

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:197

ANSWERED ON:16.11.2016

Pradhan Mantri Awas Yojana

Khadse Smt. Raksha Nikhil;Noor Smt. Mausam;Samal Dr. Kulamani;Shetty Shri Gopal Chinayya

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

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

- (a) the objectives and salient features of "Beneficiary Led Construction" under Pradhan Mantri Awas Yojana (Urban);
- (b) the details of construction approved and completed by the Government in various states during 2014 to 2016 State-wise;
- (c) whether the criterion for eligibility of beneficiaries for "Beneficiary Led Construction" component of PMAY (Urban), has been modified or proposed to be modified taking into consideration the maximum income limit of Economically Weaker Sections; and if so, the details thereof; along with any other revision of guidelines of PMAY;
- (d) whether the States have to fulfill certain conditions to avail financial assistance from the Central Government under PMAY (Urban) and if so, the details thereof; and
- (e) the financial assistance provided to the States under the scheme so far, State-wise?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION
(RAO INDERJIT SINGH)

(a) : Under the Beneficiary-led-individual house construction (BLC) component of the Pradhan Mantri Awas Yojana (Urban) {PMAY[U]} Mission, central assistance is provided to individual eligible families belonging to EWS category through the State/UT Government to either construct new houses or enhance existing houses on their own to cover the beneficiaries, who are not able to take advantage of other components of the mission.

Central assistance @ Rs.1.5 lakh per EWS house under the BLC component is admissible under the mission. Kuchha houses in slums not taken up for redevelopment can be covered under BLC component. Urban Local Bodies (ULBs) are required to ascertain ownership of land, economic status and eligibility etc of beneficiary and prepare integrated city wise individual housing project.

(b): State-wise details of construction of houses approved and completed under PMAY(U) mission during 2014-2016 are at Annexure-I.

(c) : Eligibility criteria of beneficiaries for BLC component regarding Income limit of Economically Weaker Sections, has not been modified and there is no such proposal under consideration of the Ministry. The criteria for considering proposal for enhancement under the Beneficiary Led Construction (BLC) component has been finalised and the provisions have been incorporated under clause 7.2(b) of PMAY-HFA(U) Mission Guidelines which have been amended, accordingly.

(d): Under the PMAY(U) mission guidelines, the States / UTs participating in the mission are required to implement following six mandatory reforms envisaged so as to provide an enabling environment facilitating growth of housing especially affordable housing for weaker section in the country by easing the supply side regulations and administrative constraints:

â€¢ State/UTs to make suitable changes for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan.

â€¢ States/UTs shall prepare/amend the Master Plans earmarking land for Affordable Housing employing innovative methods such as land pooling.

â€¢ System would be put in place to ensure single-window; time bound clearance for layout approval and building permissions at ULB level.

â€¢ States/UTs shall adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans for EWS/LIG housing or exempt approval for houses below certain area of plot.

â€¢ States/UTs would legislate amendments in existing rental laws on the lines of model tenancy act being prepared by Ministry.

â€¢ States/UTs shall provide additional FAR/FS/TDR and relaxed density norms for slum redevelopment and low cost housing.

(e) : State-wise details of Financial assistance provided under PMAY(U) are at Annexure-I.
