



THE INFORMATION PERTAINS TO

TELANGANA HOUSING BOARD

UNDER SECTION 5 (i) (2) AND

4 (i) (b) OF RTI ACT-2005

(As on 31-10-2023)

STATEMENT SHOWING THE NAMES OF THE OFFICERS

**DESIGNATED AS 1ST APPELLATE AUTHORITY, PIOs AND APIOs IN
TELANGANA HOUSING BOARD UNDER RIGHT TO INFORMATION ACT, 2005**

31.10.2023

Sl. No	Section	A.P.I.O.		P .I.O.	1 st Appellate Authority
1	2	3		4	5
		(Technical Matters)	(Administrative Matters)		
1	ASST.ESTATE OFFICER (Admn)	-	AEO (Lands) Supdt- E.O.Sec Supdt- B-sec, Supdt- LO,LAO sec	M.Padma AEO(Admn)FAC P.I.O-I	Sri.B.Rajesham Secretary
2	SUPERINTENDING ENGINEER HYD.CIRCLE-II & Project Co -ordinator pc.thb2018@gmail.com	T.A to S.E, Hyd -Circle - I	T.A.,SE.HC-I	K.Srinivas SE=II P.I.O-II	K Madhusudhan Reddy, Chief Engineer
1	SE, Hyd Circle - I,	TA to SE, Hyd - Circle - II	T.A.,SE.HC-II	G.V.Ramana Reddy (SE-I FAC)	
2	Executive Engineer South Division	Head Draughtsman	Assistant Estate Officer	Sri.Dasarath (E.E I/c)	
3	Executive Engineer Central Division	Head Draughtsman	Assistant Estate Officer	Sri.G.Venkata Ramana Reddy, E.E	
4	Executive Engineer North Division	Head Draughtsman	Assistant Estate Officer	S.Radha Krishna, E.E (FAC)	
5	Executive Engineer Western Division	Head Draughtsman	Assistant Estate Officer	Sri. M.Kiran Babu , E.E(FAC)	
6	Executive Engineer Warangal Division	Head Draughtsman	Assistant Estate Officer	S.Radha Krishna, EE (FAC)	
7	Executive Engineer Nizamabad Division	Head Draughtsman	Assistant Estate Officer	Sri.Balanaik, FAC E.E.	
8	Executive Engineer Mahabubnagar Division	Head Draughtsman	Assistant Estate Officer	Sri.G.Venkata Ramana Reddy,E.E (FAC)	

**Names, address and phone Numbers of all Divisions of
Telangana Housing Board.**

Sl.No.	Name of the Division	Address	Phone Number
1	Executive Engineer, North Division	O/o The Executive Engineer(Hg), North Division , Telangana Housing Board, Adjacent to Metro Water Board, Sanjeeva Reddy Nagar, Hyderabad - 500 038.	040-23810547
2	Executive Engineer, Western Division	O/o The Executive Engineer (Hg), Western Division , Telangana Housing Board, Opp. Shivaparvathi Theatre, Kukatpally, Hyderabad - 500 072.	040-23057233
3	Executive Engineer, South Division	O/o The Executive Engineer (Hg), South Division , Telangana Housing Board,6 th ,Floor, Gruhakalpa Building, M.J.Road, Hyderabad - 500 001.	040-24732534
4	Executive Engineer, Central Division	O/o The Executive Engineer (Hg), Central Division , Telangana Housing Board, 6 th Floor,Gruhakalpa Building, M.J.Road, Hyderabad - 500 001.	040-24603571 Ext.-614
5	Executive Engineer, Nizamabad Division	O/o the Executive Engineer (Hg), Telangana Housing Board, Nizamabad Division , Vinayak Nagar Colony, Nizamabad -503 002.	0846-234844
6	Executive Engineer, Warangal Division	O/o The Executive Engineer (Hg), Warangal Division , Telangana Housing Board, Circuit House Road, Nakkalagutta, Hanumakonda - 506 001.	0870-2577623
7	Executive Engineer, MahboobNagar Division	O/o The Executive Engineer (Hg), Telangana Housing Board, MahboobNagar Division , D.No.5-84/3,1st, Floor, Syed Complex, Yenugonda, Mahbub nagar - 509 001.	08542-272239

**STATEMENT SHOWING THE NAMES,PHONE & CELL NUMBERS AND EMAIL
ADDRESS OF THE OFFICERS IN TELANGANA HOUSING BOARD,
UNDER THE RIGHT TO INFORMATION ACT, 2005.**

Sl. No.	Section/Division	Name of the Designated Public Information/ Officers/Cell No.	Phone No.	E.mail
1	Asst. Estate Officer (Admn) Hyderabad	Smt.M.Padma, AEO(Admn) FAC PIO-I 98499 06414	040-24603571, Ext-155	aeoadmntb@gmail.com
2	Superintending Engineer, Hyd. Circle-II Hyderabad	Sri.K.Srinivas SE- HC-II PIO-II 99899 30823	040-24603571 Ext-203	se12thb@gmail.com
3	Executive Engineer, Central Division, Hyderabad.	Sri.G.Venkata Ramana Reddy,E.E 99085 23218	040-24603571 Ext-614	eectrlthb@gmail.com
4	Executive Engineer, South Division, Hyderabad.	Sri.S.Dasaratha , E.E I/c 9849906403	040-24732534	eesouththb@gmail.com
5	Executive Engineer, Western Division, Hyderabad	Sri.M.Kiran Babu, E.E (FAC) 89788 33662	040-23057233	eevesthb@gmail.com
6	Executive Engineer, North Division, Hyderabad.	Sri.S.Radha Krishna, EE (FAC) 9908523217	040- 23810547	eenorth11@gmail.com
7	Executive Engineer, Warangal Division, Warangal.	Sri S.Radha Krishna, EE (FAC) 9908523217	0870- 25776233	eeewglthb@gmail.com
8	Executive Engineer, Nizamabad Division, Nizamabad.	Sri.Balanaik, E.E (FAC) 98499 06422	08462-234844	eenzbthb@gmail.com
9	Executive Engineer, Mahboobnagar Divn. Mahboobnagar.	Sri.G.Venkata Ramana Reddy,E.E (FAC) 98499 06422	8542-272239	eembnrthb@gmail.com
10	Executive Engineer, Estimate Cell, Hyderabad	Sri.K.Ankamma Rao, E.E (FAC)	9989334835	

**NAMES OF THE OFFICERS DESIGNATED AS APIOs, PIOs &
1ST APPELLATE AUTHORITY TELANGANA HOUSING BOARD
UNDER RIGHT TO INFORMATION ACT.
(SUBJECT MATTERS DEALING)**

Sl. No.	PIO	APIOs	SUBJECT	TELEPHONE NO.	1 ST APPELLATE AUTHORITY
1	2	3	4	5	6
1	Assistant Estate Officer (Admin) P.I.O-I	Asst.Estate Officer(Lands) Supdt- E.O.Sec Supdt- B-sec, Supdt- LO LAO sec	Service matters & General Administration Matter related to excess land, & other land / property Matter related to Estate Management i.e. Allotment of HIG,MIG ,LIG,EWS Houses /Flats /Plots and Shops other landed property	98499 06414	B.RAJESHAM SECRETARY secythb@gmail.com

NAMES AND SUBJECT MATTER DEALING BY THE OFFICERS IN HEAD OFFICE DESIGNATED AS APIOs, PIOs ,& 1ST APPELLATE AUTHORITY, TELNGANA HOUSING BOARD UNDER RIGHT TO INFORMATION ACT, 2005

Sl. No	PIO	APIOs	SUBJECT	TELEPH ONE NO.	1 ST APPELLATE AUTHORITY
1	2	3	4	5	6
1	Superintending Engineer, Hyderabad Circle-II P.I.O- II	DY.E.E.-PC T.A to S.E- Hyd Cir- I, T.A to S.E Hyd Cir-II	Technical matters related to the Divisions of EE, North, West & MBNR Divisions of EE, South, Central, Nizamabad & Warangal Divisions Joint Ventures& HUDCO Loans .related to Project Co-Ordinator	96529 08833	P.MADHU SUDHANA REDDY CHIEF ENGINEER I/C cehodthb@gmail.com

