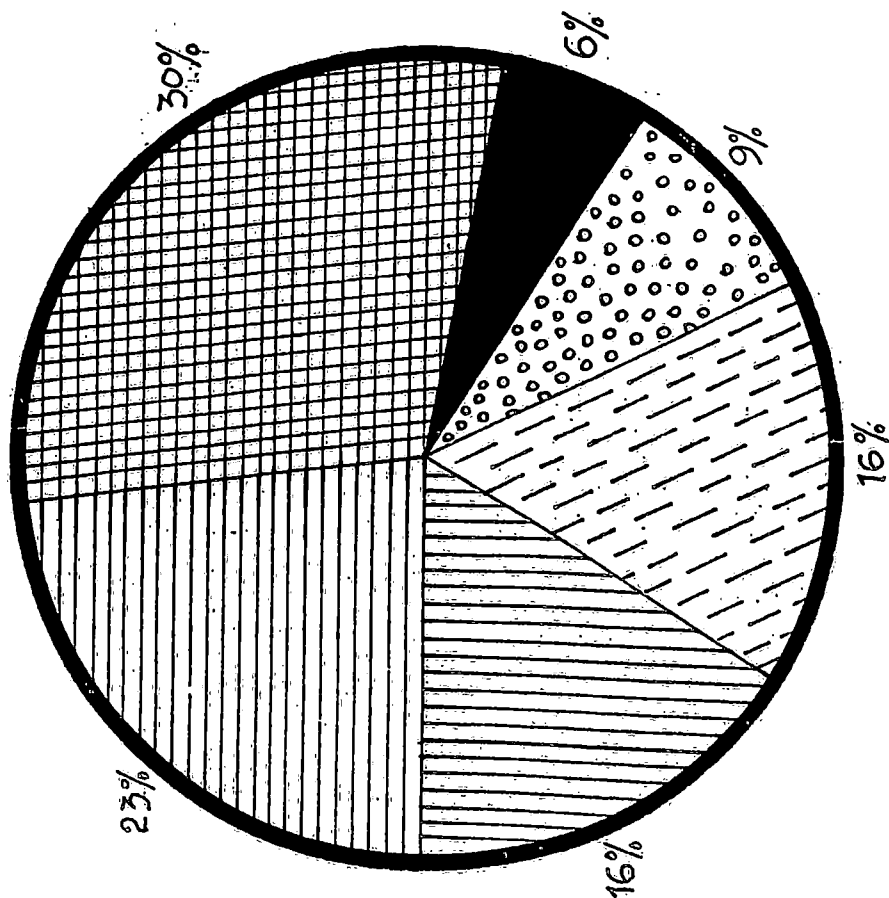
Hence, the beneficiaries have requested to include some cash component in the unit cost in respect of semi-permanent houses and enhance the cash component in respect of rural permanent houses.

DELAY IN CONSTRUCTION

3.20. Though the houses are supposed to be constructed within the stipulated period, it was not done in most of the cases due to the following reasons:

- No prior intimation to the beneficiaries regarding administrative sanction to enable them to procure and season the wood material and to allocate some amount for construction.
- Delay or inadequate supply of material.
- Supply of material by different agencies at different periods.
- Non-availability of wood either due to distance from the forest or due to hurdles created by the Forest personnel.
- Supply of material during the rainy season
- Enormous increase of plinth area beyond the capacity.
- Delay in procurement of wood and seasoning of wood material
- Lack of capacity to invest on the part of the beneficiaries
- No effective monitoring and supervision

TIME TAKEN FOR COMPLETION OF HOUSES



WITHIN STIPULATED PERIOD

3-6 MONTHS

7-10 MONTHS

11-12 MONTHS

MORE THAN 12 MONTHS

NOT YET COMPLETED

For the reasons enumerated above, 61% of the beneficiaries covered by the study could not construct the house within the stipulated period while 16% have not yet completed construction of the house even after one year from the date of sanction as seen from the following statement.

Time taken for construction of the houses

S.No	Time taken for completion	% of Beneficiaries
1	Within 2 months	23
2	3-6 months	30
3	7-10 months	6
4	11-12 months	9
5	More than 12 months	16
6	Not yet completed	16

LEAKAGES

3.21. Most of the beneficiaries have expressed that they have been experiencing difficulties during rains in view of leakages due to the defects in the construction. Even RCC roofed houses are no exception and leakage could not be stopped even after applying some more cement on the slab as informed by the beneficiaries concerned. Some have requested to provide sunshade to the back door also to avoid inflow of rain and an attick for storage. They have gone to the extent that even the tiled houses are far better than the slabbed houses as leakages can be controlled by re-spreading the tiles in a systematic manner while it is not possible in case of the slabbed houses.

