



PERFORMANCE AND PROBLEMS OF PMAY-AN EVALUATION

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Abstract

Many initiatives and schemes have been implemented by the Indian government in improve the standard of living of poor people of society. The purpose of this article is to understanding of PMAY- an affordable housing program for all, the benefits, progress, role of the PMAY housing scheme, problems and performance of the PMAY in availing the housing facility. Even this study highlights further improvement suggestions to make process easy and effective in availing housing facility under PMAY housing scheme.

Keywords: *Affordable House, PMAY, Standard of living.*

Introduction

Aside from food and clothing, housing is one of the three basic human needs. Rapid urban population growth has resulted in severe housing shortages and inadequate housing conditions. The population of cities grew rapidly over the twentieth century. Rapid urban population expansion has resulted in overcrowded slums in major cities In India, housing affordability is currently a major challenge. **Adedeji, (2007) opined** that “Developing nations is facing a multi-dimensional problem of housing, especially for low income earners who constitute the majority of the population”. The Pradhan Mantri Awas Yojana (PMAY) is a government of India project to offer affordable homes to the urban and rural poor. The Pradhan Mantri Awas Yojana was established with the goal of providing affordable housing to the poorer parts of society, including low-income individuals, urban poor, and rural poor. By March 31, 2022, the Yojana have goal to built around 20 million houses at an affordable price. The scheme is getting financial assistance from the government. **Yadav Ajay Singh(2015)** According to the findings, 23 percent of the urban population lives in slum regions with poor structural conditions and insufficient infrastructure.**De (Pandit) Shelly (2017)** Described The role of the Pradhan Mantri Awas Yojana as an important tool for financial inclusion in India was revealed in a study by. The mission introduced a credit-linked subsidy component as a demand-side intervention to expand institutional credit flows to meet the housing needs of the poor in urban areas.

Review of Literature

Here an attempt is made to study the earlier work done by previous scholars on housing schemes and other contemporary issues relating to housing scheme in order to find out the research gap. Hence the followings are the important work has been included for the study.

RBI Bulletin January 2018 disclosed that there is a lot of housing shortage , it means there has been a huge gap in demand and supply of urban housing in India. The economically weaker sections (EWS) and low income group (LIG) accounted for 96 per cent of the total housing shortage in India **December 2008.** Report of the **High Level Task Force** on “Affordable housing for all “described the need for affordable housing in India hardly be over emphasized. And suggests that provision of affordable housing is one of the biggest challenges that India currently faces.



Amarjeet Sinha in his article “Enabling Opportunities for Rural India” Mentioned the importance of PMAY and considers the use of space technology in the selection of beneficiaries under PMAY

Wahi G (2016) in his article “Affordable housing in India: Key Initiatives for Inclusive Housing for All, opined that Restrictive development standards, lengthy and complex approvals, delayed urban growth, productivity loss, and a lack of suitable financial sources are all serious deterrents for cheap housing the report recommends reforming the housing policy, fostering innovative micro mortgage housing finance mechanisms for wider outreach, fostering collaboration for housing finance among stakeholders, formulating guidelines to identify the actual beneficiaries, and fiscal tax concessions providing housing credit linked subsidy.

Gopalan Kalpana and Madalasa Venkataraman (2015) Said in their article "Affordable housing: Policy and Practice in India." take a universal approach to housing, in which the entire population is provided with suitable and cheap housing. Targeted approaches are more popular in nations like Canada, Malaysia, and the United States, where weaker portions are targeted so that they are not left out.

Statement of the Problem

In India, housing demand is increasing rapidly, particularly in slum areas, which have a high level of housing demand due to economic backwardness and majority of the poor tend to have miserable income sources, and they are unable to build their own houses. Considering the importance of providing shelter to all people, a number of housing programmes have been implemented since independence by the government of India. These programmes lacked continuity and interconnectedness. However, in the year 2015 the government of India launched affordable housing scheme that is PMAY-Housing for All. By keeping this in mind this study is under taken to evaluate and analyse the plight of PMAY housing scheme.

Significance of Study

This study helps in measuring the status of the PMAY housing scheme, study the problems, being facing by the beneficiaries and offer useful remedies for affective implementation of PMAY housing scheme.

Research Methodology

The research methodology is based on secondary data gathered from numerous publications, reports, research studies and government official websites.

Objectives of the Study

- To study the state wise physical and financial progress of PMAY housing scheme
- To analyse the district wise physical progress of PMAY housing scheme of Karnataka state
- To study the problems and prospects of PMAY housing scheme
- To suggest the suitable remedies for affective implementation of PMAY housing scheme

Progress of PMAY Housing Scheme

The Pradhan Mantri Awas Yojana (PMAY) is a government of India project to offer affordable homes to the urban and rural poor. The Pradhan Mantri Awas Yojana was established with the goal of providing affordable housing to the poorer parts of society, including low-income individuals, urban poor, and rural poor.