A - DETAILS SHOWING THE NAMES OF THE OFFICERS WORKING IN TELANGANA HOUSING BOARD AS ON 31-10-2023

	Name S/Sri/Smt	Designation	Division	Gross Salary
1	VICEINDIRA BOYI I.A.S	VICE CHAIRMAN & HOUSING COMMISSIONER (FAC)		
2	B.RAJESHAM SGDC	SECRETARY		
3	S.VIMALA	ESTATE OFFICER		
4	K.VENKATESHWARLU	LAND ACQUISITION OFFICER (CONSULTANT)		

**B - DETAILS SHOWING THE NAMES OF THE TECHNICAL STAFF WORKING IN
TELANGANA HOUSING BOARD AS ON 31-10-2023**

	Name S/Sri	Designation	Division	Gross Salary
	P.MADHU SUDHANA REDDY	CHIEF ENGINEER I/C		
1	K.Srinivas	SUPERINTENDING ENGINEER HC-II		275198
2	G.Venkataramana Reddy	SUPERINTENDING ENGINEER HC-I (FAC)		234612
3	S.Srinivas	Dy. CHIEF ENGINEER (FAC)		
	K.Srinivas	PROJECT CO-ORDINATOR (I/C)		
	EXECUTIVE ENGINEERS THB			
4	S.Radhakrishna (FAC)		Warangal	228315
	S.Radhakrishna (FAC)		North	
	G.Venkataramana Reddy		Central	
5	M.Kiran Babu (FAC)		Western	223296
6	Bala Naik (FAC)		Nizamabad	170763
	G.Venkataramana Reddy (FAC)		Mahbubnagar	
7	K.Ankamma Rao (FAC)		Estimate Cell	188377
8	S.Dasaratha (I/C)		South Div	245603
	Dy.EXECUTIVE ENGINEERS THB			
	B.Bala Naik		Nizamabad	
	S.Radha Krishna		North	
	K.Kiran Babu		Western	
	K.Ankamma Rao		Estimate Cell	
	S.Srinivas		Head Office	223346
	ASSISTANT ENGINEERS T.H.B.			
	S.Dasaratha	Asst.Eng	North	172095
9	E.Ram Babu	Asst.Eng	PC Sec	245612
10	T.Ramana Murthy	Asst.Eng	SE I Sec	175452
11	A.Ram Kumar	Asst.Eng	South	123709
12	G.Satyavani	Asst.Eng	Central	208280
13	S.S.Joshi Raj	Asst.Eng	PC Sec	130201
14	N.Venkateshwar Reddy	Asst.Eng	MBNR	139406
	16			
15	M.Ravi Prasad	Warangal		224856
	TECHNICAL OFFICER(DRAUGHTSMAN)			
16	G.Subramanyam	Technical Officer (Draughtsman)	Chief Planner Sec	126830
17	M.A.Mukthadir	Technical Officer (Draughtsman)	Central Div	140455

MINISTERIAL /NON TECHNICAL STAFF WORKING IN TELANGANA HOUSING BOARD

I	LIST OF ASSISTANT ESTATE OFFICERS, THB		
Sl. No.	Names	Place of working	Gross Salary
18	S.VIMALA	A.E.O (NORTH DIVISION)	119548
19	R.JAGDEESHWAR RAO	A.E.O (CENTRAL DIVISION)	114578
20	J.SAIVARDHAN	A.E.O.(Warangal DIVISION)	120353
	V.VASU	A.E.O I/C WESTERN DIVISION,	
	CH.SANJEEVA REDDY	A.E.O I/C MAHBUBNAGAR DIVISION	
21	S.GANGADHAR RAO	A.E.O NIZAMABAD DIVISION	158613

II SUPERINTENDENS

22	Mohd.Abdul Mannan	U/s	65390
23	M.Padma	Estt Sec	140480
24	T.A.Loiz Suzana	Lands Sec	123690
25	M.Bhaskar	C (Bills) Section	76622
26	V.Vasu	North Div	105863
27	Mohd.Faheem	South Div	84881
28	R.Bhona	Warangal Div	114412
29	Bhagya Laxmi	Accounts Sec	84881
30	R.Vivekanand	U/s	58917
31	Ch.Sanjeev Reddy	Mahbubnagar Div	129220
32	A.Ram Babu	Central Divn	117509

III. SENIOR ASSISTANTS , THB

33	M.Pranay	Legal Sec	51228
34	K.Niranjan	Head office Estt Sec	39887
IV	JUNIOR ASSISTANTS		
35	G.Padmavathi	North Div	65444
36	S.Bhanuwardhan Reddy	Western	60364
37	Md.Sujaduddin	MBNR	48944
38	A.L.PRAKASH	Head Office	49744
V	RECORD ASSISTANTS		
39	S.SHIVANARAYANA	Head Office	55282
VI	Attenders		
40	C.Malles	North Division	108607
41	P.Balwanth	Western Division	108607
42	K.Anasuya	B-Sec	66798
43	Md.Fakir	Head Office	29896

VII

SWEEPERS

44	Manu Bai	Central Division	85551
45	T.Sarojini	Central Division	85551
46	K.Padma	C.E.'S Office	105863
47	P.Kanakaiah	B-Sec	90364
48	J.Agamma (WC)	Central Division	48436

WORK CHARGED EMPLOYEES THB - WORK INSPECTORS

49	V.S.Prasad	Work Inspector Gr-III	Nizamabad	111891
50	R.Raghu Ram Kumar	Work Inspector Gr-III	Central	117409
51	B.Venkateshwarlu	Work Inspector Gr-III	Central	105863
52	M.A.Saleem	Work Inspector Gr-III	Central	100343
53	P.Bala Krishna	Work Inspector Gr-IV	Central	72453
54	N.Mahender Reddy	Work Inspector Gr-IV	Central	78687
55	M.Ajay Prasad	Work Inspector Gr-IV	Warangal	82243
56	M.Yellaiah WATCHMEN	Work Inspector Gr-III	Warangal	114742
57	V.Lingam	Watchman	Central	105883
58	M.Bala Krishna	Watchman	North	81743
59	Mohd. Yousuf	Watchman	North	81743
60	G.Malla Reddy	Watchman	North	75369
61	V.Ravi Kumar	Watchman	South	76892
62	C.Vittal	Watchman	Western	100403
	N.M.R			
1	G.Sreedhar Reddy	NMR	Central	24955.00
2	G.Lingam	NMR	Nizamabad	22281.00
3	P.Sambaiah	NMR	Warangal	22089.00
4	K.Mallaiah	NMR	Warangal	20167.00
5	T.Rajalingam	NMR	Warangal	16311.00
6	K.Ilaiah	NMR	Warangal	16311.00

STATEMENT SHOWING THE NAMES OF THE DEPUTATION OFFICERS WORKING IN THE TELANGANA HOUSING BOARD

Name of the Officer S/Sri/Smt.	Designation		
VIZEINDRA BOYI , I.A.S	VICE CHAIRMAN & HOUSING COMMISSIONER (FAC)		
P.MADHU SUDHANA REDDY	CHIEF ENGINEER I/c		
B.RAJESHAM SGDC	SECRETARY		229109.00
Smt.V.RAMADEVI C.A.O	CHIEF ACCOUNTS OFFICER caothb9@gmail.com		163018.00
R.SHANKAR A.E.	Asst. Engineer		140047.00
CONTRACT EMPLOYEES			
K.VENKATESHWALRU Retd Spl Gr.Dy.Collector Rev. Dept	Consultant LAND ACQUISITION OFFICER laohodthb@gmail.com		75136.00

TELANGANA HOUSING BOARD ADMINISTRATIVE AND ACCOUNTS MANUAL

INTRODUCTION :

