



Housing for All

A need, a dream and an aspiration

Presentation to Officer trainees @ MCRHRD

17th March 2026



Department Overview

Housing Corporation

- EWS housing
- Full/heavy subsidy
- Predominantly rural
- Beneficiary led construction
- Disseminating low-cost construction technology

Housing Board (TGHB)

- Creating affordable housing stock (EWS/LIG/MIG/HIG);
- Self financing schemes; cost-to-cost basis.
- Functions as a public developer and land-and-housing agency.
- Focus on urban areas
- Demand-driven approach

Mission

To provide safe, affordable, and dignified housing for all citizens of Telangana through innovative technology, transparent governance, and citizen-centric service delivery.



Problems with earlier housing schemes

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- Discretionary and irregular beneficiary selection
- Payments without construction
- Payments to existing houses
- Leakages in fund release/payments
- Multiple payments to same structure
- Delayed payments and rent-seeking



Indiramma Indlu Survey-

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A lifecycle approach

80 Lakhs
Prajapalana Applications

L1

Eligible Applicants with house sites

L2

Eligible Applicants without house sites

L3

Ineligible-RCC, 4 wheeler, govt. employee, previous housing scheme

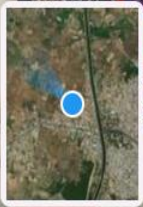
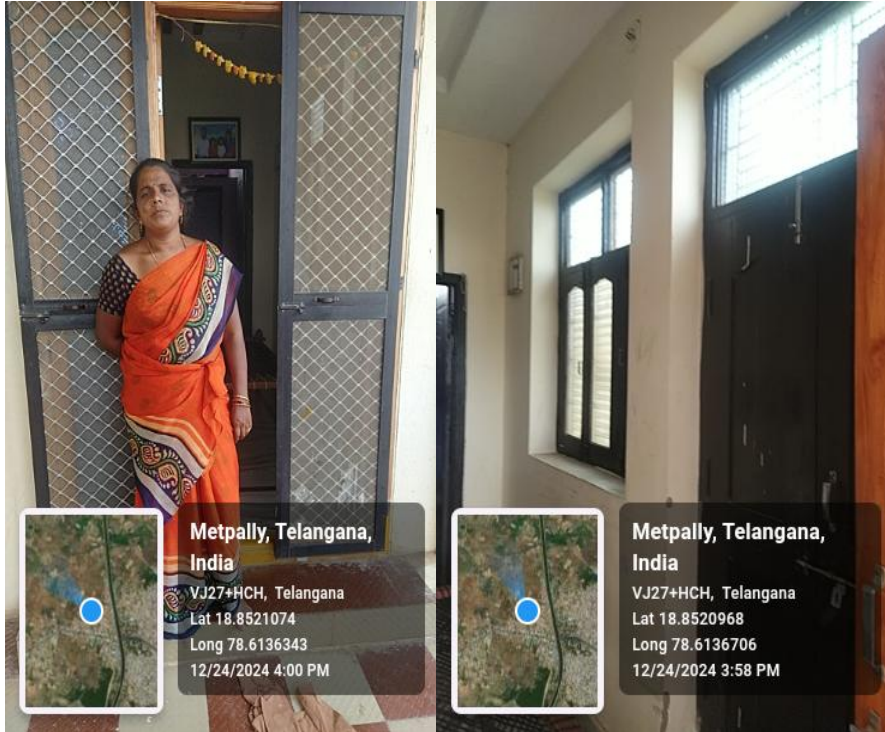
AI-Powered Verification

- Geo tag based mobile app to ensure every house is personally visited.
- Images captured during survey verified using AI model for roof type classification
- Minimizes manual verification errors and creates tamper-proof evidence
- Identifies discrepancies from political pressure or data manipulation

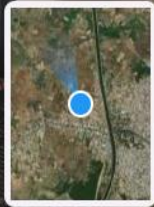
Outcome

- Accurately identifies genuine housing-need families
- Maps current household living conditions
- Strengthens demand forecasting and projections
- Supports better government planning and housing allocations

AI based roof detection



Metpally, Telangana, India
VJ27+HCH, Telangana
Lat 18.8521074
Long 78.6136343
12/24/2024 4:00 PM



