



Arunodaya
Trust

HOUSING PROJECT 2024-2028

Project Proposal on
Housing – A Roof for
Every Family Housing
for the Poorest of
Poor in Andhra
Pradesh and
Telangana

Project Value:

Rs. 24,330,00,00,000/-

Rupees Twenty-Four Thousand Three
Hundred and Thirty Crores.

Submitted By

ARUNODAYA TRUST

Regd No.20/2008 BK IV

H.No. 1-4/7, Road No:2, Ex Servicemen Colony, Balaji Nagar,
Jawahar Nagar Municipal Corporation, Kapra Mandal, Medchal
District, Telangana 500087.

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UDIN: 25249388BMAJJ8131

PROJECT PROPOSAL ON HOUSING FOR POOR PEOPLE

1. Project Title:

Project Proposal on Housing - A Roof for Every Family Housing for the Poorest of Poor in Andhra Pradesh and Telangana

2. Implementing Organization :

Organization Name: Arunodaya Trust

Year of Establishment: 2008

Registration: 20/2008 BK IV - Registered under the Indian Trust Act, 1882

80G Certification: AACAA4523C25HY02 Clause (ii) of 2nd proviso to Sec. 80G(5) 2027-28 to 2031-32

12A Certification: AACAA4523C25HY01 12AB(1)(b) 2027-28 to 2031-32

FCRA Registration: 010230944

CSR Registration: CSR00012742

NITI Aayog Darpan ID: AP/2017/0119265

Legal Entity Identifier: 984500D0996470FVF9480 (Valid till July 2027)

ISO Certification: SMS/QMS/H21/3005 (Valid till August 2024)

Bank Details:

- **FCRA Bank Account:** State Bank of India, New Delhi Main Branch
 - Account No.: 40222955462
 - IFSC Code: SBIN0000691
- **Domestic Bank Account:** AXIS Bank, AS Rao Nagar Branch
 - Account No.: 925020025235302
 - IFSC Code: **UTIB0000427**

Head Office Address:

H.No. 1-4/7, Ex-Servicemen Colony, Road No. 2, Balaji Nagar,
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Contact Information:

- **Phone:** +91 9032188999, +91 9550155518



- **Email:** arunodayatrust2008@gmail.com
- **Website:** www.arunodaya.org

Key Functionary: Mr. Khagga Venkata Rao – Chief Functionary

Mission and Vision:

Arunodaya Trust is committed to empowering marginalized communities through sustainable development initiatives, focusing on health, education, skill development, and housing for the poorest of the poor. The organization envisions a society where every family has access to basic needs, including safe and dignified housing.

Past Experience:

With over a decade of grassroots experience, Arunodaya Trust has successfully implemented community development projects, including skill-building, livelihood generation, education support, and health camps. The organization has worked closely with local governments, CSR partners, and NGOs to uplift vulnerable communities, ensuring inclusive growth and social stability.

Arunodaya Trust's robust governance structure, financial transparency, and dedicated workforce make it a credible and capable implementing organization for large-scale housing projects like the "**Affordable Housing for the Poorest of Poor in Andhra Pradesh and Telangana**" initiative.

3. Project Location

The project will be implemented across the poorest and most marginalized communities in the states of **Andhra Pradesh** and **Telangana**, focusing on rural and semi-urban areas where families lack access to safe and dignified housing. The specific project locations include:

Andhra Pradesh:

- Srikakulam
- Vizianagaram
- Visakhapatnam
- East Godavari



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- West Godavari
- Krishna
- Guntur
- Prakasam
- Nellore
- Anantapur
- Kadapa
- Kurnool
- Chittoor

Telangana:

- Adilabad
- Kumaram Bheem Asifabad
- Mancherial
- Nirmal
- Nizamabad
- Kamareddy
- Mahabubnagar
- Jogulamba Gadwal
- Wanaparthy
- Nagarkurnool
- Bhadradi Kothagudem
- Khammam
- Warangal Rural

The project will prioritize **Scheduled Castes (SC), Scheduled Tribes (ST), Other Backward Classes (OBC), and economically weaker sections (EWS)** living in temporary shelters, slums, or makeshift dwellings, ensuring equitable access to safe and affordable housing.



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4. Project Duration

The "A Roof for Every Family: Housing for the Poorest of Poor in Andhra Pradesh and Telangana" project will be implemented over a period 2024-2028. The project will be executed in **three phases**, ensuring systematic planning, construction, and handover of houses to the beneficiaries.

Total Project Duration: 2024-2028

March 2025(2024-25) to March 2028 (2027-28) (37 Months)

Phase	Key Activities	Timeline (Months)	Expected Outcome
Phase 1: Planning and Beneficiary Identification	- Baseline survey and community mobilization.	6 Months	2,00,000 eligible families identified and project sites finalized.
	- Identification and verification of eligible beneficiaries.		
	- Finalization of project locations and housing designs.		
	- Stakeholder consultations and partnerships.		
Phase 2: Housing Construction and Infrastructure Development	- Construction of 2,00,000 houses.	24 Months	Safe, affordable houses constructed with essential amenities.
	- Infrastructure development (roads, water supply, sanitation, and electricity).		
	- Periodic monitoring, quality checks, and progress reporting.		
Phase 3: Handover, Skill Development, and Post-Occupancy Support	- Handover of completed houses with property documentation.	7 Months	Beneficiaries settled in new houses with skill development support.
	- Skill-building for house maintenance and livelihood enhancement.		
	- Post-handover monitoring and community integration programs.		