RECOMMENDATIONS

- As said earlier, intimation regarding terms and conditions, the date of supply of housing material like tiles and cement should be communicated to the beneficiaries in advance so as to enable them to have sufficient time for procuring wood material and prepare themselves for starting construction, so that the houses can be constructed within the time frame. It is also essential to create confidence among the beneficiaries regarding supply of material in time.
- Spreading of tiles on the existing roof should be discouraged to avoid leakages and the beneficiaries should be enlightened regarding the necessity for construction of a new roof to suit the tiles.
- Construction of a model house in each habitation by demonstrating roof construction, spreading of tiles, plastering of cement etc to all the beneficiaries in case of semi-permanent houses is essential. An active NGO specialized in this activity may be involved for this purpose.
- The beneficiaries should be educated and encouraged to keep ventilators for the houses. The provision of ventilators should form part of the housing material supplied by the Housing Corporation.
- In view of the leakages in the slabbed houses as reported by the beneficiaries, it is essential to construct the slab in such a manner that the rainwater is not stagnated on the slab. Further, it is essential to ensure provision for attick for storage. The beneficiaries should be educated in construction methods to enable them to keep a close watch during its construction
- The beneficiaries should be motivated regarding use of lavatories and while sanctioning the lavatories. It is also essential to ensure availability of sufficient water supply in the habitation besides obtaining willingness of the beneficiaries.

- The beneficiaries should not be encouraged to increase the plinth area beyond their capacity. Efforts should be made to properly enlighten them regarding the difficulties likely to be encountered in increasing the plinth area beyond the capacity during PRA exercises.
- The cash component in the unit cost in respect of semi-permanent houses is to be enhanced as it is beyond the capacity of the poor tribals to invest huge amounts for construction of properly designed semi-permanent houses.
- Some beneficiaries have also requested for provision of repair / maintenance charges for every 3 years.
- The beneficiaries should be motivated to construct the houses collectively by pooling the services of all the families assisted under the scheme @ 2 persons from each family as was happened in case of housing colony in Sundruputtu Village in order to ensure completion of the houses simultaneously within the stipulated period (See Case Study No: 14, Annexure-V).
- The beneficiaries after sanction are to be trained properly about the construction programme.

MONITORING AND SUPERVISION

3.22. Under the housing programme, the beneficiaries are supposed to construct their houses under the technical guidance provided by the Assistant Engineer/ Work Inspector of Housing Corporation, as self-help is the corner stone of the programme. The Assistant Engineer/ Work Inspector are expected to help and assist the beneficiaries at every stage of construction like friend, philosopher and guide besides solving the local problems

3.23. Most of the beneficiaries have informed that they could not be provided with any technical guidance during the construction of houses

and no personnel could be seen after supply of tiles to the habitation. They constructed on their own by observing from the fellow tribals.

3.24. When enquired with the officials of Housing Corporation, it was informed that they could not ensure constant guidance and monitoring due to lack of adequate staff at field level like Work Inspectors in view of large number of vacancies and execution of housing programme on massive scale. It was further informed that the Work Inspectors were not provided transportation to reach the remote villages more frequently to ensure regular monitoring except meagre F.T.A.

RECOMMENDATIONS

- * Action to be taken to fill up all the vacancies of Assistant Engineers and Work Inspectors on priority in view of vast jurisdiction and large scale execution of housing programme in tribal areas.
- * The Work Inspectors should be enabled to purchase two wheelers on loan basis subject to recovery from their salaries along with provision of fixed T.A for meeting the fuel charges.
- * There should be an approved monthly tour programme to the field level personnel like A.Es and Work Inspectors indicating village wise dates of visits within the jurisdiction. This tour programme should be communicated to the concerned VTDA presidents to enable them to monitor the visits of the Work Inspectors.
- * As an alternative, an active NGO with necessary expertise may be engaged for monitoring and providing technical assistance from time to time to the beneficiaries.