Metpally, Telangana, India
VJ27+HCH, Telangana
Lat 18.8520968
Long 78.6136706
12/24/2024 3:58 PM

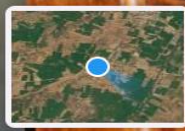
As per Surveyor : Asbestos Roof
As per AI : RCC Roof



Ramchandrapuram, Telangana, India
RX3P+X2F, Telangana
Lat 17.8054606
Long 78.9851617
12/18/2024 12:39 PM



Ramchandrapuram, Telangana, India
RX3P+X2F, Telangana
Lat 17.8054581
Long 78.9851602
12/18/2024 12:39 PM



As per Surveyor : GI Sheet Roof
As per AI : RCC Roof

Stage Validation through AI

- **Construction Stage Detection:** Automatically identifies **basement, roof, and finishing** stages with high accuracy
- **Discrepancy Flagging:** Any mismatch or inconsistency is **highlighted in red** for quick review

Payment Approval Applicant Details														Back
S.No	Application Id	Applicant Name	Initial List	Phase	Stage	AI Markout Result	AI Stage Result	Columns	Natural Foundation	No Of Rooms	Plinth Area	Surveyor / AI Wall Type	Surveyor / AI Roof Type	Prop For Or
1	209749/5068301	MIDDINTI SUJATHA	List1	Phase-I	BL	empty site	basement complete	no	yes	0	531	Mud / polythene_mud_wall	plastic_or_tarpaulin_sheet_roof / tiled_roof	--
2	202419/627560	SILVERU PADMA	List1	Phase-I	BL	empty site	basement complete	no	yes	4	446	Brick / brick_wall	rcc_roof / gl_sheet_roof	--
3	209749/3692286	MARGINI SANGEETHA	List1	Phase-I	BL	empty site	basement incomplete	no	no	0	586	Mud / polythene_mud_wall	tiled_roof / tiled_roof	--
4	202434/487682	RACHABANTI SWAPNA	List1	Phase-I	BL	empty site	basement complete	no	no	3	588	Brick / brick_wall	asbestos_cement_sheet_roof / asbestos_cement_sheet_roof	No
5	208102/3789459	NOMULA RAMA CHANDRAIAH	List1	Phase-I	BL	empty site	basement complete	no	no	4	572	Cement brick / cement_brick_wall	asbestos_cement_sheet_roof / asbestos_cement_sheet_roof	--
6	278590/629430	KORNAPALLY LAXMI	List1	Phase-I	BL	empty site	basement complete	no	no	4	501.9	Mud / polythene_mud_wall	tiled_roof / mud_and_stone_roof	No
7	209314/5435242	Baka Anitha	List1	Phase-I	BL	empty site	basement complete	no	yes	4	582	Mud / polythene_mud_wall	tiled_roof / mud_and_stone_roof	--
8	278590/4141569	akula venkava	List2	Phase-I	BL	empty site	basement complete	no	no	4	534.7	Mud / polythene_mud_wall	tiled_roof / mud_and_stone_roof	No
9	208102/3705440	GANTAPANGI JYOTHI	List2	Phase-I	BL	empty site	basement complete	no	no	4	574	Cement brick / cement_brick_wall	tiled_roof / gl_sheet_roof	--
10	278590/289831	parupula hemalatha	List1	Phase-I	BL	empty site	basement complete	yes	yes	4	509.1	Mud / polythene_mud_wall	tiled_roof / mud_and_stone_roof	--
11	209584/4282409	Reshma bee	List1	Phase-I	BL	empty site	basement complete	no	no	4	594	Mud / polythene_mud_wall	thatched_or_grass_roof / asbestos_cement_sheet_roof	No
12	279154/36805	LAKAVATH RAMESH	List1	Phase-I	BL	empty site	basement complete	no	yes	4	590	Cement brick / cement_brick_wall	gl_sheet_roof / gl_sheet_roof	No
							basement					Mud /	thatched or arass roof /	