5. Total Project Budget: ₹24,330 Crores

6. Contact Details:

Arunodaya Trust

Key Contact Person: Mr. Khagga Venkata Rao

Chief Functionary – Arunodaya Trust

7. Phone Numbers:

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8. Project Summary (Executive Summary)

Project Overview:

The "A Roof for Every Family" project is a large-scale housing initiative aimed at providing safe, dignified, and affordable housing for the poorest of the poor in the states of Andhra Pradesh and Telangana. This project seeks to address the critical housing shortage among economically disadvantaged families who currently live in inadequate, unsafe shelters, lacking access to basic amenities.

The project will construct 2,00,000 houses across rural and semi-urban areas, ensuring each household has access to essential infrastructure, including clean water, electricity, sanitation, and safe roads. In addition to housing, the project will empower beneficiaries through skill-building programs, enabling them to maintain their homes and improve their livelihoods.

Project Goals:

- 1. Safe and Affordable Housing:**
To provide **2,00,000 affordable homes** for marginalized families living below the poverty line in Andhra Pradesh and Telangana.
- 2. Improved Living Conditions:**
Ensure access to **basic amenities**, including clean water, electricity, sanitation, and road connectivity.
- 3. Social and Economic Empowerment:**
Enhance economic resilience through **skill development** programs, enabling beneficiaries to maintain their homes and access livelihood opportunities.
- 4. Sustainable and Eco-Friendly Housing:**
Promote **environmentally friendly construction**, including rainwater harvesting, solar power, and energy-efficient designs.

Target Beneficiaries:

- **Primary Beneficiaries:**
 - **2,00,000 families** belonging to the **poorest of the poor**, including:
 - Economically Weaker Sections (EWS)
 - Scheduled Castes (SC) and Scheduled Tribes (ST)
 - Other Backward Classes (OBC)
 - Women-headed households
 - Senior citizens and differently-abled individuals



- **Location:**

The project will cover rural and semi-urban areas across **Andhra Pradesh** and **Telangana**, focusing on districts with the highest levels of poverty and housing insecurity.

Impact on Target Communities and Long-Term Benefits

Key Area	Impact on Target Communities	Long-Term Benefits
Safe and Secure Housing	Construction of 2,00,000 disaster-resilient houses for poor families.	Permanent homes provide safety, security, and dignity .
Basic Amenities	Access to clean water, electricity, sanitation, and roads .	Enhanced quality of life, better hygiene, and health .
Economic Empowerment	Skill-building programs for home maintenance and livelihoods .	Increased income and self-reliance for beneficiaries.
Women's Empowerment	Priority for women-headed households with property rights .	Social inclusion, economic stability, and gender equality .
Health and Well-Being	Improved housing and sanitation reduce waterborne diseases .	Better health outcomes and reduced healthcare expenses .
Social Inclusion	Housing for SC/ST/OBC and marginalized families .	Equitable access to housing and community integration .
Education Access	Stable housing promotes children's education and study space .	Improved academic performance and future opportunities .
Sustainable Housing	Eco-friendly construction, solar energy, and rainwater harvesting .	Environmental sustainability and reduced utility costs .
Employment Generation	Local labor engaged for construction, suppliers, and vendors .	Boosted local economy and job creation .
Legal Ownership	Property documents provided for each house.	Inheritance rights and long-term stability .
Community Development	Formation of Resident Welfare Associations (RWAs) .	Self-sufficient communities with collective leadership .
Poverty Alleviation	Families uplifted from informal shelters to dignified homes .	Breaking the cycle of poverty for future generations .



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9. Background and Problem Statement

Overview of the Housing Crisis Among Poor Communities:

The lack of adequate housing remains one of the most pressing challenges faced by the poorest communities in **Andhra Pradesh** and **Telangana**. Many families, especially those from **Scheduled Castes (SC)**, **Scheduled Tribes (ST)**, **Other Backward Classes (OBC)**, and **Economically Weaker Sections (EWS)**, live in **makeshift shelters**, **kaccha houses**, or **slum-like conditions**, without access to basic amenities. These unsafe structures expose families to **harsh weather conditions**, **health risks**, and **social exclusion**, perpetuating the cycle of poverty.

According to government reports, **over 10 lakh families** in these two states lack access to dignified housing. The situation is worse in **rural and tribal areas**, where low-income families struggle to build homes due to **financial constraints**, **lack of land ownership**, and **limited government support**. The absence of proper housing not only affects physical safety but also limits access to **education**, **healthcare**, and **livelihood opportunities**.

Socio-Economic Challenges Faced by Target Beneficiaries:

The target beneficiaries of this project, comprising the poorest of the poor in Andhra Pradesh and Telangana, face multiple socio-economic challenges that stem from inadequate housing. Economic instability remains a significant barrier, as families engaged in daily wage labor, agriculture, or informal sectors cannot afford to build proper homes. Unemployment and low income further prevent them from accessing housing loans or government subsidies meant for affordable housing schemes.