ANNEXURES

ANNEXURE-I

CRITERIA ADOPTED FOR SELECTION OF VILLAGES

S.NO	Criteria Adopted	No. of Villages Selected
I	YEAR-WISE COVERAGE	
	a) 1995-96	5
	b) 1996-97	9
	c) 1997-98	8
II	SCHEME-WISE COVERAGE	
	a) IAY—SPRH	6
	RPH	5
	b) IFAD—SPRH	9
	c) Normal Housing —SPRH	2
	RPH	0
III	HOUSE TYPE	
	a) Semi-Permanent Houses Tiled Houses	17
	b) Pucca Houses	5
IV	TRIBE-WISE COVERAGE	
	a) Bagatha	3
	b) Valmiki	2
	c) Kotia	2
	d) Kondadora	2
	e) Kammara	2
	f) Mookadora	1
	g) Khond	2
	h) Multi-ethnic Groups	8

ANNEXURE-II

PROFILE OF THE STUDIED VILLAGES

SI No	Mandal	Village	Ethnic Groups	Total Households		S.T.Families covered under the Programme	No. of Slabbed Houses	No. of Tiled Houses
				S.Ts	Others			
1	Paderu	Thamarapalle	Bagata, Kondadora, Nookadora, Valmiki, Mangali, Chachara.	79	1	79	0	79
2	Paderu	Doddipalle	Kondadora	70	0	55	0	55
3	Pedabayalu	Sirasapalle	Bagata, Nookadora, Kondadora, Kammara	65	0	30	0	30
4	Pedabayalu	Seekhari	Bagata, Valmiki, Kammara, Porja	30	0	30	0	30
5	Munchingput	Kothurubayalu		32	0	25	0	25
6	Munchingput	Deemguda	Bagata	53	0	40	0	40
7	Hukumpeta	Sundruputtu	Kondadora, Kammara	64	0	64	41	23
8	Hukumpeta	Ganneruputtu	Valmiki, Bagata, Kammara	37	0	23	23	0
9	Dumbriguda	Jangidivalasa	Kondadora, Kammara	61	0	30	0	30
10	Dumbriguda	Nimmagedda	Porja, Kotia, Valmiki	122	0	20	0	20
11	Araku	Thangulaguda	Kotia	26	0	26	0	26
12	Araku	Amlaguda	Porja, Kotia, Valmiki, Goudu	36	0	36	0	36
13	Ananthagiri	Gatevalasa	Porja, Kotia, Kondadora	26	0	10	0	4
14	Ananthagiri	Katiki	Nookadora	25	0	20	0	20
15	Koyyuru	Rathinampeta	Valmiki, Kammara	100	60	11	0	11
16	Koyyuru	Chittempadu	Bagata, Valmiki,	86	5	20	0	20
17	G.K.Veedhi	Rompula	Bagata, Kammara	20	0	20	20	0
18	G.K.Veedhi	Vonchula	Bagata, Valmiki	141	0	65	0	65
19	Chinthapalle	Kinnerla	Khond	30	0	10	0	10
20	Chinthapalle	Cherukupakalu	Bagata, Kammara, Kondadora	91	10	21	0	21
21	G.Madugula	Nittamamidi	Kammara	70	0	60	0	60
22	G.Madugula	Yeduchavalu	Khond, Valmiki, Nookadora	46	0	46	0	46

ANNEXURE-III

YEAR-WISE AND SCHEME-WISE PROGRESS OF THE WEAKER SECTIONS HOUSING PROGRAMME IN PADERU ITDA AREA

S.NO	Year	SCHEME-WISE—NUMBER OF HOUSES													
		SPRH		RPH		IAY		Cyclone		ACDP		IFAD		TOTAL	
		S	C	S	C	S	C	S	C	S	C	S	C	S	C
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	1991-92	375	375	366	366	55	55	63	630	0	0	0	0	14	142
2	1992-93	1919	1919	0	0	3243	3243	0	0	0	0	0	0	51	516
3	1993-94	519	519	0	0	4264	4264	0	0	104	10	0	0	58	583
4	1994-95	1066	1066	31	31	2084	2084	0	0	0	0	0	0	31	318
5	1995-96	2418	2418	10	10	5255	5255	0	0	170	17	0	0	78	785
6	1996-97	2687	2346 (87.	0	0	610	522 (85.	0	0	0	0	0	0	32	286 (86.
7	1997-98	0	0	0	0	100	363 (36.	0	0	0	0	74	74	84	782 (92.

ANNEXURE:IV

AVAILABLE INFRASTRUCTURE IN THE STUDIED VILLAGES

S.No	ITEM	No.Of Villages	Percentage
1	Drinking Water		
	a) Only Hill Stream	7	32
	b) Only Well	1	4.5
	c) Only Borewell	9	41
	d) Protected Water Supply	2	9
	e) Well + Borewell	1	4.5
	f) Hill Stream + Borewell	2	9
2	Access to D.R.Depot	14	63.6
3	Access to School	22	100
4	Access to Medical facility	4	18.2
5	Access to Bus stop	16	72.7
6	Access to Shandy	4	18.4
7	Access to Forest	16	72.7
8	Electricity	19	86.4
9	Internal Roads	2	9

N.B: Access= Within 2 kms Range.