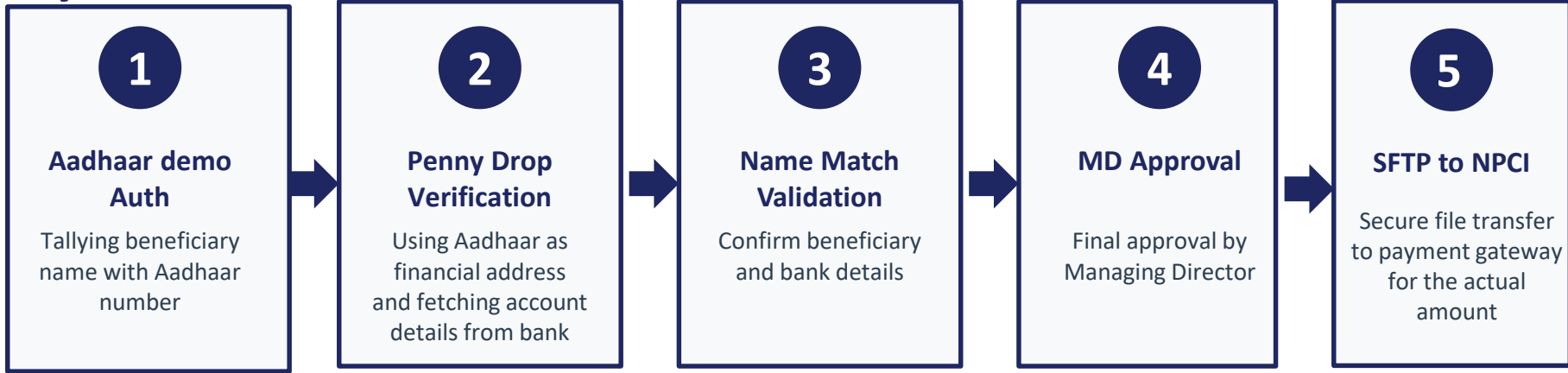
Basement Incomplete



DBT through ABPS – Arresting Leakages

Removing intermediaries; curtailing scope for altering records;

Payment Process Flow



₹5,277 Crores

Seamlessly Transferred to Beneficiaries

System is tamper-proof and fully transparent



How to tackle delayed payments?

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Delays lead to rent-seeking!

Programme solution

Roping in Panchayat secretaries(12,000 officers); Check and balance between PR dept and housing department. Keep a watch on them

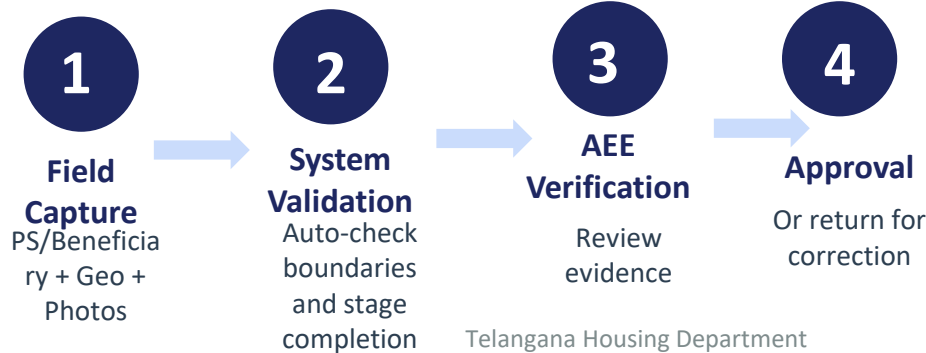
Tech Solution

Empowering Beneficiaries to capture geo-tagged photos via mobile app. Officers shift to quality control role

Impact

Faster initiation, higher consistency with checklists, better governance with officer focus on verification

Workflow Process



Capture Basement Photographs

Applicant Info

Name: GODURU LAXMI
Husband/Father Name: GODURU GANGANNA
Mobile No: 9346998959
Application Number: 194982/604739

- Beneficiary Photo with house
- Front Side Photo
- Side Angle Photo
- Top Angle Photo
- Confirm Beneficiary eligibility Yes No
- Whether it is a new construction Yes No
- Approx plinth area (in Sqft)
- Whether basement completed in full Yes No