Health risks are another critical issue. Families living in temporary shelters face increased exposure to respiratory infections, waterborne diseases, and malnutrition due to poor ventilation, lack of sanitation, and contaminated water sources. Children and the elderly are particularly vulnerable, as unhygienic conditions and unstable shelters compromise their well-being and quality of life. Women-headed households and differently-abled individuals face even greater challenges, as they often encounter discrimination and exclusion from mainstream development efforts.

The lack of safe housing also affects children's education. Inadequate shelters and frequent displacement prevent children from attending school regularly and hinder academic performance. Without a stable home environment, children struggle to concentrate on their studies, leading to high dropout rates and limited future opportunities. Additionally, many households lack access to essential amenities such as electricity, safe drinking water, toilets, and proper drainage, making everyday life difficult and further deteriorating their quality of life.

Link Between Housing and Improved Quality of Life (Health, Education, Livelihoods):

Access to safe, affordable housing is a fundamental need that directly impacts health, education, and livelihood outcomes. A secure home provides stability and protection,



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enabling families to focus on improving their overall well-being. Proper housing with access to basic amenities like clean water, electricity, and sanitation reduces health risks, particularly among children and elderly family members. Improved ventilation, safe drinking water, and sanitation facilities lower the incidence of waterborne diseases, respiratory problems, and other health-related challenges.

Housing also plays a crucial role in promoting educational access and achievement. Children living in stable homes can attend school regularly, study in a safe environment, and perform better academically. A proper home provides the necessary space for learning, ensuring that children can focus on their education without the distractions and uncertainties associated with unstable living conditions. When families have permanent housing, school attendance increases, and dropout rates decrease, opening doors to better opportunities for the next generation.

Economic empowerment is another significant benefit of adequate housing. A stable home allows families to engage in income-generating activities without the fear of displacement. With a secure place to live, individuals can pursue livelihood opportunities, including small businesses, agriculture, and vocational work, contributing to their household income. Homeownership also provides families with an asset that can be leveraged for financial inclusion, such as accessing loans for business expansion, education, or healthcare needs.

10. Project Objectives

10.1 General Objective:

- To provide **safe, affordable, and sustainable housing** for underprivileged families in Andhra Pradesh and Telangana, ensuring access to basic amenities and promoting long-term socio-economic stability.

10.2 Specific Objectives:

1. **To construct 2,00,000 houses** for the poorest of poor families across Andhra Pradesh and Telangana, ensuring that each household has access to secure and dignified shelter.
2. **To provide essential amenities** in each housing unit, including **electricity, safe drinking water, sanitation, and proper drainage**, enhancing the quality of life for beneficiaries.
3. **To promote eco-friendly, disaster-resilient housing** by adopting sustainable construction practices, energy-efficient designs, and renewable energy solutions such as **solar power and rainwater harvesting**.
4. **To empower beneficiaries through skill-building programs**, equipping them with the knowledge and skills needed for **home maintenance, livelihood generation, and economic self-reliance**.



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5. **To facilitate community development** by establishing **Resident Welfare Associations (RWAs)** to promote collective responsibility, ensure proper maintenance, and encourage community participation in local governance.
6. **To ensure women's empowerment** by prioritizing **women-headed households** and providing them with **property rights**, promoting **gender equality** and **social inclusion**.
7. **To improve access to education** by providing children with **stable homes**, enabling them to attend school regularly and achieve better academic outcomes.
8. **To promote health and hygiene** through proper **sanitation facilities**, ensuring that families live in a clean, safe environment, reducing the risk of waterborne diseases.
9. **To foster social inclusion** by ensuring equitable access to housing for **marginalized communities**, including **Scheduled Castes (SC)**, **Scheduled Tribes (ST)**, **Other Backward Classes (OBC)**, and **differently-abled individuals**.
10. **To establish a robust monitoring and evaluation system** to track progress, ensure quality construction, and assess the project's impact on beneficiary families.



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11. Project Implementation Plan

11.1 - Phase 1: Planning and Beneficiary Identification (6 Months)

Baseline Surveys:

- Conduct comprehensive socio-economic surveys in the target communities across Andhra Pradesh and Telangana.
- Identify families living in unsafe conditions, makeshift shelters, and vulnerable housing situations.

Beneficiary Selection:

- **2,00,000 eligible families** SC/ST households, women-headed families, differently-abled persons, senior citizens
- Priority will be given to **SC/ST households, women-headed families, differently-abled persons, and senior citizens.**

Stakeholder Collaboration:

- Work closely with local authorities, gram panchayats, municipal bodies, and community leaders to validate beneficiary lists and project locations.
- Conduct community awareness meetings to explain project benefits and responsibilities.

Housing Site Finalization:

1. Identify suitable land for housing clusters, ensuring access to basic infrastructure like roads, water, and electricity.
2. Ensure **land ownership clarity** and secure **government approvals** for housing development.

11.2 Phase 2: Housing Construction (24 Months)

House Design and Material Specifications:

- Develop standardized 450-500 sq. ft. housing units with 2 rooms, kitchen, toilet, and veranda, adhering to government housing norms.
- Use disaster-resilient materials to ensure homes withstand floods, cyclones, and other natural hazards.

Infrastructure Development:

- Build essential infrastructure around housing clusters, including:-
 - **Road connectivity:** Access roads for safe mobility.
 - **Water supply:** Piped water connections to each house.
 - **Sanitation:** Individual toilets and proper drainage systems.
 - **Electricity:** Household electrification with provision for solar energy.