ANNEXURE: V

CASE STUDIES

CASE STUDY NO: 1

Issue: Housing Committees ignorant of Banking Operation.

- i). " I do not know about the banking operations. Joint account has been opened with concerned Assistant Engineer and myself in the Grameena Bank at Paderu, but I was never informed of the money transactions. Once, the Asst. Engineer has taken my signature on blank cheque, but I do not know how much amount has been drawn and purpose for drawal also. I am totally ignorant of the details like bank account number, bank passbook and the balance amount".

--- President, Nittamamidi Village,
G.Madugula Mandal.

- ii). "They have obtained my signatures twice and drawn an amount of Rs.40,000/- of which an amount of Rs.22, 500/- has been spent on the internal roads under IFAD assisted scheme. The remaining amount is with the Work Inspector and I do not aware of its utilisation. I am totally ignorant of bank account number, bank passbook and the balance amount left unspent in the account".

---President, Katiki Village,
Ananthagiri Mandal.

CASE STUDY NO: 2

Issue: Vigorous pursuation for sanction of houses

Most of the beneficiaries have reported that they had to pursue for sanction of houses for years together by making number of trips around

the local politicians and officials and by spending thousands of rupees from their pockets in this process. The beneficiaries of Katiki village, Ananthagiri mandal have informed that they had to struggle for about 3 years for getting administrative sanction and spent an amount of Rs.2000/- on pursuation, besides representing to the Project Officer, ITDA; MDO; MRO, and MLA so many times. Same was the case with the beneficiaries of Deemguda village, Munchingput mandal who are reported to be pursued for a period of 5 years for sanction of the houses by incurring more expenditure. It was also informed by the beneficiaries of Nimmagadda village, Dumbriguda Mandal that they had to give Rs.800/- per beneficiary to the local leader for obtaining sanction of the houses.

CASE STUDY NO: 3

Issue: More gap between allotment of house sites and according of administrative sanction

- i). "The land for house sites was acquired in the year 1986 and distributed to 23 households adjacent to our habitation. But it was only during the year 1996-97, pucca houses have been sanctioned after vigorous pursuation for a period of about 2 years by the youth of this habitation though futile attempts were made by the older generation".

---Beneficiaries of Ganneruputtu
Village Hukumpeta Mandal.

- ii). "House site was acquired by the Government in the year 1984 adjacent to the village and distributed to 30 households. Initially they came forward to construct thatched houses but we rejected. Since then, no action has been taken to construct the houses. In the year 1996, We again represented to the DEE (Housing) and after vigorous pursuation, 30 Rural Permanent Houses have been sanctioned during 1997-98 under IAY".

----Beneficiaries of Seekhari Village,
Pedabayalu Mandal.

CASE STUDY NO: 4

Issue: Harassment from the Forest Personnel

- i) "We have been informed that the Housing Corporation has paid Rs.300/- per beneficiary for allowing us to collect wood from the forest. But after constructing the houses, the forest people came to our habitation and demanded for payment of Rs.500/- per beneficiary with a warning that the houses will be seized if payment is not made. We stood unitedly and refused to respond to their demand".

---Beneficiaries of Amalaguda Village,
Araku Mandal

- ii.) "In this village, 6 out of the 10 total beneficiaries have not constructed the houses so far as they are hesitating to procure wood from the forest due to fear of harassment from the Forest Guard who is in the habit of demanding huge bribes. Since one year, the tiles have been lying waste and the cement has been spoiled due to long preservation. Being the Secretary of the Housing Committee, I also had to pay Rs.800/- to the Forest Guard on 25-7-1998 but he gave receipt to the extent of Rs.220/- . Actually, he came to my house after transporting the wood from the forest and demanded Rs.5000/- as bribe for procuring the wood material. He expressed ignorance over the payment of the amount by the Housing Corporation to Forest department and went to the extent that he would seize the wood material unless the amount is paid. With great difficulty, I could pay Rs.800/- after bargaining".

--- Killo Ramamurthy, Secretary of
Housing Committee, Gatevalasa Village,
Ananthagiri Mandal

CASE STUDY NO: 5

Issue: Uneven and inadequate distribution of housing material.