- 1.1 The A.P Housing Board has come into existence with effect from 01-07-1960 under A.P Housing Board Act, 1956 by merging the erstwhile City Improvement Board, 1912 and erstwhile Town Improvement Trust, 1916 of twin cities. It has inherited the properties of these two organizations.
- 1.1.1 The Ex-City Improvement Board was formed in 1911 as a result of large scale devastations which the city of Hyderabad suffered due to the Musi Floods in 1908. Its main function was to attend to general improvement of city, opening out congested areas and forming of roads, construction of houses by removing slums and improvement of general sanitary conditions to safeguard public health. The town improvement trust of Secunderabad was formed in the year 1931 with more or less similar objectives with emphasis on development of lands.
- 1.1.2 The A.P Housing Board is the pioneering organization for development of various colonies in twin cities of Hyderabad and Secunderabad. Till 1971-72, the activities of the A.P Housing Board were confined to twin cities of Hyderabad and Secunderabad, and several colonies in the state headquarters which are considered to be posh and modern housing colonies today like; S.R Nagar, Vengal Rao Nagar, Mehdiapatnam, Bagh Lingampally, Barkatpura, Vijay Nagar Colony, Marredpally etc., were constructed by A.P Housing Board.
- 1.1.3 Since 1973, the A.P Housing Board had extended its activities to the district headquarters and other urban areas in the district. Before the formation of the A.P State Housing Corporation, Which is presently implementing the Weaker Section Housing Programme, the A.P Housing Board was catering to the needs of Economically Weaker Sections category also.
- 1.12 In terms of **Go.Ms.3 GENERAL ADMINISTRATION (AR&T) DEPARTMENT dt.20.01.2023** Government have decided to windup the Housing Department, as the Weaker Section Housing Programme is being executed by other departments and as there are no new schemes being taken up in Housing Board, Rajiv Swagruha and Deccan Infrastructure & Land Holdings Limited(DILL).
- A temporary small cell has been established in the Transport , Roads and Buildings Department to handle all the residual matters and also matters related to Assets & Liabilities. The Housing Department shall hand over the residual subjects, staff, assets and liabilities to the Transport, Roads and Building Department.**
- 1.1.4 The, **TELANGANA HOUSING BOARD** started functioning as a separate entity since the appointment day i.e. 02-06-2014.after bifurcation of the state in 2014. But the final bifurcation of the A.P. Housing Board is not yet not completed.
- 1.1.5 The orders issued in the G.O.Ms.No. 9, Housing (HB) Department, dated:- 02-07-2016 for change of nomenclature of A.P. Housing Board, Telangana Entity to **TELANGANA HOUSING BOARD** for the purpose of facilitating its applications in relation to the State of Telangana.
- 1.1.6 The orders issued in the G.O.Ms.No. 45, **LAW (F) DEPARTMENT**, dated: 02-07-2016 for **Adaptation to the State of Telangana** for the purpose of facilitating its applications in relation to the State of Telangana.

OBJECTIVES :

1.1.7 The Objectives of the Board are as follows :

- i. Construction of house under Integrated / Composite Housing Schemes on hire purchase systems for low income group middle income group and higher income group.
- ii. Sites and Services.
- iii. Self Financing Schemes for High Income group and Middle Income Group.
- iv. Construction of commercial complexes to be rented out to augment the Board's resources.

2. CONSTITUTION OF THE BOARD :

- 2.1.1 The A.P Housing Board is constituted as a statutory body and as per Section 4.1 of the Act the Board shall consist of Chairman, Vice-Chairman & Housing Commissioner, four non-official members and nine official members from other Organizations/Departments. List of Board members is enclosed at Annexure -I.
- 2.1.2 The Vice-Chairman and Housing Commissioner is the Chief Executive Officer of the Board and is responsible for implementing the resolutions of the Board or any committee thereof. The staff borne on the establishment of the Board shall be under Administrative control and supervision of the Vice-Chairman & Housing Commissioner.
- 2.1.3 For convenient and smooth transaction of official business, the office has been divided into **Five wings**, namely;
1. Technical Wing
 2. Secretarial Wing
 3. Estate Management Wing
 4. Legal Wing
 5. Accounts Wing.

A STATEMENT SHOWING THE CHAIRMAN AND MEMBERS OF TELANGANA HOUSING BOARD.

The Board for Telangana Housing Board is not yet constituted. The Constitution of the Board is Pending.

1. TECHNICAL WING:

- 1.1. The Technical wing is headed a Chief Engineer and he is assisted by Dy. Chief Engineer of the rank of Executive Engineer at Head Office, three Superintending Engineers and Seven Executive Engineers at field level.
- 1.2. Two Circle offices i.e., Circle - I and Circle-II are located in city
- 1.3. Out of **Seven divisions**, four division offices i.e., Central, South, West and North are located in the city and Three divisions, each having jurisdiction over 2 to 3 districts, are located at Nizamabad, Warangal, and Mahboob Nagar
- 1.4. The progress of work at various stages is monitored by the Chief Engineer through prescribed periodical reports obtained from divisions, by conduction review meetings with the E.Es and S.Es and by site inspection. The Chief Engineer will put-up compiled reports to the Vice-Chairman & Housing Commissioner.
- 1.5. The Executive Engineer at division level will act as a Project Manager of that division and is responsible for all the activities in the division right from land acquisition, project formulation, project implementation, quality control to estate management and legal matters.

- 1.6. The detailed activities of Technical wing are given in a separate "WORKS MANUAL".
- 1.7. The other branches of technical wing are Project Co-ordination wing, Quality Control wing and Estimate Cell, each headed by an Executive Engineer.

PROJECT CO-ORDINATION WING

- 1.1 One Executive Engineer of the Board will act as project Co-Ordinator , he will directly report to the Vice- Chairman & Housing Commissioner. The activities of Project Co-ordination wing may be broadly classified as follows.
 1. Formulation of schemes and funding arrangements.
 2. Drawl of loans from Hudco and plan funds from Govt.
 3. Preparation of annual administrative report and annual programme of the A.P. Housing Board.
 4. Review meetings.
 5. Training programme.
 6. Implementation of the policy computerization.

QUALITY CONTROL DIVISION :

The Quality Control Division is headed by an Executive Engineer of the Board. The Quality Control Division is responsible to verify and report about the quality of construction with reference to Agreement specifications, APDSS and relevant I.S Codes. For this purpose they shall conduct field visits and conduct tests on concrete, bricks, metal sand etc. After evaluation of the test results, a report shall be submitted to the Vice- Chairman and Housing Commissioner.

2. SECRETARIAL WING

The Secretarial wing is headed by a Secretary, of the rank of Spl. Grade Dy. Collector and above, who is drawn on deputation from Revenue Department. The Secretary is assisted by Assistant Estate Officer, in Administrative matters.

The work relating to establishment matters viz, Appointment, Promotion, Leaves Increments, Transfers etc., pertaining to the officers and staff is under the Secretarial wing.

3. ESTATE MANAGEMENT WING:

3.1 The allotment and management of houses is looked after by the Estate Management wing headed by an Estate officer of the Board, and Assistant Estate Officers in Divisions under the control of respective Executive Engineers.

3.2 The Telangana. Housing Board is undertaking construction of houses to the Low, Middle and High income groups at various places in the state and allotting them to the applicants on Hire Purchase and outright sale basis. The Board is also taking up Self Financing Housing Schemes to the affluent members of the society.

3.3 In order to improve the functioning of Telangana Housing Board and as per the suggestions made by the Cabinet Sub-Committee and after study of functioning of Tamil Nadu Housing Board with the Secretary to Government, Housing Department, the Vice-Chairman & Housing Commissioner, A.P Housing Board, had sent proposals to Government for amendment of

Regulations governing Allotment, Management and Sale of houses and flats constructed by A.P Housing Board.

3.4 The Government in exercise of the powers conferred under Section 71 of Telangana Housing Board Act 1956 (Act XLVI of 1956) have, in G.O.Ms.No.63, Housing (HB-II) Department, dated:06.08.1997, approved the A.P Housing Board (Allotment, Management and Sale of HIG, MIG,LIG and EWS houses of flats) Regulations 1997.

3.5 Regulations governing Allotment, Management and Sale of houses and flats constructed by A.P Housing Board under Self financing Scheme are contained in "Telangana HOUSING BOARD SELF FINANCING HOUSING SCHEME REGULATIONS, 1975".

