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GOVERNMENT OF HIMACHAL PRADESH  
WELFARE DEPARTMENT



HIMACHAL PRADESH GRANT  
OF  
HOUSING SUBSIDY  
TO  
BACKWARD CLASSES  
RULES, 1975

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## HIMACHAL PRADESH GRANT OF HOUSING SUBSIDY TO BACKWARD CLASSES RULES, 1975

1. (i) These Rules shall be called the Himachal Pradesh Grant of Housing Subsidy to Backward Classes Rules, 1975.

Title and  
commence-  
ment.

(ii) They shall extend to the whole of Himachal Pradesh and shall come into force from the date of issue of this notification in Rajpatra.

2. In these rules, unless the context otherwise requires:—

Definitions.

- (a) "Annexure" means Annexure to these rules;
- (b) "Backward Classes" means communities declared as Scheduled Castes, Scheduled Tribes in Himachal Pradesh under the Constitution of India and include Vimukhat Jatis (Denotified Tribes) declared by the Government from time to time;
- (c) "Director" means the Director of Welfare, Himachal Pradesh;
- (d) "District Committee" means the District Welfare Committee constituted and notified by the Government under Rule 14;
- (e) "Sanctioning Authority" means the Director of Welfare, Himachal Pradesh;
- (f) "Governor" means the Governor of Himachal Pradesh;
- (g) "District Welfare Officer" means the Officer incharge of Welfare Programmes in the concerned District;
- (h) "Government" means the Government of Himachal Pradesh.

*Deputy Commissioner*

3. (1) The subsidy shall be admissible to such members of the Backward Classes whose annual income does not exceed Rs. 6,000 and who do not own a house-site or a house of the prescribed specifications and further have not received similar grant of subsidy previously from any other source for the purchase of house-site or for the construction or repair of a house. Subsidy shall be available also to person whose house has been destroyed wholly or partly in natural calamity like flood and fire, even if he had previously been granted subsidy. Where subsidy is allowed to the Scheduled Castes for colonies similar assistance under the same terms and conditions may also be allowed to cover non-scheduled castes upto the maximum of 25% provided the non-scheduled castes undertake to construct their houses in the colony of Scheduled Castes. The housing subsidy shall be granted only for the following purposes, namely:—

Eligibility  
and pur-  
pose.

- (i) repair/renovation of existing houses;
- (ii) construction of new houses to those who own a house-site for the construction of a new house; and
- (iii) purchase of house-sites to those to whom land is not provided on nazrana rates.

(2) The following priorities shall be kept in view in the matter of granting housing subsidy:—

- (a) priority to those whose houses have totally been damaged and are liable to collapse or have collapsed and warrant immediate repairs;
- (b) priority to those who do not own any house of their own to live in but have got house-site for constructing a new house; and

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- (c) priority to those who live in a single room and share it with their cattle.

General  
pattern.

4. The general pattern of housing schemes shall be as under:—

- (a) The minimum accommodation to be provided in each house shall have a floor area of at least 180 sq. ft. consisting of a living room and a kitchen-cum-store. In addition a bathing platform and a cheap sanitary latrine may be provided wherever feasible.
- (b) While locally available building material may be utilized to the maximum possible extent, the nature of construction and the choice of specification shall be such that the roof of the house should last not less than 10 years with reasonable repairs and maintenance by the occupant. If the walls are built with non-durable material, the roof should be carried independently on posts or pillars of durable construction.
- (c) Director shall have the power to allow any suitable change in the above pattern according to local conditions and on the recommendations of the District Committee.

Considerations.

5. The following considerations shall be kept in view for the grant of subsidies under these rules:—

- (a) the benefit of assistance for house sites and housing subsidy shall go to the poorest among the Backward Classes;
- (b) as far as possible, assistance for housing shall be given to a group of families coming together either in the form of a co-operative or otherwise, instead of individuals. This will facilitate acquiring of land and developing sites and also construction of houses on a pattern consistent with modern standards of town and country planning;
- (c) in the process of encouraging construction of housing colonies, instead of isolated houses, due precaution shall be taken to ensure that it does not lead to segregation of Scheduled Castes etc.;
- (d) title to land shall be a pre-requisite for the grant of subsidy where it is granted for construction of a new house.

Subsidy for  
house-sites.

6. For grants for house-sites to Backward Classes the quantum of subsidy shall be upto Rs. 300 per family or the actual cost of the land to be purchased, whichever is less. Government may enhance or reduce this limit.

- (a) The subsidy shall be granted to such deserving persons only who apply for the grant of this assistance in the prescribed form in Annexure I and whose names are recommended by the District Committee. Final approval/sanction for the grant of subsidy to the beneficiaries shall be accorded by the Director :

Provided that notwithstanding anything herein contained, the Government may in very exceptional cases and for reasons to be recorded in writing, accept/reject wholly or partially the recommendations of the District Committee and bring about such changes in the lists of beneficiaries drawn by the said Committee, as it may deem fit.