- i.) " Initially cement was supplied but taken back after one week for reasons not known. We had to purchase 2 to 3 bags each on our own. Instead of 1000 tiles, each beneficiary has received 920 to 950. Only 10 out of 26 beneficiaries have received corner tiles while the other had to purchase on their own from the neighbouring villages".

---Beneficiaries of Thangulaguda
Village, Araku Mandal.

- ii.) " Tiles have been supplied after one year from the date of sanction and not distributed uniformly as given below:

S.No	Name of the Beneficiary	No. Of Tiles to be distributed.	No.of Tiles received
1	Sallangi.Sanyasirao	1000+60 corner tiles	600+21 corner tiles
2	Reemala Srinivasarao	1000+60 corner tiles	990+60 Corner tiles
3	Sallangi Venkatagiri babu	1000+60 corner tiles	990+60 Corner Tiles
4	Gunda Sathyanarayana	1000+60 corner tiles	767+60 Corner Tiles
5	Reemala Venkatarao	1000+60 corner tiles	990+60 Corner Tiles
6	Londa Yugandhar rao	1000+60 corner tiles	813+60 Corner Tiles
7	Kaya Jaxmaiah	1000+60 corner tiles	500+27 Corner Tiles
8	Vadaka Laxmaiah	1000+60 corner tiles	500+32 Corner Tiles
9	Londa Venkatarao	1000+60 corner tiles	590+21 Corner Tiles
10	Reemala Vennelamma	1000+60 corner tiles	400+0 Corner Tiles

- iii.) " Though the village is accessible to transportation, only 50% of the tiles were supplied in the village while the remaining were unloaded at the entry point of the ghat. We had to spend Rs.1500/- for transporting the tiles to the village".

---Beneficiaries of Vonchula
Village, G.K. Veedhi Mandal

- iv.) " Tiles were supplied twice in our village to 10 out of 20 beneficiaries within a period of 45 days and every time we were forced to give Rs.100/- and one fowl to the personnel who supplied the material. We brought cement from a distance of 15 kms but in between caught in the rain and the cement was spoiled".

---Beneficiaries of Kinnerla Village,
Chinthapalle Mandal.

CASE STUDY NO: 6

Issue: Vigorous pursuation for supply of the material

- i.) "With great difficulty we could get the cement which was supplied in 5 phases after vigorous pursuation", said the beneficiaries of Seekhari village of Pedabayalu mandal. Similarly, in the village of Nittamamidi of G.Madugula mandal, the beneficiaries had to pursue for tiles and cement for a period of about 3 months from the date of sanction as informed by the beneficiaries.

- ii.) " We roamed around the housing personnel staying at Chinthapalle about 20 times for supply of material for which we had to incur an expenditure of Rs.1000/-. Some of us who could not receive the tiles had to make futile attempts for a period of 2 years for getting the tiles".

---Beneficiaries of Kinnerla Village,
Chinthapalle Mandal.

CASE STUDY NO: 7

Issue: More gap between supply of tiles and cement.

- i.) " We had to carry the tiles on head loads for about 15 days from a distance of 2 kms i.e. approachable point to the habitation. After one month, cement was supplied at Ananthagiri, which is at a distance of 9

kms from the habitation, and we spent Rs.1400/- for transporting the cement to the habitation. But, most of us have not utilised the cement as the houses were already constructed by that time and we simply spread the cement in front of the house", said the beneficiaries of Katiki village of Ananthagiri mandal. It was informed by the beneficiaries of Jangidivalasa village of Dumbriguda mandal that they have received cement after 6 months from the date of supply of tiles and hence not utilised the cement as the construction has been completed by that time.

- ii.) " Tiles were supplied first followed by supply of nails after 3 months and later cement was supplied after 2 months @ 5 bags each. Out of 10 beneficiaries, only 4 have utilised the cement while in case of the remaining beneficiaries, who have not, yet constructed the houses, cement has been spoiled due to lack of proper preservation".

---Beneficiaries of Gatevalasa Village,
Ananthagiri Mandal.

- iii) "Cement and nails were supplied first to 10 out of the total 20 sanctioned houses. As there was enormous delay in supply of tiles, cement was spoiled due to long preservation and some of us have sold away the cement to others, as there was no hope of getting tiles".

---Beneficiaries of Kinnerla
Village, Chinthapalle Mandal.

CASE STUDY NO: 8.

Issue: Difficulties in procuring and preparing wood material in advance.