3.6 On acquisition of the land, demand survey notification is issued inviting applications from various categories of the general public who are interested in the housing scheme. The monthly income limits prescribed by Hudco for various categories, is followed. Depending on the number of applications received and availability of land, housing scheme is formulated.

3.7 The Regulation number wherever referred in the following paras is the "Telangana Housing Board (Allotment, Management and sale of HIG, MIG, LIG and EWS houses or flats) Regulation 1997", which shall be referred to for actual contents.

3.8 No Housing Scheme shall be taken up, unless the land on which the houses are proposed to be constructed is conveyed to the A.P Housing Board {Regulation No.2(ii)}.

LEGAL WING

- 4.1 The Legal wing is headed by a Law Officer, drawn on deputation from Telangana Judiciary, who monitors effective disposal of legal cases filed by and against the Housing Board in various Courts.
- 4.2 The cases pending in various courts are entrusted to senior and experienced advocate of High Court and Civil Courts, who are appointed as Legal counsels by the Government.
- 4.3 The Legal wing shall pursue the cases with the legal Counsels for drafting of counters, filling of documents, making arrangements for adducing evidence etc., till the final disposal of the case.

5. ACCOUNTS WING:

- 5.1 The Accounts wing is headed by Chief Accounts Officer Drawn on deputation from Accountant General. The entire work relating to finance, accounting and audit is being dealt in Accounts wing.

The Accounts of Board are audited by Local Fund Audit and A.G. Audit.
(there is no sanctioned post of Chief Accounts Officer to the Telangana Housing Board)

RULES AND REGULATIONS:

The Telangana Housing Board is following the Rules and Regulation on par with Government and Housing Board Act 1956.

DUTIES AND RESPONSIBILITIES:- DUTIES AND RESPONSIBILITIES OF SECRETARY

- 1. Converting of Board meetings including preparation of agenda notes and circulation to the members with the approval of Chairman.
- 2. Periodical review of follow-up action on the resolutions of the Board.

3. All establishment matters.
4. Telephones, Vehicles and Furniture.
5. Printing and Stationary.
6. L.A.Q & L.S.Q and Assurances.
7. Protocol.

DUTIES AND RESPONSIBILITIES OF LAW OFFICER

1. The L.O shall monitor effective disposal of legal cases filed by and against the Telangana Housing Board.
2. Obtain para-wise replies from the officers of the Board and furnish to the Legal Counsels for drafting of counters, with the approval of Vice-Chairman & Housing Commissioner.
3. Ensure filling of counters within time.
4. Liaison between Housing Board and standing counsels in furnishing the required information.
5. Review the progress of court cases with the Legal Counsels and put-up a report to the Vice- Chairman & Housing Commissioner.
6. Monitor effective disposal of all court cases.
7. Furnishing of counters.

DUTIES AND RESPONSIBILITIES OF LAND ACQUISITION OFFICER

1. Land Acquisition and all the matters relating to the lands.
2. Leased land, sale of land/stray pieces.
3. In respect of enhanced compensation cases, the LAO shall take action to file implead party petition, with the approval of Vice-Chairman & Housing Commissioner shall monitor the progress of all the Land Acquisition cases put up to the Vice-Chairman & Housing Commissioner.

DUTIES AND RESPONSIBILITIES OF CHIEF ACCOUNTS OFFICER

1. The Chief Accounts Officer is the Chief financial Adviser to the Board.
2. Ensure preparation of monthly and annual accounts. Budget, Balance sheet, statement of Assets and Liabilities, replies to Audit objections etc.
3. Repayment of loans borrowed from Government.
4. Pre-audit of all bills.
5. Cash book and reconciliation of Bank Accounts.
6. Checking of the final accounts of hire Purchase/rental allottee.
7. Pension matters.
8. Maintenance of G.P.F and family Benefit fund schemes.

DUTIES AND RESPONSIBILITIES OF ESTATE OFFICER

1. Issue of notifications for the Demand Survey and allotment of houses/flats/shops/ etc.,
2. Conducting auction of houses/flats/shops/etc. and drawl of lots for allotment and sale of residential houses and commercial complexes, in the cities and Districts.
3. Ensure collection of hire purchase installments, rents and lease amounts.

4. Review of Demand collection and Balance.
5. Disposal of vacant houses.
6. Disposal of grievance petitions by allottees/occupants.
7. Make periodical inspection of Divisions and report the short comings and remedial measures to be taken, to the vice-Chairman & Housing Commissioner.
8. Shall guide the A.E.Os and other Estate Management staff for improving the collections.

DUTIES AND RESPONSIBILITIES OF ASSISTANT ESTATE OFFICER

1. The Asst. Estate Officer shall be overall in charge of Estate Management in Divisions.
2. He / She shall redress the grievances of the Allottees.
3. Shall ensure collection of Installments/rents as per the target fixed by Vice-Chairman & Housing Commissioner.
4. To ensure that entries in various registers maintained in Divisions are upto date.
5. To set weekly target to each Assistant for issue of Demand/Provisions/Eviction notices and disposal of files.
6. Constitute special teams for collection drive with the approval of Executive Engineer. The A.E.O shall visit the colonies for collection drive along with the teams constituted for this purpose.
7. Submission of para-wise remarks and pursue with Legal counsels for disposal of the Court cases.
8. Ensure immediate registration of houses in favour of allottees who paid the total cost as verified by the Accounts wing.

DUTIES AND RESPONSIBILITIES OF SUPERINTENDENT

1. The Superintendent should be disciplined and honest. He should not divulge official information and secrets.
2. The Superintend should exercise effective supervision over the clerks under his control to prevent delay and arrears.
3. The Superintendent shall check personal, periodical and other registers and along pending currents critically, every week, to prevent delays and arrears.
4. The Superintendent should point out the delays and other irregularities and issue suitable instructions for avoidance of delays and rectification of defects.
5. The Supdt. Should guide his subordinates and extract qualitative output.
6. He/she has to ensure that all the letters received are disposed off within 3 days.
7. To ensure that in all the court cases para-wise remarks are prepared and counters are filed. He has to see that Directions of the courts, if any, are strictly implemented and followed up, to avoid any incidence of contempt/complications.
8. To attend to the audit and clearance of audit objections, if any.
- 9.

DUTIES AND RESPONSIBILITIES OF SENIOR ASSISTANT

1. The Senior Assistant should be disciplined and honest. He should not divulge official information and secrets.
2. The Senior Assistant is responsible for the safe custody of the files, registers, stock files and other records in his charge.
3. He/she shall keep all the Registers viz., Personal Register, Transmit Register etc. and files upto date.
4. Put-up all the letters received each day within a reasonable period, say 3 days, giving preference to urgent references.
5. Once in a month all the files will have to be taken out and brought in circulation.
6. To issue regular reminders and follow up.

DUTIES AND RESPONSIBILITIES OF JUNIOR ASSISTANT

1. The Junior Assistant should be disciplined and honest. He should not divulge official information and secrets.
2. The Junior Assistant is responsible for the safe custody of the files, registers, stock files and other records in his charge.
3. He/she shall keep all the Registers viz., Personal Register, Transmit registers etc. and files upto date.
4. Put-up all the letters received each day within a reasonable period, say 3 days, giving preference to urgent references.
5. Once in a month all the files will have to be taken out and brought in circulation.
6. The issue regular reminders and follow up.

DUTIES AND RESPONSIBILITIES OF RECORD ASSISTANT

1. The Record Assistant is responsible for maintenance of records.
2. He/she has to consult the Senior Assistants and Junior Assistants for proper placement of files and to trace out the required files.
3. Stick the files on disposal, List them out in triplicate for sending to 'Central Records' on orders of the Section Head.

DUTIES AND RESPONSIBILITIES OF PROJECT COORDINATOR

1. Preparation of Annual Administrative Report and Annual Programme of the Andhra Pradesh Housing Board.
2. Formulation of schemes and funding arrangements.
3. Drawl of loans from HUDCO and plan funds from Government.
4. Review meetings.
5. Conduct of Seminars, meetings and conference.
6. Training programs
7. Implementation of the policy of computerization.