Eco-Friendly Construction:

- **Promote sustainable construction practices:-**
 - **Solar power** for lighting and appliances.
 - **Rainwater harvesting systems** to conserve water.
 - **Energy-efficient designs** for better ventilation and cooling.
- **Adopt waste management systems**

Project Monitoring:

1. Set up a **construction monitoring committee** to ensure **timely progress, quality assurance, and safety standards.**
2. Engage **third-party evaluators** for independent inspections and progress audits.



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11.3 Phase 3: Post-Handover Support (7 Months)

Property Documentation and Ownership Handover:

- Ensure legal documentation for each household, including title deeds and property registration in the name of beneficiaries.
- Prioritize joint ownership for married couples, promoting women's empowerment through property rights.

Skill Development for Home Maintenance:

- Conduct capacity-building programs for beneficiaries, focusing on:
 - Home maintenance: Basic repair and upkeep of houses.
 - Sanitation practices: Maintaining hygiene in households and surroundings.
 - Livelihood training: Vocational skills for income generation.
- Engage local training institutions, NGOs, and government agencies to implement skill-building activities.

Community Engagement and Social Integration:

- Form Resident Welfare Associations (RWAs) to promote collective decision-making and community-led maintenance.
- Facilitate awareness programs on women's rights, child education, healthcare, and financial literacy.
- Ensure social inclusion by encouraging participation from marginalized groups, including SC/ST, OBC, and differently-abled individuals.

Post-Occupancy Monitoring:

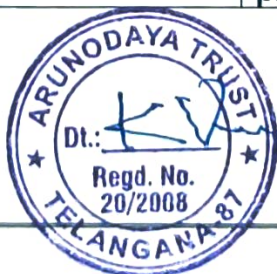
1. Conduct regular follow-ups to assess beneficiary satisfaction and identify any challenges.
2. Establish a grievance redressal system to address housing or infrastructure-related issues.



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12. Project Components

Component	Description	Key Activities	Expected Outcomes
1. Housing Construction	Construction of 2,00,000 houses with essential amenities.	<ul style="list-style-type: none"> - Standardized 450-500 sq. ft. houses with 2 rooms, kitchen, toilet, and veranda. - Disaster-resilient structures for safety and durability. - Priority for SC/ST families, women-headed households, and differently-abled persons. 	<ul style="list-style-type: none"> - 2,00,000 families housed in secure, dignified living conditions. - Women and marginalized groups gain access to safe housing.
2. Infrastructure Development	Development of roads, drainage, electricity, and water supply.	<ul style="list-style-type: none"> - Construction of internal roads, street lighting, and pathways. - Piped water connections, borewells, and overhead tanks. - Household electrification with provision for solar lighting. - Installation of drainage systems and waste management units. 	<ul style="list-style-type: none"> - Improved access to essential services and better living standards. - Safe and clean surroundings with proper sanitation.
3. Social Amenities	Provision of community spaces for education, healthcare, and recreation.	<ul style="list-style-type: none"> - Development of community centers for SHG meetings, trainings, and social gatherings. - Establishment of Anganwadi centers, primary schools, and study centers. - Setting up of health sub-centers and conducting regular health camps. - Creation of children's parks, green spaces, and playgrounds. 	<ul style="list-style-type: none"> - Holistic development of communities with access to education, healthcare, and recreation. - Enhanced social inclusion and child development.



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4. Skill Development	Vocational training for home maintenance and employment.	<ul style="list-style-type: none"> - Training beneficiaries in basic home repairs, plumbing, electrical work, and sanitation upkeep. - Vocational training in tailoring, handicrafts, agriculture, and small enterprises. - Special focus on women's skill-building, including SHG formation, beautician courses, and digital literacy. - Collaboration with government skill missions and local industries for job placement. 	<ul style="list-style-type: none"> - Enhanced income opportunities and self-reliance for beneficiaries. - Improved household maintenance and livelihood security.
5. Environmental Sustainability	Eco-friendly construction and renewable energy integration.	<ul style="list-style-type: none"> - Use of fly ash bricks, pre-fabricated panels, and low-emission materials. - Installation of solar panels for electricity and solar water heaters. - Implementation of rainwater harvesting systems for groundwater recharge. - Introduction of water-efficient fixtures and energy-saving appliances. - Establishment of waste segregation units and vermicomposting pits. 	<ul style="list-style-type: none"> - Environmentally sustainable housing with lower utility costs. - Reduced carbon footprint and climate resilience. - Improved water conservation and waste management.
6. Community Engagement	Capacity-building workshops and leadership programs.	<ul style="list-style-type: none"> - Formation of Resident Welfare Associations (RWAs) in each housing cluster for community leadership. - Conducting awareness campaigns on sanitation, waste management, women's rights, and financial literacy. - Promoting women's leadership through self-help groups (SHGs) and microfinance initiatives. - Organizing cultural activities, social gatherings, and community celebrations. - Establishing a grievance redressal system for addressing beneficiary concerns. 	<ul style="list-style-type: none"> - Empowered communities managing their infrastructure and social development. - Increased civic participation, women's leadership, and community ownership. - Sustainable community governance and conflict resolution.



