

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA**

**UNSTARRED QUESTION NO. 12
TO BE ANSWERED ON FEBRUARY 02, 2023**

INCENTIVES FOR PMAY-U

**NO. 12. SHRI M.V.V. SATYANARAYANA:
SHRI P.V. MIDHUN REDDY:**

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether the Government proposes to give more incentives for Pradhan Mantri Awas Yojana-Urban (PMAY-U);**
- (b) if so, the details thereof and if not, the reasons therefor;**
- (c) whether the Government proposes to increase unit area under the scheme as inflation is rising and if so, the details thereof and if not, the reasons therefor;**
- (d) whether the Government has taken cognizance of the complaints regarding the quality of homes constructed under the scheme;**
- (e) if so, the steps being taken to ensure the quality of houses constructed is improved; and**
- (f) whether there is any mechanism to compensate beneficiaries who have lost their homes, injured or died due to poor quality of construction and if so, the details thereof and if not, the reasons therefor?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI KAUSHAL KISHORE)**

- (a) & (b): 'Land' and 'Colonisation' are State subjects. Schemes related to provide housing in their respective areas are implemented by States/Union Territories (UTs). However, Ministry of Housing and Urban Affairs (MoHUA) is supplementing the efforts of States/UTs by providing Central Assistance under Pradhan Mantri Awas Yojana - Urban (PMAY-U) since June 25, 2015 to provide pucca house with basic amenities to all eligible urban beneficiaries.**

PMAY-U adopts a demand driven approach wherein States/UTs have been empowered to approve the projects for all eligible beneficiaries identified by them through a demand survey based on the following criteria:

- i. Not owning pucca house in his/her name or any other family member's name, anywhere in India.**

- ii. **Belonging to Economically Weaker Section (EWS) with annual household income of upto ₹3 lakh.**
- iii. **Ownership of land to avail benefit under Beneficiary Led Construction (BLC) component of the Mission.**

Government of India is sanctioning the proposals based on the Detailed Project Reports (DPRs) along with project cost prepared by the implementing agencies of States/UTs. Government of India is providing its fixed share as Central Assistance of ₹1.0 lakh under In-Situ Slum Redevelopment (ISSR), ₹1.5 lakh for Affordable Housing in Partnership (AHP) and Beneficiary Led Individual Construction or Enhancement (BLC) verticals of PMAY-U. Under Credit Linked Subsidy Scheme (CLSS) vertical of PMAY-U, an interest subsidy at the rate of 6.5% which amounts upto ₹ 2.67 lakh per house is provided for beneficiaries of Economically Weaker Section (EWS) and Low Income Group (LIG) category. The remaining cost of the house as per DPR is shared by States/UTs/Urban Local Bodies (ULBs)/Beneficiaries. There is no such proposal to increase the quantum of Central Assistance under PMAY-U.

- (c): **As per the Scheme Guidelines of PMAY-U, the Mission will support construction of houses upto 30 square meter carpet area with basic civic infrastructure under ISSR/AHP/BLC verticals of PMAY-U. Further, under CLSS vertical, the Interest Subsidy was provided for houses up to 200 sqm. There is no proposal to increase unit area of houses constructed under PMAY-U.**
- (d) to (f): **Any complaint regarding the implementation of PMAY-U including quality of houses are addressed through suitable grievance redressal system available at both State/UT and City level as per existing rules and regulations. Moreover, a Centralised Public Grievance Redress and Monitoring System (CPGRAMS) is also available to the citizens to lodge their grievances to the public authorities on any subject related to PMAY-U for redressal. Further, MoHUA has also developed a Public Grievances Redress and Monitoring System for registering any form of complaints regarding implementation of PMAY-U and its speedy disposal.**

Moreover, as per the Scheme Guidelines of PMAY-U, there is provision of Third Party Quality Monitoring Agencies (TPQMA) to ensure quality of construction of houses constructed under PMAY-U. Under the scheme, it is a prerequisite for States/UTs to submit Action Taken Reports (ATRs) on the recommendations of TPQMA duly approved by State Level Sanctioning and Monitoring Committee (SLSMC) for release of 2nd and 3rd installments of Central Assistance.

As of now, this Ministry has not received any incidence from States/UTs regarding the compensation to beneficiaries who have lost their homes, have been injured or died due to poor quality of construction.