ROLE OF FINANCE & ACCOUNTS

A.P Housing Board was established under section 3 of A.P Housing Board Act 1956 enacted by the state legislative and started functioning from 1st July, 1960. All the assets and liabilities of former city improvement Board, Hyderabad and Town Improvement Trust, Secunderabad were transferred to A.P Housing Board. According to Section 4 of the Act, the Board shall consist of the Chairman, Vice-Chairman and Housing Commissioner and members appointed / nominated by the Government. The Vice Chairman and Housing Commissioner and members appointed / nominated by the Government. The Vice Chairman and Housing Commissioner is the Chief Executive officer of the Board.

A.P Housing Board is established to take up construction of houses in a big way to meet the growing demand for residential accommodation in cities and towns. Originally the housing activities of the Housing Board were confined to the twin cities (Hyderabad and Secunderabad) only till 1973 later they were extended to whole of the state. The Board has played a vital and laudable role in Building activity and providing both residential and commercial accommodation. The Board has so far constructed houses under various categories viz. H.I.G, M.I.G, L.I.G, and E.W.S throughout the state including 3,823 houses constructed by Ex-CIB and TIT and allotted to the general public on different schemes viz. Self Financing Scheme, Hire Purchase Scheme under 30%, 50% and 100% etc.

All the schemes / programmes are linked with finance. The main source of finance for implementing housing programmes is loans obtained from Hudco. The Government also provides funds as loans under plan funds. Funds are also raised from open market by issue of APHB Bonds, with the permission of R.B.I and Government. Apart from these, collections are being received from the allottees / applicants towards hire purchase installments, down payments and E.M.D on demand survey etc. The funds so received are centralized in the main office and being spent on execution of housing schemes, repayment of loans to the lending agencies with interest etc. It is at this stage, the Finance and Accounts wing play a vital role. The duty of Accountant is to account for all the transactions of monies received and spent. Similarly the function of finance is to plan for funds and to utilize them in the most useful manner.

Telangana Housing Board is fully owned and controlled by the Government of Telangana. The activities of the Board are accountable to the public at large and to the legislature. The Annual Accounts are to be got audited on yearly basis and a copy of annual report to be sent to the Government for publication in the Telangana Gazettes. The annual report is the most important report which speaks about the financial position of the Board in a given year so that it is known to all the constituents about its operations and about its state of affairs.

PREPARATION OF ANNUAL ACCOUNTS:

According to Rule 41 of Telangana Housing Board Rules, 1959, the Board shall submit to Government within two months from the close of the year, the annual report (which includes Annual Accounts) describing the activities of the Board during the year.

The preparation of Annual accounts should be started from April onwards. The Annual Accounts of the year are based on actual receipts and payments during the year. The Accounts of A.P. Housing Board are maintained based on commercial accounting system since 1982.

All the transactions whether receipts or payments arising in the divisions are entered in the divisional cash book maintained under double entry system. After compiling all the transactions of the division for the month, an abstract of receipts and payments i.e., monthly account is prepared and sent to the main office (Accounts Branch) along with all schedules, every month. Monthly accounts received from all the divisions are consolidated in the main office (Accounts Branch) by posting them in the two digit and five digit registers every month. After completion of the financial year and also after making all necessary adjustments the receipts and payments accounts (Trial Balance) of all the transactions of the Board for the year under Capital. Revenue and Suspense accounts is prepared. Based on this account all the schedules A to Z required for the preparation of important statements viz: 1) Income and Expenditure 2) Balance Sheet are prepared. Then the two major statements 1. Balance Sheet and 2) Income and Expenditure of Board for the year are prepared. A note on the annual accounts is also prepared. After approval of the Vice-Chairman and Housing Commissioner, the annual accounts containing 1) Balance Sheet 2) Income and Expenditure 3) Receipts and payments and a note on annual accounts are placed before the Board for approval.

1) PREPARATION OF BUDGET:

According to Section 24 (a) (ii), (iii) & 3 of the Telangana. Housing Board Act, 1956, the Board shall prepare and forward the Budget for next year (which includes schedule of the staff and officers and servants already employed and to be employed during the next year) to the Government by 1st December of each year, in such form as may be prescribed. The following information is required to prepare the budget.

1. Expenditure of the previous year.
2. Budget Estimate sanctioned for the year.
3. Actual expenditure during the first half of the current year i.e., April to September.
4. Probable expenditure for the 2nd half of the current year i.e., October to March.
5. Revised Budget estimates for the current year i.e., 3 and 4.
6. Budget estimate for the next year, based on Revised Budget estimates at S.1 no.5.

The Senior Assistant who looks after the compilation of budget should start work of calling for information from all officers of the Board i.e., all Divisions through Chief Engineer, Secretary,

Estate Officer, Project Co-ordinator, Asst. Secretary (stores) from the month of 'September' onwards. The monthly Accounts from all Divisions up to September would likely be received by 20th of October, so that these Accounts can be compiled in Main office by end of October. The actual expenditure of the previous year can be taken from the compilation Register of five digits. On receipt of Budget proposals, the revised budget estimates will be prepared taking into account to the actual expenditure for the first half year and the probable expenditure for the next half of the current year. Care should be taken to see that expenditure should not go beyond the probable receipts. The budget estimate can also be prepared for the next year. Keeping in view of probable receipts and expenditure. All this compilation work should be completed in November, itself so that the Revised Budget estimates for the current year and the Budget. Estimates for the next year can be placed before the Board in its meeting to be held in December. After approval of Budget by the Board the same will be forwarded to Government. A copy of the approved budget will be marked to all officers of the Board to restrict their expenditure to the Budget provision and if necessary to send re-appropriation proposals to Vice Chairman and Housing Commissioner wherever there is any excess expenditure / savings.

CONSTRUCTION / WORKS MANUAL- TELANGANA HOUSING BOARD

Activities of Engineering Wing:

Introductions:

This part of the Manual contains the brief procedure for the formulation of schemes, preparation of Estimates, obtaining administrative and technical sanction, the invitation of tenders for works and execution of Agreements, the duties, responsibilities and powers of Engineering Wing. This Manual should be read in conjunction with relevant provisions of the TELANGANA Housing Board Act and the rules and regulations made there under.

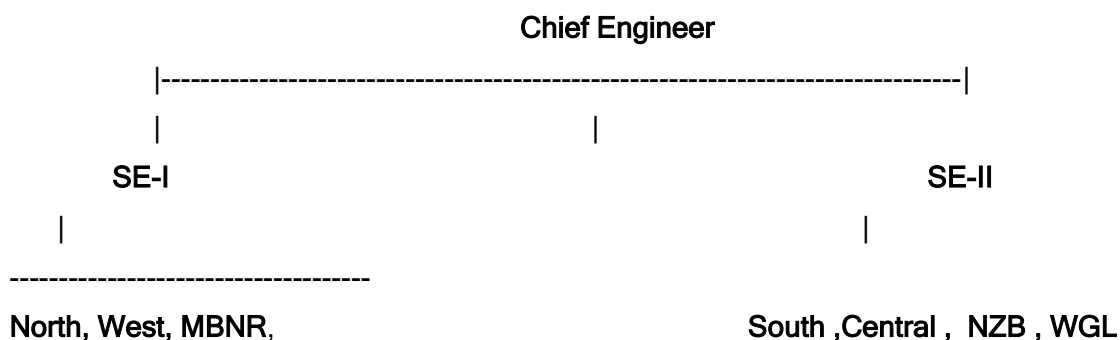
a) Activities of Engineering Wing:

This activities of Engineering Wing of the Board may be broadly classified as follows:

1. Formulating schemes including preparation of layouts, type designs, designing and estimating.
2. Execution of the schemes including obtaining approval of local bodies, entrustment of works, Tender Committee Meeting, Inspection and ensuring quality control at various stages of progress till they are handed over to the allottees including E.O.T. Proposals of the contracts.
3. Obtaining progress reports from the E.Es compiling them and putting up to the VC & HC.
4. Finalization and standardization of type designs and designing of structures.
5. Compilation of estimated cost and final cost statements of houses.
6. Correspondence and liaison with all India bodies on technical matters.
7. Maintenance of Housing Board properties including lands, community halls, open spaces and all buildings by the respective SEs & EEs.
8. Registration of contractors as per G.O.521, dt: 10-12-1984.
9. Transfers and postings of the staff working under him and also staff working under SEs & E.Es subject to the control of VC & HC.
10. Matters relating to the work charged establishment.
11. Regulating and approving tours of the subordinate officers and countersigning their TA bills.
12. Structural design of buildings.
13. Lump sum Deposit (L.S.D) concessions to the contractors.
14. Register showing details of property owned by the Board in the State obtained by SEs from the concerned Executive Engineers and maintained by C.E. in a consolidated form.