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13. Expected Outcomes

- 2,00,000 families from economically disadvantaged communities will receive safe, affordable, and disaster-resilient homes.
- Priority will be given to SC/ST families, women-headed households, differently-abled persons, and elderly beneficiaries.
- Housing clusters will be established with proper road connectivity and infrastructure.
- Each house will be equipped with electricity, piped water supply, toilets, and proper drainage systems.
- Solar lighting, rainwater harvesting, and waste management systems will promote sustainable living.
- Street lighting, internal pathways, and community parks will ensure safety and recreation.
- Families will receive legal property documents, ensuring ownership rights and inheritance security.
- Joint ownership will be encouraged for married couples, promoting women's empowerment.
- Housing ownership will provide families with social dignity, financial security, and stability.
- Access to clean water, proper sanitation, and waste management will improve health outcomes.
- Better housing conditions will reduce exposure to respiratory infections, waterborne diseases, and vector-borne illnesses.
- Families will be educated on hygiene practices through community awareness programs.
- Vocational training programs will equip beneficiaries with skills for home maintenance, livelihood generation, and self-employment.
- Women will receive training in tailoring, beautician courses, and digital literacy, enhancing their economic independence.
- Livelihood linkages with local industries, self-help groups (SHGs), and government skill missions will increase job opportunities.
- Formation of Resident Welfare Associations (RWAs) will promote community participation, leadership, and collective decision-making.
- The project will foster social inclusion, ensuring equitable access to housing for marginalized communities, including SC/ST, OBC, and differently-abled persons.
- Community spaces, such as Anganwadi centers, health sub-centers, and community halls, will enhance social cohesion and support systems.



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14. Monitoring and Evaluation (M&E) Plan

Component	Description	Key Activities	Expected Outcomes
Project Monitoring Committee	Establishment of a dedicated committee for project oversight and governance.	- Formation of the Project Monitoring Committee.	- Efficient project management and timely issue resolution.
		- Monthly meetings to review progress and address challenges.	
Regular Site Inspections and Progress Reports	Continuous monitoring of project sites to ensure quality construction and adherence to timelines.	- Weekly site inspections by field engineers.	- Quality assurance, early issue detection, and progress tracking.
		- Photographic documentation and video recordings.	
		- Preparation of monthly progress reports.	
Key Performance Indicators (KPIs)	Establishment of measurable indicators to track project progress and impact.	- Tracking of KPIs, including housing construction, infrastructure, beneficiary impact, and skill development.	- Improved project efficiency and measurable impact.
		- Data collection for ongoing monitoring.	
Third-Party Evaluation	Engagement of independent evaluators for mid-term and end-of-project assessments.	- Third-party audits to assess project quality, compliance, and outcomes.	- Transparency, accountability, and project credibility.
		- Stakeholder interviews and beneficiary feedback collection.	



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Monthly, Quarterly, and Annual Progress Reports	Preparation of periodic reports for stakeholders, funders, and project managers.	- Monthly reports: Detailed updates on activities and challenges.	- Informed decision-making, stakeholder engagement, and timely interventions.
		- Quarterly reports: Comprehensive project reviews.	
		- Annual reports: Summary of achievements and impact.	
Data Management and Reporting	Centralized system for data collection, storage, and analysis.	- Implementation of a project management system for real-time data tracking.	- Data-driven project management and adaptive planning.
		- Development of digital dashboards for project insights.	
Risk Mitigation and Corrective Actions	Identification and management of project risks to ensure smooth implementation.	- Real-time tracking of progress.	- Minimized disruptions and on-time project completion.
		- Corrective action plans for delays or quality issues.	
		- Beneficiary grievance redressal system.	
Beneficiary Feedback and Impact Assessment	Collection of feedback from beneficiaries to assess satisfaction and project impact.	- Household surveys and focus group discussions.	- Enhanced beneficiary satisfaction and continuous improvement.
		- Post-occupancy evaluations to measure project success.	



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15. Sustainability and Exit Strategy

The "A Roof for Every Family" project is designed to ensure long-term sustainability by integrating eco-friendly practices, empowering beneficiaries with essential skills, and promoting community ownership. The project's exit strategy focuses on creating self-reliant communities capable of maintaining their housing infrastructure without external support, ensuring the initiative's impact continues beyond the project period.

Eco-friendly construction lies at the core of the project's sustainability approach. The houses will be built using sustainable, low-carbon materials such as **fly ash bricks**, **pre-fabricated panels**, and **energy-efficient roofing**. These materials not only ensure durability but also minimize environmental impact. The construction process will follow **green building standards**, promoting climate-resilient housing while incorporating **non-toxic paints**, **locally sourced materials**, and **low-emission construction methods**. This approach will significantly reduce the project's carbon footprint while ensuring that the houses remain sustainable for generations.

To promote energy efficiency and water conservation, each house will be equipped with **solar panels** for lighting, water heating, and powering basic appliances. This will reduce dependency on conventional electricity while lowering household utility costs. Additionally, **rainwater harvesting systems** will be installed to support groundwater recharge and ensure an uninterrupted water supply for families. **Energy-efficient lighting** (such as LEDs) and **water-saving fixtures** will further promote sustainable resource use, making each housing unit environmentally friendly and cost-effective.

The project will also focus on **skill-building programs** to empower beneficiaries with the knowledge and capabilities to maintain their homes and improve their livelihoods. Families will receive **hands-on training** in **home maintenance**, including **plumbing**, **electrical repairs**, **sanitation upkeep**, and **waste management**. Beyond household management, the project will facilitate **vocational training** in areas such as **tailoring**, **handicrafts**, **agriculture**, and **digital literacy**, ensuring families can generate sustainable income. Women will be particularly empowered through **self-help groups (SHGs)** and **microenterprise development**, promoting financial independence and community leadership.