Submit



Challenges faced in Earlier Housing Schemes

- Devolution of Programme at Mandal level due to Huge work load.
- Designating MROs/MDOs/EO-RDs as Mandal Housing Officers,(MHOs)assisted by Out-soruced Wok Inspectors
- Sanction without physical verification of beneficiary
- Zero physical verification by MHOs
- Construction of bigger houses in the name of multiple sanctions



- Sanctions to be pushed by MPDO / Municipal Commissioner with District Collector approval
- Guidance and facilitation to Indiramma Committees
- Transparent selection of deserving beneficiaries
- Cross-verification by MPDOs and Housing Department officials
- Arrangement of loans through SHGs



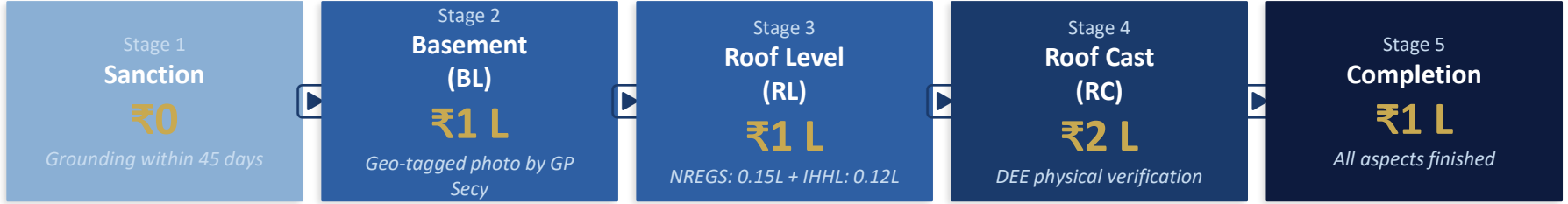
MPDO ROLE (Vigilance Officer-1)

Verification Phase

- House must have 2 rooms, kitchen, toilet & twin-leach-pit latrine (ISL under SBM-G)
- Convene District Price Monitoring Committee meetings to prevent cartelization of material suppliers
- 5% post-facto PHYSICAL verification of beneficiaries at every stage (randomly selected by system)
- Re-verify L3→L1 sanctioned houses before grounding; cancel if ineligible; report action to TGHCL (ineligible having 4 wheeler, Govt Employee, RCC house, availed house in previous housing schemes)



PAYMENTS, MONITORING & ACCOUNTABILITY



Payments via RTGS / APBS (DBT mode) by MD, TGHCL on recommendation of PD(H) & District Collector. NREGS: 0.27L + IHHL: 0.12L dovetailed with State Housing amount (G.O.Ms.57, 19.08.2025).

⚠ ACCOUNTABILITY & KEY REMINDERS

- Surveyor (GP Secy / Ward Officer) fully liable for App data correctness; disciplinary action for erroneous entries
- Sanction of houses to the applicants living in HUTS on saturation mode
- Houses sanctioned to transgenders & STs/PVTGs in ITDA areas under separate quotas — needs MPDO attention
- GOLDEN RULE: No eligible person should miss out; No ineligible person should be sanctioned.

Shear Wall Technology



- High structural strength and stability
- Better resistance to earthquake and wind loads
- Faster construction compared to conventional methods
- Improved durability and longer life of buildings
- Reduced use of beams and columns in some designs
- Better quality control through standardized construction



Geo-tagging & GPS Analytics

Advanced geospatial technology for fraud prevention and comprehensive monitoring

1 Precise Ground Mapping

2 Coordinate Cross-Checking

Automated validation detects anomalies and fake GPS data

3 Location Shift Alerts

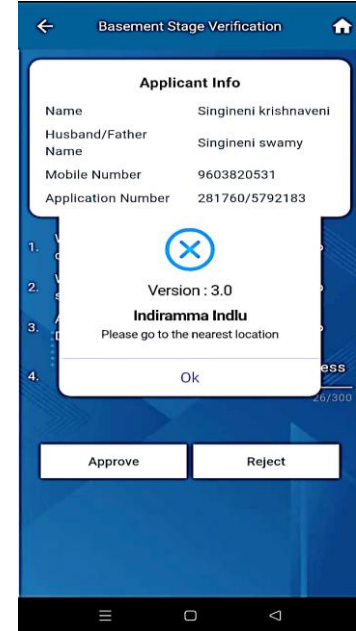
Real-time notifications for irregular coordinate changes

