

**GOVERNMENT OF INDIA
MINISTRY OF RURAL DEVELOPMENT
DEPARTMENT OF RURAL DEVELOPMENT**

**LOK SABHA
UNSTARRED QUESTION NO. 5247
ANSWERED ON 24/03/2026**

ELIGIBILITY UNDER PMAY-G

5247. Shri Konda Vishweshwar Reddy:

Will the Minister of RURAL DEVELOPMENT be pleased to state:

- (a) whether the Government proposes to enhance the unit assistance and permissible carpet area under Pradhan Mantri Awas Yojana-Gramin considering the steep increase in construction material costs, labour charges and land prices, if so, the details thereof;**
- (b) whether the Government is considering rationalisation of eligibility criteria in view of changing socio-economic conditions where possession of limited assets such as a small four wheeler or an RCC roof may not necessarily indicate financial capacity to construct a pucca house without assistance; and**
- (c) whether greater flexibility will be provided to States to ensure that genuinely deserving families are not excluded, if so, the details thereof?**

ANSWER

**MINISTER OF STATE IN THE MINISTRY OF RURAL DEVELOPMENT
(DR. CHANDRA SEKHAR PEMMASANI)**

(a): Under Pradhan Mantri Awaas Yojana-Gramin (PMAY-G), the unit assistance of Rs. 1.20 lakh in plain areas and Rs. 1.30 lakh in North-Eastern States, Hilly States (including UTs of J&K and Ladakh) is provided. The minimum prescribed area of the houses is 25 sq. meters including a dedicated area for hygienic cooking. The funding pattern between Centre and the State for the NER States and Himalayan States [Uttarakhand, Himachal Pradesh and Jammu and Kashmir (UT)] is 90:10 whereas for the rest of the States is 60:40 and for Union Territories without legislature, 100% funding is borne by the Centre. In addition to the unit assistance, the beneficiaries are facilitated with 90/95 man days of unskilled labour wages through mandatory convergence with Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS). Support of ₹ 12,000 for construction

of toilet is also provided through Swacch Bharat Mission - Gramin (SBM-G), MGNREGS or any other dedicated source of funding.

The Union Cabinet has also approved the implementation of the PMAY-G during FY 2024- 25 to 2028-29 with existing unit assistance for construction of 2 crore additional houses. The unit assistance provided to beneficiaries under PMAY-G is as per the approval of the Union Cabinet and at present, there is no proposal under consideration in the Ministry for increasing the unit assistance or permissible carpet area.

(b) & (c): In order to enhance inclusivity and ensure that genuinely deserving rural households are not excluded, the Union Cabinet has approved significant modification of the earlier exclusion criteria used for beneficiary identification under PMAY-G.

As part of these revisions, the provisions related to possession of mechanised two-wheelers, mechanized fishing boats, landline telephones and refrigerators—which featured in the earlier 13 exclusion criteria—have now been removed. Further, the monthly income threshold under the exclusion criteria has been enhanced from ₹10,000 to ₹15,000 in view of changed socio-economic realities. The land-related exclusion parameters have also been simplified, ensuring that families with small or non-productive land holdings are not disproportionately excluded.

The identification of beneficiaries under PMAY-G is based on the housing deprivation parameters and exclusion criteria prescribed under Socio Economic Caste Census (SECC) 2011. These criteria are applied on SECC 2011 database and a system generated priority list of households from the database is deliberated upon in Gram Sabha meetings. After due verification by the Gram Sabhas and completion of Appellate Process, Gram panchayat-wise Permanent Wait List (PWL) is prepared. Thereafter, Awaas+ survey was conducted during January 2018 to March 2019 to identify those beneficiaries who though were eligible for inclusion in PWL but claimed to be left out from the SECC 2011. In this exercise, the States/UTs had uploaded details of additional households, which were also subjected to Gram Sabha verification and Appellate Process as explained above.

In the new phase of PMAY-G, the Cabinet has also approved the updating of the Awaas+ List using modified exclusion criteria. A new survey was also conducted by the States/UTs using Awaas+ 2024 mobile application which has technology-based solutions to maximize transparency and ensure sanctity in the process.