To ensure effective community management, **Resident Welfare Associations (RWAs)** will be formed within each housing cluster. These associations will take ownership of community infrastructure, overseeing the maintenance of roads, drainage, common facilities, and parks. RWAs will also act as platforms for collective decision-making, ensuring that all residents, including women, differently-abled persons, and marginalized groups, have a voice in local governance. Regular **capacity-building workshops** will equip RWAs with the skills to manage housing assets efficiently while resolving community grievances through established redressal systems.

The project's **exit strategy** ensures that beneficiaries can sustain their housing communities independently once the project concludes. Each family will receive **legal property documents** and **title deeds**, promoting long-term security and inheritance rights. Post-handover support will include **awareness sessions** on **homeownership**



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rights, government schemes, and financial literacy, ensuring families can access resources and services without external assistance. A **monitoring system** will remain in place for **six months post-handover** to address any challenges and ensure a smooth transition.

Collaboration with **local government bodies** will further strengthen sustainability by ensuring continued access to **basic services, healthcare, education, and social welfare programs**. This partnership will bridge the gap between project implementation and long-term service delivery, ensuring that communities remain self-sufficient.

The project's sustainability approach will lead to several long-term outcomes. **Environmental sustainability** will be achieved through **eco-friendly construction, solar energy, and rainwater harvesting systems**, while **waste management practices** will keep communities clean and green. **Economic empowerment** will be promoted through **skill-building programs, vocational training, and income-generation opportunities**, ensuring families can sustain their households without external aid. Additionally, **community ownership** through RWAs will foster self-reliance, promoting collective decision-making and conflict resolution at the local level.

Ultimately, the "**A Roof for Every Family**" project will leave behind **thriving, self-sustained communities** empowered to manage their housing infrastructure, access economic opportunities, and lead dignified lives. This **comprehensive exit strategy** ensures that the project's impact extends beyond housing, fostering long-term social and economic resilience across Andhra Pradesh and Telangana.

16. Risk Management Plan

The "**A Roof for Every Family**" project will implement a comprehensive **Risk Management Plan** to identify, assess, and mitigate potential risks throughout the project lifecycle. This proactive approach ensures that the project stays on track, remains within budget, and delivers quality housing to underprivileged families across Andhra Pradesh and Telangana without major disruptions.

One of the primary risks in a large-scale project like this is **construction delays**, which can arise from supply chain disruptions, labor shortages, adverse weather conditions, or unforeseen site-specific challenges. Such delays not only affect project timelines but can also increase costs and cause inconvenience to beneficiaries. To address this, the project will adopt a **phased construction approach**, ensuring that work continues simultaneously across multiple locations. **Daily progress monitoring** by site supervisors and **weekly review meetings** will help identify potential bottlenecks early and implement corrective actions. Additionally, partnering with **multiple vendors and local suppliers** will ensure continuous material availability, reducing the risk of supply chain disruptions.

Budget overruns present another significant risk, especially given the scale of the project and potential fluctuations in material costs and labor charges. To mitigate this, the project has allocated a **contingency fund of 5%** of the total project budget.



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amounting to ₹1,250 crores, to cover unforeseen expenses. Regular **cost reviews** will be conducted **quarterly**, and resources will be reallocated as necessary to prevent overspending. Moreover, the project will enter into **bulk purchase agreements** with suppliers to lock in prices, minimizing the impact of market fluctuations.

Regulatory risks, such as delays in obtaining permits, clearances, and approvals from local authorities, can also hinder project progress. To mitigate these risks, the project team will engage with **local government bodies** from the planning stage, ensuring that all necessary documentation is submitted promptly. **Regular stakeholder meetings** will be held to track permit applications and address administrative bottlenecks. Having a dedicated **regulatory liaison officer** will further streamline the process and ensure timely approvals.

At the community level, **social risks** such as land disputes, resistance to relocation, and beneficiary conflicts could pose challenges. To address these issues, the project will conduct **community awareness programs**, educating beneficiaries about project benefits and addressing their concerns. A **grievance redressal system** will be established to allow beneficiaries to report issues and receive timely resolutions. Furthermore, **transparent beneficiary selection** based on clear socio-economic criteria will prevent disputes and ensure fairness.

Environmental risks will be managed through **eco-friendly construction practices**, including the use of **sustainable materials**, **solar energy**, and **rainwater harvesting systems**. **Site-specific environmental assessments** will be conducted before construction begins, ensuring that housing development does not negatively impact local ecosystems. Additionally, the project will promote **waste management systems**, including **segregation at source** and **vermicomposting**, to maintain a clean and healthy environment.

The project's risk management framework will include **continuous risk assessment** and **issue resolution mechanisms**. **Weekly site inspections** by engineers and project managers will identify potential risks, while **monthly project review meetings** will include a dedicated **risk assessment session**. Emerging risks will be evaluated, and mitigation strategies will be updated accordingly. In addition, **Resident Welfare Associations (RWAs)** and **community leaders** will play a key role in identifying and addressing risks at the local level.