- (b) The beneficiaries finally approved and sanctioned subsidy will get the amount either through R.T.R. or Bank Draft, where banking facilities are available, or in cash, where banking



facilities are not available, for purchasing a house-site within a period of six months. The size of the plot should be such as may enable the beneficiary/beneficiaries to construct a house of the specifications prescribed in Rule 4(a) of these rules.

- (c) Only those beneficiaries who are prepared to purchase a house-site within six months and are in a position to construct houses thereon within three years will be considered for the grant of this subsidy.

7. For the grant of financial assistance, the cost of one residential house has been fixed as shown in col. (2) of the Schedule below. This is, however, subject to change by the Government. The subsidy shall be restricted to 75% of the total cost of construction of house(s) or the grant sanctioned per family whichever is less and the balance of at least 25% shall be met by the beneficiary/beneficiaries himself/themselves by way of cash, kind or labour.

Subsidy for new construction, repair of houses.

#### SCHEDULE

Description of areas	Cost of construction per house	Maximum Government share per family
1	2	3
(a) In areas bordering on the Himalayas and actually subject to heavy snowfall as are given in annexure-II.	Rs. 4,000 6,665	Rs. 3,000 5,000 =
(b) In other areas not subject to heavy snowfall.	Rs. 2,667 or say Rs. 2,670	Rs. 2,000 4,000 =
(c) The subsidy shall be granted to such deserving persons belonging to the Backward Classes who apply for the grant of such assistance in the prescribed Form in Annexure-III and whose names are recommended by the District Committee. Final approval/sanction for the grant of subsidy to the beneficiaries will be accorded by the Director:		
Provided that no subsidy shall be admissible for the construction of a house the estimated cost of which exceeds Rs. 4,000. 6,665 =		
(d) For repairs/renovation of existing houses the quantum of maximum subsidy shall be limited to half the amount of subsidy admissible for new construction in the respective areas (i.e. Rs. 1,500 in areas subject to heavy snowfall and Rs. 1,000 in others). 2,500		

8. (a) After receipt of sanction(s) the subsidy amount will be deposited in the State Bank, Nationalised Bank/Himachal Pradesh State Co-operative Bank in a Savings Bank Account in the names of the beneficiaries concerned by the District Welfare Officer, in an account pledged to him (the District Welfare Officer) and shall be released by him in instalments either through R.T.R. or Bank Draft where such facilities are available, or in cash where

Procedure for disbursement of subsidy and execution of Bonds.



Banking facility is not available, after necessary verification and satisfying himself that the amount is being utilised properly and for the rightful purpose, in the manner prescribed hereunder. The beneficiaries shall utilise the interest accrued thereon on the construction/repair of the house.

⊗ 50%

(i) Second instalment equivalent to the balance amt. of subsidy shall be released when the construction upto plinth level has been completed.

(i) First instalment equivalent to 25% of the total amount of subsidy sanctioned shall be released when foundation has been dug and necessary bonds/agreements executed;

(ii) Second instalment equivalent to 50% of the total amount of subsidy sanctioned shall be released at the time when construction upto plinth level has been completed; and

(iii) Third instalment equivalent to the balance amount of subsidy shall be released at the time when construction upto roof level has been completed.

In the case of subsidy for the repair of houses the amount sanctioned shall, however, be released in lumpsum after execution of necessary Bond/Agreement.

✓ 4. (b) Each beneficiary shall execute a Bond with two sureties in the prescribed Form, Annexure-IV, before disbursement of any subsidy. The Bond/Agreement shall, however, be free from the payment of stamp duty and it should be duly attested by Magistrate/Tehsildar:

Provided that the number and rate of instalments indicated in sub-rule (a) of this Rule may be altered in special cases and for reasons to be recorded in writing, by the Director. *Deputy Commissioner*

(c) The subsidy for house-sites shall be disbursed on the execution of an agreement on the prescribed Form, in Annexure-V and will be subject to the conditions mentioned therein. The grantee shall also arrange for the execution of Surety Bond (duly attested by a Magistrate/Tehsildar) in form, Annexure-VI. No stamp duty shall be payable on these Bonds.

(d) The grantee shall execute the receipt in support of having received the amount of subsidy in form, Annexure-VII.

(e) At the time of releasing last instalment of subsidy it will be verified and certified by the District Welfare Officer, that the beneficiary has actually contributed his share of 25% in cash, kind or labour of the money required, over and above the amount of subsidy, for the completion of house.

Condition and period of utilisation.

9. The grant shall not be inconsistent with the declared policy of the Government and shall further be governed by the provisions of these rules and such further terms and conditions as may be prescribed by the Government from time to time—

(a) the grant shall be utilised on the same object for which it has been sanctioned within two years from the date of sanction of the subsidy in areas subject to heavy snowfall and within eighteen months in other areas:

*Deputy Commissioner*  
Provided that the Director may further extend the period of utilisation by not more than six months in cases where he is satisfied that the subsidy could not be utilised within the prescribed period for genuine reasons;