Engineering Branch:

The Chief Engineer of the Board is head of Engineering Wing and he is assisted by 2 SEs and 7 Executive Engineers of works division.



C) Duties of the Chief Engineer:

1. The Government vide G.O.Ms.No.25, Hg, dt:24-03-1973 have approved the Board's proposals for strengthening & stream lining of various departments of the Board and the Board in its order No.4140/B1/79-3, dt:24/3/1979 has ordered reorganization of the various departments of the Board.
2. As per the re-organization, the Chief Engineer is the Chief Technical Officer of the Engineering Branch and is responsible to the VC & HC for the efficient working of that Branch.
3. As the Chief Professional Adviser on all technical matters, his rank and status will be equivalent to that of a Chief Engineer in the PWD and P.R Department of the Government. He will exercise the powers of a Chief Engineer subject to the provisions of the APHB Act and the rules. Accordingly the financial power to execute contract is limited to rupees Fifteen Lakhs only for APHB works.
4. He will exercise administrative control over all the subordinates in the Engineering Branch of the Board as well as division. He shall correspond with Head of Departments of other departments or local bodies only with the prior approval of the VC & HC.
5. It is the duty to inspect all the works to satisfy himself that the system of management effected by SEs is efficient and economical and that all the rules and regulations and instructions as regards execution of works, the custody of stock, tools and plant and other materials and the maintenance of initial accounts are strictly observed. He will also inspect SE's office once in a year and report thereon to VC & HC.

Organisation Chart

Job Chart of

- a) Chief Engineer
- b) Superintending Engineer
- c) Executive Engineer
- d) Deputy Executive Engineer
- e) Assistant Executive Engineer/Assistant Engineer
- f) Work Inspector/Temporary Maistry

Guide Lines for acquisition of Lands

Instructions regarding firm demand and taking up of new schemes.

Guide Lines for release of Advertisements

Revised questionnaire for inspection of the Circle Office.

JOB CHART OF CHIEF ENGINEER

1. Finalization of schemes including layouts, type designs, designing and estimating.
2. Obtaining administrative sanction of the Board, issue of technical sanction, issue of tender notice, accord approval to the tenders that are within his competency, obtaining approval of competent authority for other tenders.
3. Standardization of type designs and structural design.
4. Communication of tender approval to the superintending Engineer concerned, within one week of its approval.
5. Procurement of Cement and Steel.
6. Execution of schemes in a time bound manner by periodic inspection and review, ensuring quality in construction. Synchronizing completion of development works with civil works.
7. Inspection of a minimum of three schemes, in a month, to ensure quality and to achieve the objective envisaged.
8. Inspection of two division offices, in a month, to improve record maintenance.
9. A minimum tour of seven days in a month.
10. Final cost statements.
11. Correspondence and liaison with All India Bodies on technical matters.
12. Supervision of the work of all the Superintending Engineers and Executive Engineers under his administrative control.
13. Disposal of C.M peshi references.
14. Implementation of C.M's announcements.
15. Review of D.C.B.
16. Registration of contractors.
17. Transfers and postings of the staff working under him and also staff working under the Regional Offices, subject to the approval of the Vice Chairman and Housing Commissioner.
18. Matters relating to the work charged establishment.
19. Regulating and approving tours of the subordinate officers.
20. Review of tour diaries of Superintending Engineers and Executive Engineers.
21. Furnishing of para-wise replies/counters to the L.O.

JOB CHART OF SUPERINTENDING ENGINEERS

1. Supervising formulation of schemes including survey of site, preparation of layouts, preparation of detailed estimates based on the type designs standardized by the Chief Engineer, obtaining approval to the layout and type designs from the DT&CP/local bodies and submission of schemes to the Chief Engineer and Project Co-ordinator.
2. For the works within his competency, issue of technical sanction, tender notice, approval of tenders and conclusion of agreements.
3. For other works, on receipt of approval to the tenders from C.E., to conclude agreements and ensure grounding of the scheme within 15 days.
4. Execution of schemes in a time bound manner by periodic inspection and review, ensuring quality in construction. Synchronising completion of development works with civil works.

5. Inspection of a minimum of three schemes, in a month, to ensure quality and to achieve the objective envisaged.
6. Inspection of two division offices, in a month, to improve record maintenance.
7. A minimum tour of seven days in a month.
8. Final cost statements.
9. Supervision of the work of all the Executive Engineers under his administrative control.
10. Disposal of C.M peshi references.
11. Implementation of C.M's announcements.
12. Review of D.C.B.
13. Compiling and furnishing of periodical reports to the Chief Engineer, within the prescribed time.
14. Scrutiny and submission of tentative cost statements, rental statements and final cost statements to the C.E.
15. Submission of completion reports and plans to the C.E.
16. Ensuring handing over of the housing colonies completed in all respects to the local Bodies, maintenance of records of such handing over, sending the compliance report in this regard to the C.E.
17. Review of preparation of registration plans and transfer of ownership of Housing Board properties and sending them to the Vice Chairman and Housing Commissioner.
18. Furnishing of para-wise replies/counters to the L.O.
19. Disposal of grievance petitions by allottees/occupants.

JOB CHART OF EXECUTIVE ENGINEER

1. Identification of suitable land with water potential and sending acquisition proposals.
2. Taking over of lands from the Revenue Department, sending survey and contour plans with salient features of land, for preparation of layout by C.P.
3. Verification of leads of various materials and inspection of quarries.
4. Submission of estimates to the S.E. for obtaining administrative sanction and technical sanction.
5. Floating of tenders for the works within his competency, by giving wide publicity.
6. Checking peg marking of layout on the ground and location of O.H.T, sump and septic tank.
7. Correspondence with Local Municipality / P.H. Dept for extending water supply and with APSEB for extending power lines, to the colony.
8. Checking the basement levels of buildings.
9. Finalisation of type of foundation based on the SBC of soil.
10. Checking stores and stock register of materials, every month.
11. Maintaining field quality control laboratory.
12. Ensuring for conducting tests on concrete, lime, bricks, metal and sand in accordance to ISI and verification of test results.
13. Arranging the approved RCC designs and other details for adoption in the work.
14. Super checking the reinforcement of roof slab and ensuring laying of concrete for roof slab to exact thickness. Roof slab to be got laid with proper slope to ensure drain of rain water.