The **grievance redressal system** will serve as a vital platform for beneficiaries to voice concerns and receive quick resolutions. Each housing cluster will have a designated **community liaison officer**, responsible for facilitating communication between the project team and the residents. This approach ensures that community-level issues are addressed promptly, preventing them from escalating into larger challenges.

The **expected outcomes** of the **Risk Management Plan** include **timely project completion**, **cost control**, **quality assurance**, and **community satisfaction**. By proactively identifying risks, implementing mitigation strategies, and maintaining open communication channels, the project will be able to navigate challenges effectively.



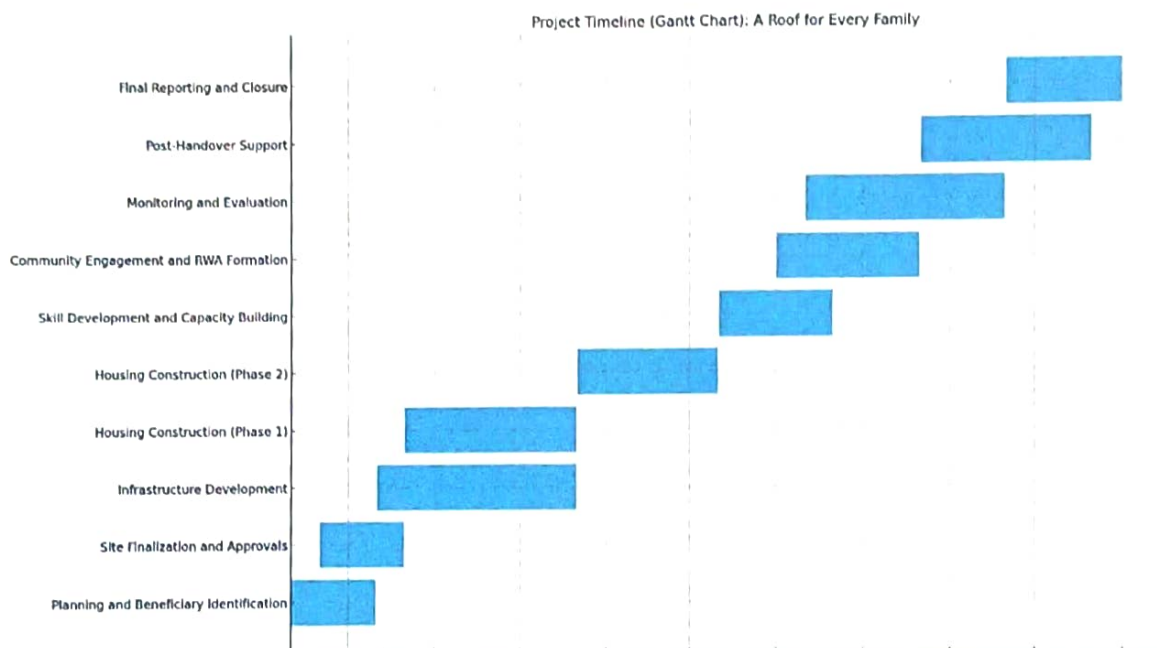
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This comprehensive approach will not only ensure the delivery of **2,00,000 houses** but also promote long-term sustainability and beneficiary well-being.

In conclusion, the **Risk Management Plan** for the "**A Roof for Every Family**" project ensures resilience, efficiency, and accountability. By integrating **proactive risk mitigation, regular assessments, and community engagement**, the project will achieve its goals while maintaining **cost efficiency, high-quality standards, and stakeholder satisfaction**.

17. Project Timeline (Gantt Chart)



18. Organization Brief:

The "**A Roof for Every Family**" project will be implemented by **Arunodaya Trust**, a respected non-profit organization committed to uplifting marginalized communities through sustainable development initiatives. Since its inception, the organization has worked extensively across Andhra Pradesh and Telangana, promoting education, health, livelihoods, and housing for underprivileged families.

Arunodaya Trust was established with the mission of **empowering vulnerable communities**, ensuring they have access to **education, healthcare, livelihood opportunities, and safe housing**. The organization envisions a **just and equitable society** where every individual, regardless of their socio-economic background, can lead a **dignified life**. Guided by the principles of **sustainability, equity, and inclusivity**, Arunodaya Trust has consistently worked to bridge the gap between government programs and grassroots communities, ensuring that marginalized families receive the support they need to thrive.



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With over a decade of experience in implementing large-scale community projects, Arunodaya Trust has established itself as a trusted partner for both government and private-sector initiatives. The organization has successfully led housing projects, livelihood programs, educational initiatives, and health interventions across rural and urban areas. These projects have not only improved the quality of life for thousands of families but also empowered communities to become self-reliant and resilient.

One of the most significant projects undertaken by Arunodaya Trust was the Affordable Housing for Rural Families initiative, which provided permanent housing to 1,500 underprivileged families in Telangana. This project included household electrification, sanitation facilities, and access to clean water, transforming informal settlements into organized housing clusters. Additionally, the organization has implemented skill development programs, training over 10,000 youth and women in vocational trades such as tailoring, embroidery, plumbing, and computer literacy, leading to sustainable employment and economic independence.

The organization has also facilitated education programs, including the establishment of community learning centers for dropout children, helping them reintegrate into formal education. Health initiatives, such as mobile health camps and awareness campaigns, have improved healthcare access for thousands of families in remote villages. These projects reflect Arunodaya Trust's commitment to holistic community development, ensuring that families not only have access to housing but also enjoy improved health, education, and livelihoods.