4 GIS Visualization

Interactive maps with district and village-level monitoring

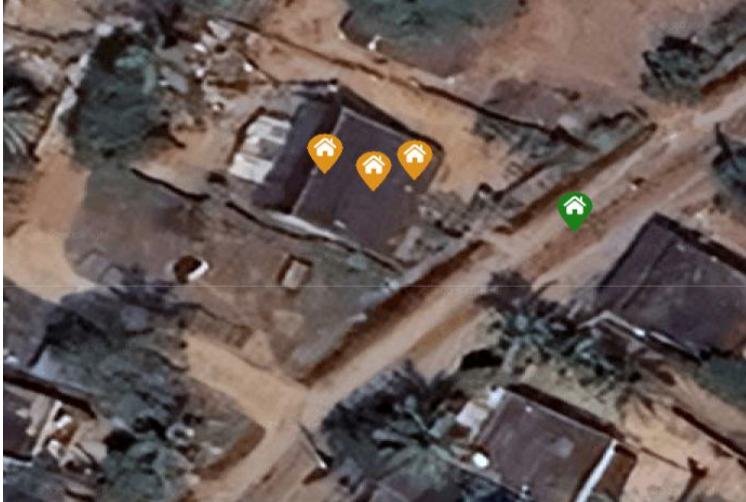
5 Enhanced Accountability

Comprehensive audit trails and field verification



Impact: Prevents duplicate sanctions, ensures precise location tracking, and enables data-driven planning

- GIS proximity analysis differentiates houses captured in close vicinity.
- When multiple applicants are within 10 meters, the system flags alert



Three applicants detected in same location:

- Muvva Mallika ↔ Mandapati Satyavathi: 7.92m
- Muvva Mallika ↔ Mandapati Hemalatha: 4.62m



Lankalpalli (V), Penuballi (M), Khammam District



Implementation Model & Governance

1 Phased Rollout Strategy

Pilot phase (Nov 2024–Mar 2025) followed by statewide expansion (May 2025 onwards)

2

Capacity Building

Recruitment of engineers, co-opting 12,000 GP Secretaries / Ward officers.
Building strong **IT Systems** as backbone for scheme implementation.
Clear SoPs and programme implementation modules.

3

Real-time Monitoring

Oversight by MD and District Collectors with performance dashboards, Field Inspections

4

SLA-backed Support

Weekly payments; Timely stage capture.

5

Continuous Improvement

Iterative enhancements driven by field feedback and analytics insights

Citizen Experience & Service Delivery

Transforming citizen interaction with unprecedented access, transparency, and control

Application Search

Search By: *

Application ID

Application ID: *

194983/8235264

Go

Applicant Details

Application Number	: 194983/8235264	Application Name	: Marape Latha
District	: Adilabad	Mandal	: Bela
Village	: Bela	Mobile No	: *****4714
Aadhar No	: *****5130	FSC Card No	: *****5530
Surveyor Name	: --	Surveyor Mobile No	: --
Aadhaar Status	: Aadhaar Mapped		

List Type : List

Remarks : Non Pucca houses with house sites.

Application Status : BL stage payment approved by MD and bank payment done Click here to raise grievance. View Details

Applicant Details ×

Application Number :	194983/8235264	House site available for family member:	--
Applicant Name:	MARAPE LATHA	House site in applicant's name:	Yes
Applicant Father/Husband Name:	-	House site plot area (Sq.yds):	100
Ration Card:	385320085530	Relationship with Applicant:	-
Aadhaar No:	*****5130	Years residing in city/town:	28
Applicant Mobile Number:	*****4714	Education Qualification:	-
Scheme Name:	-	Occupation of Bread winner:	Daily Wage Labour
Present Residential Status:	Own	Religion:	-
Type of Wall:	Brick	Special Interest Group:	-
Type of Roof:	Tiled Roof	Age:	54
No. of Married couple residing:	1	Gender:	Female
Ownership Document:	Property Tax Receipt	Caste:	ST
Own House Site:	Yes	House/Flat/Door No:	6-56
Survey No/Plot No:	6-56	Village Name:	Bela
Plot Details:	7-265	Mandal Name:	Bela
Colony/Village/Town:	Bela, -, -	District Name:	Adilabad
Street Name/Road No:	Indra Nagar		