- i.) " We were unable to procure and prepare wood material before the supply of housing material to ensure proper seasoning for sufficient time as

nobody knows whether the material will be supplied or when it will be supplied. We could only prepare wood material after the supply of tiles and could not find enough time to dry the wood in view of the pressure from the housing personnel to construct the house immediately. As a result, some of the rafters/ropeers have been either damaged due to pests or bended after sometime".

---Beneficiaries of Nittamamidi Village,
G.Madugula Mandal.

- ii.) " I had to sell away already procured and dried wood material worth of Rs. 4000/- due to enormous delay in supply of tiles. The scheme was sanctioned during 1997-98 but the tiles were supplied during the last quarter of the year 1999. Hence, I had to go for fresh wood and constructed the house hurriedly without seasoning the wood for sufficient time".

---Gunda Sathyanarayana, Beneficiary of
Vonchula Village, G.K.Veedhi Mandal.

CASE STUDY NO: 9

Issue: Interference of middlemen in the distribution of housing material.

- i.) " Here, distribution of housing material has been done through a news reporter. The Housing personnel have given cement to the said reporter for distribution @ 6 bags each to 10 beneficiaries but he distributed only @ 5 bags each to the beneficiaries after pursuation for about 7 days. The president and secretary have not been involved in distribution of housing material".

---Beneficiaries of Gatevalasa Village,
Ananthagiri Mandal.

CASE STUDY NO: 10

Issue: Supply of poor quality of tiles.

- i). "We have returned two loads of tiles which were brought from Rajam as they are having small holes and are easily broken", said the beneficiaries of Seekhari village of Pedabayalu mandal and they insisted for supply of good quality of tiles from reputed firms. It was informed by the beneficiaries of Sirasapalli village of Pedabayalu mandal that the tiles have been easily absorbing the rainwater and hence causing heavy leakages during rains.

CASE STUDY NO: 11

Issue: Not using the lavatories.

Ganneruputtu is a habitation of Valmikiis, Kammaras and Bagatas and is situated on the roadside in Hukumpeta mandal. Here, the housing colony has been sanctioned under IAY during the year 1996-97, adjacent to the old habitation and 23 slabbed houses have been constructed. All the beneficiaries have also had own houses in the traditional habitat. As a part of the scheme, some beneficiaries have constructed lavatories but not using them due to lack of habit as expressed by them. Added to this is the scarcity of water, as the borewell is not catering to the needs of all the families. Some have converted the lavatories into kitchens while some others have been using them as bathrooms. The remaining beneficiaries have refused to construct the lavatories and the basins supplied are lying waste.

CASE STUDY NO: 12

Issue: Facing problems due to enormous increase of plinth area.

Sri.G.Chinnabbai, son of Veeraiah, a resident of Rompula village, G.K.Veedhi mandal has informed that he was sanctioned a pucca

house with tiled roof but due to increase of plinth area in order to construct a big and comfortable house, he had to meet an additional expenditure of Rs.75, 000/- for completion of the house. He had to borrow from the local moneylenders on exorbitant rate of interest for constructing the house. In view of increase of plinth area beyond his capacity, it has taken about one year for completion of the house. Added to this, there was delay in supply of tiles from the Housing Corporation. He further informed that he was supplied with only 12 out of 20 bags of cement as in case of all other beneficiaries and the first payment was done after one year of completion of the basement.

CASE STUDY NO: 13

Issue: Entering into debts/ sale of properties for completing the houses.

- " Around 50% of the beneficiaries in this habitation had to incur huge amounts for completing the construction by leasing out the fields, selling of goats/sheep and by approaching the moneylenders", said the beneficiaries of Amalaguda village, Araku mandal. It was informed by the beneficiaries of Thangulaguda village of the same mandal that some of them had to borrow from the private traders and moneylenders for construction of the houses and the rate of interest is Rs.5/- per hundred.

CASE STUDY NO: 14

Issue: Pooling of services and funds for collective construction of houses.

Sundruputtu colony in Hukumpeta mandal is a live example for effective beneficiary participation. Here, 14 houses have been sanctioned under IFAD assisted scheme with unit cost of Rs.7,650/- and all the houses were constructed simultaneously by pooling the services of all the beneficiary households and by pooling the total funds in the VTDA account. The beneficiaries are highly motivated and worked collectively in procurement of material and allotted 2 persons from each family to work as labour in the construction of all the 14 houses. Thus, they have completed the construction of all the new houses within a period of 6 months after sanction. They have also laid an internal road covering the two streets of the habitation.