The governance and leadership structure of Arunodaya Trust ensures accountability, transparency, and efficient project management. The organization is governed by a Board of Trustees, comprising experienced social leaders, community development experts, and professionals from diverse sectors. The Chief Functionary, Mr. Khagga Venkata Rao, provides strategic direction and oversight for all projects, ensuring that initiatives align with the organization's mission and vision.

The organization follows a participatory leadership model, with program managers, field coordinators, and community volunteers working closely with beneficiaries to ensure effective project implementation. Regular audits, impact assessments, and third-party evaluations further strengthen the organization's commitment to transparency and accountability.

Over the years, Arunodaya Trust has received recognition and awards for its outstanding contributions to community development, including state-level awards for housing initiatives, women's empowerment programs, and skill-building projects. The organization's success stories highlight its ability to implement large-scale projects while ensuring sustainability, beneficiary satisfaction, and community ownership.

In conclusion, Arunodaya Trust is well-positioned to implement the "A Roof for Every Family" project, leveraging its extensive experience, strong community



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networks, and efficient leadership structure. The organization's commitment to sustainable development, proven track record, and transparent governance will ensure the successful delivery of safe, dignified housing for 2,00,000 underprivileged families in Andhra Pradesh and Telangana.

19. Conclusion

The "A Roof for Every Family" project is a transformative initiative aimed at providing 2,00,000 safe, dignified, and sustainable houses for the poorest families in Andhra Pradesh and Telangana. This project goes beyond housing by ensuring access to basic amenities, clean water, sanitation, electricity, and infrastructure that will improve the overall quality of life for beneficiaries. The inclusion of skill development programs, vocational training, and the formation of Resident Welfare Associations (RWAs) will further empower communities to sustain their homes and livelihoods independently. By promoting eco-friendly practices, including solar power and rainwater harvesting, the project ensures environmental sustainability while enhancing social and economic resilience.

To achieve this vision, collaboration with funding partners, government bodies, and private stakeholders is essential. Arunodaya Trust, as the implementing organization, remains committed to transparency, accountability, and sustainability, ensuring effective resource utilization through regular monitoring, third-party evaluations, and financial audits. This project not only provides shelter but restores dignity, security, and hope, empowering underprivileged families to break the cycle of poverty and build self-reliant communities. Through collective effort and shared responsibility, the "A Roof for Every Family" project promises to transform lives and create a brighter, more inclusive future for thousands of families.

Signature

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Dt.: For Ravikanth Tata & Co. Chartered Accountants
FRN : 016492S



20. Project Budget

Project Component	Unit Cost (₹)	No. of Units	Total Cost (₹ Crores)	Description
Housing Construction	₹10,00,000 per house	2,00,000 houses	₹ 20,000	Construction of 2,00,000 houses with essential amenities including water, electricity, and sanitation.
Infrastructure Development	₹1,00,000 per house	2,00,000 houses	₹ 2,000	Development of roads, drainage systems, street lighting, water supply, and electrification for housing clusters.
Skill Development and Capacity Building	₹10,000 per beneficiary	2,00,000 beneficiaries	₹ 200	Vocational training for home maintenance, skill-building for employment, and capacity building for community leaders.
Monitoring and Evaluation	₹5,000 per house	2,00,000 houses	₹ 100	Regular progress tracking, third-party evaluation, impact assessment, and beneficiary feedback collection.
Administration and Overheads	₹20,000 per house	2,00,000 houses	₹ 400	Project management, staff salaries, office expenses, travel, and administrative overheads.
Community Development and Social Amenities	₹7,500 per house	2,00,000 houses	₹ 150	Development of community centers, Anganwadi schools, health sub-centers, parks, and playgrounds.
Environmental Sustainability Initiatives	₹5,000 per house	2,00,000 houses	₹ 100	Solar panels, rainwater harvesting, waste management systems, and eco-friendly construction materials.
Post-Handover Support	₹2,500 per house	2,00,000 houses	₹ 50	Support for newly settled families, including home maintenance workshops and grievance redressal systems.
Health and Hygiene Initiatives	₹1,500 per house	2,00,000 houses	₹ 30	Awareness campaigns on sanitation, menstrual hygiene, and disease prevention in new housing communities.
Contingency (5% of Total Cost)	5% of total cost	-	₹ 1,250	Provision for unforeseen costs, price escalations, and emergency needs during project implementation.
Miscellaneous and Documentation	₹2,500 per house	2,00,000 houses	₹ 50	Legal documentation, beneficiary records, progress reports, and final project reporting.
Total Project Budget			₹24,330 Crores	

IN WORDS: Rupees Twenty-four Thousand Three Hundred Thirty Crores Only



For **Rajasekhara Tata & Co. Chartered Accountants**
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N. Rajasekhara Reddy
N. Rajasekhara Reddy, ACA
Partner
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Document type: Certificates

Document sub type: Others

Document Date: 01-03-2025

Create Date/Time: 01-03-2025 | 18:16:26

Financial Figures/Particulars:

Total Project Cost: 24330 (Crores): 2,43,30,00,00,000

Housing Construction: 20000 (Crores): 2,00,00,00,00,000

Document description: Project proposal on Housing for poor people



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