15. Super checking the measurements as per codal rules. The EEs should check measure not less than 36 important works, in each financial year. Though this number is the minimum prescribed, the EEs should check measure a large number far above the minimum. Para No. 294 of "D" code shall be scrupulously followed in this regard.
16. Watching the progress of work from time to time and advising the contractor to adhere to the time schedule.
17. Sending monthly progress reports and quarterly progress reports. The monthly progress reports shall be submitted by 7th of the succeeding month. The quarterly progress reports shall be submitted within 10 days after completion of each quarter. The FNPR should be submitted for the first fortnight by 20th of the month and for the second fortnight by 5th of the succeeding month.
18. Furnishing monthly accounts and requisition for LOC.
19. Furnishing of loan release applications soon after required level of expenditure is reached.
20. Arranging departmental materials, in time, in order to keep the tempo of progress.
21. Sending proposals for approval of tentative cost and for allotment of houses.
22. Execution of schemes in a time bound manner by periodic inspection and review, ensuring quality in construction. Synchronising completion of development works with civil works.
23. Formulation of new schemes to build up work load of division as per yardstick.
24. Final bills should be got prepared and disposed of soon after the work is completed and to send proposals for fixation of final cost.
25. Ensuring collection of down payments and quarterly / annual installments as per time schedule.
26. Sending the particulars of leftover plots for disposal of public auction or for formulating a scheme.
27. Handing over housing colonies completed in all respects, to the local Bodies concerned and maintenance of proper records of such handing over. The Executive Engineer will send to his superintending Engineer, compliance report in this regard.
28. Maintenance of Housing Board properties including lands, community halls, open spaces of all buildings within their respective regions.
29. Reservation of Guest Houses and Community Halls in their jurisdiction.
30. Review of D.C.B.
31. Furnishing of para-wise replies/counters to the L.O.
32. Disposal of grievance petitions by allottees/occupants.
33. Collection of H.P installments, Down payments and rents as per the targets fixed and submission of D.C.B reports to the Vice Chairman and Housing Commissioner by 5th of every month.
34. Disposal of cases as Competent Authority and sending of monthly reports to the Vice Chairman and Housing Commissioner by 5th of every month.

JOB CHART OF DEPUTY EXECUTIVE ENGINEER

1. Take over of lands from the Revenue Department. Conducting of survey of land, preparation of contour plans and furnishing salient features of land for preparation of layout.
2. Finalisation of detail estimates for seeking administrative sanction and for seeking loan from the financial agencies.
3. Grounding of layout on the ground, locating the positions for DHT, sump, septic tank etc or any other features.
4. To approach the Local Municipality / P.H. Dept for arranging water supply to the proposed colony and APSEB for extending power lines to the colony.
5. Issue of departmental materials as per requirement.
6. Conducting tests on concrete, lime, bricks, metal and sand according to IS specifications and recording the results in a register.
7. Checking the verticality of the masonry.
8. Checking all materials used in construction for conformity to standard specifications.
9. Ensuring of that the work is executed as per IS specifications and APDSS.
10. Checking the reinforcement for RCC as per approved designs.
11. Ensuring adequate curing of masonry, concrete and plastering.
12. Check measurement of all pre-measurements.
13. Maintenance of MAS accounts and stock register of materials.
14. Watching the progress of work and advising the contractor to adhere to the time schedule.
15. Sending advance proposals to division for procurement of departmental materials.
16. Sending proposals for fixation of tentative cost and allotment of houses.
17. Sending monthly progress reports and quarterly progress reports. The FNPR should be submitted for the first fortnight by 17th of the month and for the second fortnight by 3rd of the succeeding month.
18. Furnishing of loan release applications soon after required level of expenditure is reached.
19. Preparation of final layout plan showing exact size of each plot, vacant saleable area, community spaces, commercial spaces, drainage and water mains, electrical poles, avenue plantation as executed.
20. Sending proposals for fixation of final cost.
21. Preparation of registration plans / house plans / scrutiny of plans for addition and alteration.
22. Sending the particulars of leftover plots for disposal in public auction or for formulating a scheme.
23. Handing over to the allottees, houses allotted either on hire purchase or on outright sale or on rent, after completing all the formalities.
24. Handing over housing colonies completed in all respects, to the local Bodies concerned.
25. Maintenance of Housing Board properties including lands, community halls, open spaces of all buildings within their respective sub-division.
26. Inspection of the entire schemes in the sub-division every month to ensure quality and to achieve the objective envisaged.
27. Collection of H.P Installments, Down Payments and rents as per the targets fixed and submission of DCB reports to the Executive Engineer by 2nd of every month.
28. Furnishing parawise replies / counters to LO in respect of all cases in courts and Arbitration disputes between Department and Contractors.

JOB CHART ASSISTANT EXECUTIVE ENGINEER /ASSISTANT ENGINEER

1. Taking over of Lands from the Revenue Department construction of boundary pillars ensuring the correct area by survey, preparation of contour plans and furnish all the details so as to enable preparation of layout.
2. Sampling for arriving safe bearing capacity of soil and furnishing the test results.
3. Fixing of layout on ground and mark out of building and proposing basement level.
4. Preparation of detailed estimate for 1 Civil Works, Roads, Drainage seeking administration sanction and technical sanction.
5. Conducting tests on concrete, lime, bricks, metal and sand according to IS specifications and recording the results in a register.
6. Checking all materials used in construction for conformity to standard specifications.
7. Ensuring of that the work is executed as per IS specifications and APDSS.
8. Carryout the work as (Building, Road, Sanitary, Drainage etc.,) per the agreement and approved RC's design recording of all pre-measurements and measurements of work done (Building, Road, Sanitary, Drainage etc.)
9. Issue of materials to contractors and obtaining USRs and sanction of MA SA centered and USRs including it details in is bills.
10. Bills for payment of contractors.
11. FNPR/BFPR.
12. Preparation of PRs and LRAs for HUDCO loan release. The QPR should be submitted to sub-divisional officer within 2 days after completion of the Quarter.
13. Preparation of final bills.
14. Preparation of Final cost.
15. Handling over Possession of buildings.
16. Preparation of plan for handling over roads, water supply system, drainage mains, parks and play grounds to local authority.
17. Arrangement of watch and ward of open sites in the developed area and lands in a layout.
18. Serving notices to allottees to pay installments / work connected with execution of CA's orders.
19. Registration plans/home plans/scrutiny of addition and alteration.
20. Furnishing records to prepare replies/counter to all the cases in courts and Arbitration disputes between Department and contractors.

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GOVERNMENT OF TELANGANA

ABSTRACT

Housing Dept- APHB – Bifurcation of Board- Change of nomenclature of Housing Board in Telanagana state- Orders - Issued.

HOUSING (HB) DEPARTMENT

G.O.Ms.No.9

Dated:02.07.2016.

Read the following:

- 1) From the VC & HC, APHB (T.S), Letter.No.4535/B4/2014, dt.20.08.14.
- 2) G.O.MS.No.45, Law(F) Department, dated:01.06.2016.

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ORDER:-

In the reference 1st read above the VC&HC, APHB, Hyderabad has requested to change the nomenclature of A.P. Housing Board in Telangana Entity.

2. In the reference 2nd read above, the Telangana Adoption of Laws Order,2016 has been issued.

3. In the consequent of the orders issued in the reference 2nd cited, and after careful examination of the matter, it has become necessary to change the Andhra Pradesh Housing Board name in the Telangana state for the purpose of facilitating its applications in relation to the state of Telangana.

4. Accordingly the following Notification will be published in the Extra-ordinary Gazette of Telangana State Dt:02.07.2016.

NOTIFICATION

Consequent of the orders issued in the reference 2nd cited, "The Housing Board in the state of Telangana will be called as Telangana Housing Board".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

G.ASOK KUMAR

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationary and stores, chanchalguda,
Hyderabad (for publication of notification Gazette and furnishing 1000 copies to Gvernment)
The VC&HC, Telangana Housing Board, Hyderabad

All the Departments of Secretariat,
All the Sections of Housing Department,

Copy to

The Law Department

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

P.T.O.

GOVERNMENT OF TELANGANA

ABSTRACT

ACTS – The A.P. Reorganisation Act, 2014 – Laws in the combined State of Andhra Pradesh as on 02.06.2014, the appointed day – **Adaptation to the State of Telangana – Orders – Issued.**

LAW (F) DEPARTMENT

G.O.Ms.No.45

Dated: 01.06.2016.

Read

The Andhra Pradesh Reorganisation Act, 2014.