Family Details:

S.No	Name	Gender	Age	Aadhaar No	Relation
1	PANCHAFULA	Female	84	*****6205	Mother
2	EBHWAR	Male	28	*****0789	Son

Stage Wise Details

Markout Photo (Captured as on date: 11/06/2026)

Basement Level Photos (Captured as on date: 28/07/2026) Walling with Brick Photos (Captured as on date: N/A)

Slab laid Photos (Captured as on date: N/A) Finishing Completed - Plastering, Doors, Colour Washing Photos (Captured as on date: N/A)

Stage Wise Payment Details:

S.No		Payment Details				
S.No	Stage	Amount	Account No.	UTR Number	Cheque Number	Payment Date
1	Basement Level	100000	192222010000448	110825053854	8932538322	2025-08-08

Application Status : BL stage payment approved by MD and bank payment done

Close

Universal Search

Real-time house status visibility with comprehensive search capabilities across all applications

Result: Eliminates barriers and empowers beneficiaries with direct control over their housing journey



Indiramma Indlu Call Center

Toll-Free Helpline: 1800 599 5991

Key Features & Services

1

Accessibility

24 seater capacity; 95% call reception; Extended timings: 7:00 AM to 9:00 PM.

2

Identity-Based Verification

Uses registered mobile number + Aadhaar to validate with beneficiary records.

3

Integrated Grievance Workflow

Tight integration with official Grievance Entry module—enables structured complaint logging and follow-up

4

Zero Tolerance to corruption

Any bribery related calls are immediately escalated to the MD and action initiated within 24 hours.

5

Proactive Outbound Support

Random feedback calls to beneficiaries at initial stage to understand difficulties and guide through stages

6

Field Intelligence Gathering

Helps understand on-ground realities and identify required interventions for smoother implementation



Core Urban Region Economy (CURE)

- ✓ Slum redevelopment & in-situ upgrading
- ✓ High-density mixed-use housing
- ✓ TOD-linked and rental housing
- ✓ Brownfield redevelopment

Peri Urban Region Economy (PURE)

- ✓ Large-scale greenfield townships
- ✓ Workforce and industrial housing
- ✓ Walk-to-work housing models

Rural Agricultural Region Economy (RARE)

- ✓ Planned housing in Tier-2 and Tier-3 towns
- ✓ Climate-resilient, cost-effective housing
- ✓ Uniform urban form and housing regulations



Affordable Housing Policy

TGHB is committed to finalizing a comprehensive Affordable Housing Policy by March 2026

Policy Highlights

Shift of Housing Board from Provider to facilitator

Safe, dignified, affordable housing for EWS/LIG/MIG in urban & peri-urban areas

Addresses affordable housing shortage through private sector supplementation

Reduces costs by easing land availability and land-use constraints

Enables redevelopment/upgradation of old housing and slums

Dedicated provisions for vulnerable communities with targeted allotments

Promotes private sector participation via fee waivers, TDR/FAR, tax relief

Utilizes PPP models, especially in ORR–RRR peri-urban corridors

Includes rental housing, mixed-use development, and service integration



Future Housing Initiatives

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Township for Employees/MIG/HIG groups

Affordable housing development in PURE area

Satellite Townships

Around ORR and transportation corridors (TOD)

Industrial Worker Housing

Walk-to-work concept at Warangal Textile Park

Demand driven Housing schemes

Mangalpally, Tattiannaram, Bachupally, Pocharam

Joint Venture Schemes

Madipally Village with KUDA, Warangal

Redevelopment Projects

KPHB and LIG Quarters



Demand Survey Notifications to be issued shortly

Thank You

Telangana Housing Department

<https://indirammaindlu.telangana.gov.in/>

Building houses, Building lives.