ORDER:

Whereas, by section 101 of the Andhra Pradesh Reorganisation Act, 2014 (Central Act No.6 of 2014), the State of Telangana is empowered by order, to make such adaptations and modifications of any law made before 02.06.2014, whether by way of repeal or amendment as may be necessary or expedient, for the purpose of facilitating the application of such law to the State of Telangana before expiration of two years from 02.06.2014; and thereupon every such law shall have effect subject to the adaptations and modifications so made until altered, repealed or amended by a competent Legislature or other competent authority;

2. And whereas, there are certain laws in force in the State of Andhra Pradesh applicable to the whole of the combined State of Andhra Pradesh as on 02.06.2014;

3. And whereas, under section 101 of the Central Act, certain laws have been adapted to the State of Telangana;

4. And whereas, it has become necessary to adapt the remaining laws in force as on 02.06.2014 applicable to the whole of the State of Andhra Pradesh, along with the amendments made to them from time to time, as on 02.06.2014 for the purpose of facilitating their application in the State of Telangana and to repeal certain incoherent and redundant laws;

5. Whereas, certain Appropriation Acts enacted by the combined State of Andhra Pradesh till the formation of State of Telangana are on the Statute Book having served their purpose and outlived their utility, the repeal of which will in no way cause any negative impact on actions validly taken under those Acts;

6. And whereas the Appropriation Acts spend themselves after a particular financial year, similar action on the analogy of the Government of India who repealed the Appropriation Acts enacted during the period from 1950 to 2012, having taken into consideration the reports of the Law Commission of India, the Select Committee of Rajya Sabha etc. is considered necessary;

7. Now, therefore, after careful examination, Government have decided to adapt / repeal certain existing laws as were in force in the State of Andhra Pradesh as on 02.06.2014 in their application to the State of Telangana.

8. Accordingly, the following notification will be published in the Extraordinary Gazette of Telangana State, dated 01.06.2016.

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NOTIFICATION

In exercise of the powers conferred by section 101 of the Andhra Pradesh Reorganisation Act, 2014 (Central Act 6 of 2014) the Governor of Telangana hereby makes the following order, namely:-

1. (1) This order may be called the **Telangana Adaptation of Laws Order, 2016**.

(2) It shall come into force with effect from 01.06.2016.

2. (1) In this Order,-

(a) "Law" includes any enactment, ordinance, regulation, order, bye-law, rule, scheme, notification or other instrument having, immediately before the appointed day, the force of law in the whole of the State of Andhra Pradesh;

(b) appointed day means the 2nd day of June, 2014;

(c) existing law means an Andhra Pradesh Law.

3. The Andhra Pradesh General Clauses Act, 1891 shall apply for the interpretation of this Order as it applies for the interpretation of a State Act.

4. For the purpose of this Order, and the laws adapted herein, the expression "the State" shall have the meaning and area as specified in section 3 of the Andhra Pradesh Reorganisation Act, 2014.

5. The Acts / Regulations, specified in the First Schedule to this Order including the laws made there under, and which were in force in the whole of the State of Andhra Pradesh as on the appointed day immediately before the formation of the State of Telangana, shall, until altered, repealed or amended by the competent Legislature or by other competent authority, have effect and be in force in the State of Telangana, subject to the adaptation and modifications as specified below, or if it is so directed shall stand repealed,-

(a) the short title of every Act / Regulation specified in Column (3) of the First Schedule and its citation by the number and year as indicated therein shall be amended as specified in the corresponding entry in column (4) thereof and all references to any such law in any other law shall stand modified accordingly;

(b) for the words "Andhra Pradesh" wherever they occur the word "**Telangana**" shall be **substituted** therefore and there shall also be made in any sentence in which the said expression or any expression cognate thereto or any grammatical variation thereof occurs, such consequential amendment as the rules of grammar may require.

6. All the other laws, including those made under the adapted Acts, specified in Column (4) of the Second Schedule, which were in existence as on 02.06.2014, but not adapted as on the date of this Order, shall be deemed to have been adapted to the State of Telangana.

7. The enactments specified in the Third Schedule shall stand repealed, to the extent mentioned in the fifth column thereof.

8. Nothing in this Order, shall affect the previous operation of, anything duly done or suffered under, any existing law, or any right, privilege, obligation or liability already acquired, accrued or incurred under any such law, or any penalty, forfeiture or punishment incurred in respect of any offence already committed against any such law.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**DR.RAJIV SHARMA,
CHIEF SECRETARY TO GOVERNMENT.**

To

All Special Chief Secretaries / Principal Secretaries /
Secretaries to Government, T.S.Secretariat, Hyderabad.

All the Departments of Secretariat

The Spl.C.S. to Governor of Telangana, Hyderabad.

The Special Secretary to the Hon'ble Chief Minister, Government of Telangana.

The Private Secretary to Chief Secretary.

All Private Secretaries to Hon'ble Ministers, Government of Telangana.

The Advocate General for the State of Telangana, High Court Buildings,
Hyderabad.

The Additional Advocate General, High Court of Telangana, Hyderabad.

The State Public Prosecutor, High Court Buildings, Hyderabad.

The Additional Public Prosecutors, High Court Buildings, Hyderabad.

All the District Collectors.

All the District Judges.

The Registrar, High Court of Judicature at Hyderabad for the State of Telangana
and State of AP, Hyderabad.

The Registrar, A.P.Administrative Tribunal, Hyderabad.

The Administrator, Government Pleaders Office, High Court Buildings, Hyderabad.

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(With a request to furnish copies to the

HoDs, State Public Sector

Undertakings, Local Authorities,

Universities and other

instrumentalities of the Government).

The Secretary, Public Prosecutors Office, High Court Buildings, Hyderabad.

The General Administration (SR) Department (Telangana).

All Officers and Sections in Law Department.

Copy to: P.S. to Secretary, LA, LA&J, Law Department.

„ : S/f & S/c.

// Forwarded :: By Order //

SECTION OFFICER

**G.O.MS.NO.45, LAW, DATED 01.06.2016.
FIRST SCHEDULE
(see para 5)**

SI	Year	Short Title	Short Title No& Year as Modified/ Amended
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(1)	(2)	(3)	(4)
31).	1956	The Andhra Pradesh Objectionable Performances Prohibition Act, 1956 (A.P. Act VIII of 1956).	The Telangana Objectionable Performances Prohibition Act, 1956 (Act VIII of 1956).
32).	1956	The Andhra Pradesh Silkworm Seeds and Cocoon (Control) Act, 1956 (A.P. Act XV of 1956).	The Telangana Silkworm Seeds and Cocoon (Control) Act, 1956 (Act XV of 1956).
33).	1956	The Nagarjuna Sagar Project (Acquisition of Land) Act, 1956 (A.P. Act XXXII of 1956).	The Nagarjuna Sagar Project (Acquisition of Land) Act, 1956 (Act XXXII of 1956).
34).	1956	The Andhra Pradesh Slum Improvement (Acquisition of Land) Act, 1956 (A.P. Act XXXIII of 1956).	The Telangana Slum Improvement (Acquisition of Land) Act, 1956 (Act XXXIII of 1956).
35).	1956	The Andhra Pradesh Housing Board Act, 1956 (A.P. Act XLVI of 1956).	The Telangana Housing Board Act, 1956 (Act XLVI of 1956)
36).	1957	The Andhra Pradesh Consolidated Fund (Withdrawal of Moneys) Act, 1957 (A.P. Act II of 1957).	The Telangana Consolidated Fund (Withdrawal of Moneys) Act, 1957 (Act II of 1957).
37).	1957	The Andhra Pradesh Mica Act, 1957 (A.P. Act VII of 1957).	The Telangana Mica Act, 1957 (Act VII of 1957).
38).	1957	The Andhra Pradesh Agricultural Holdings (Census) Act, 1957 (A.P. Act XI of 1957).	The Telangana Agricultural Holdings (Census) Act, 1957 (Act XI of 1957).
39).	1958	The Andhra Pradesh Dowry Prohibition Act, 1958 (A.P. Act I of 1958).	The Telangana Dowry Prohibition Act, 1958 (Act I of 1958).
40).	1958	The Andhra Pradesh Extension and Amendment of Laws Act, 1958 (A.P. Act XIX of 1958).	The Telangana Extension and Amendment of Laws Act, 1958 (Act XIX of 1958).
41).	1958	The Andhra Pradesh Extension of Laws Act, 1958 (A.P. Act 23 of 1958).	The Telangana Extension of Laws Act, 1958 (Act 23 of 1958).