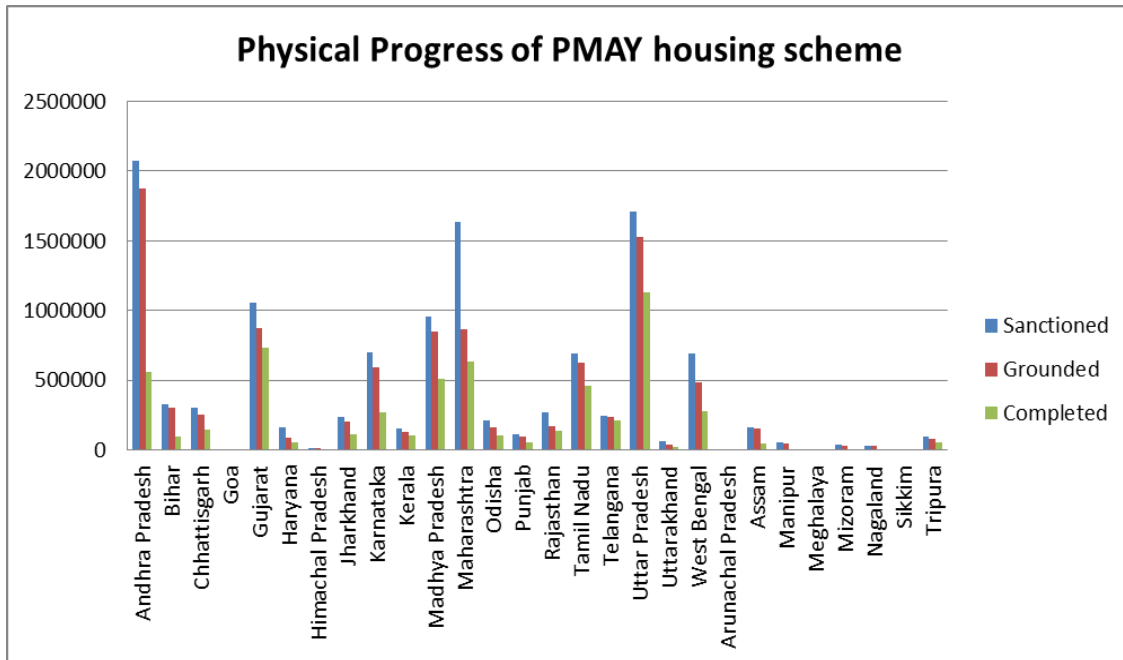
Physical Progress

Here an attempt is made to know state wise physical progress of PMAY housing scheme by analysing 3 main components namely number of houses sanctioned, number of houses Work in progress and number of houses Completed. As mentioned in table 2.

Table 1, Physical Progress of PMAY housing scheme

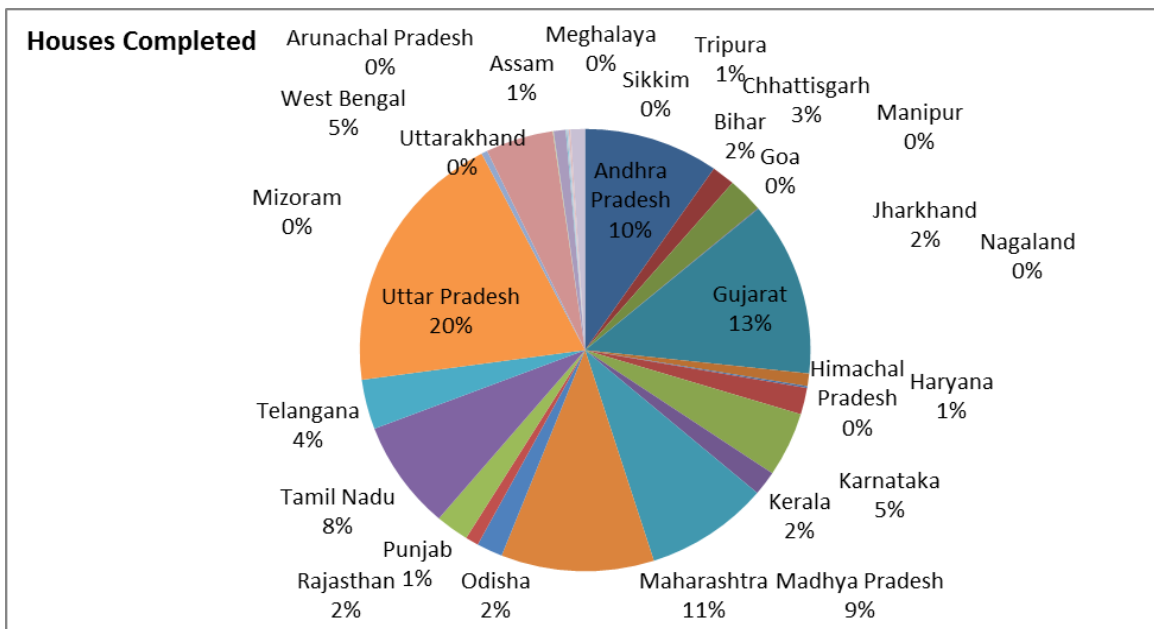
States	Number of houses Sanctioned	Number of houses Work in Progress	Number of houses Completed
Andhra Pradesh	2071776	1878710	559902
Bihar	326546	307758	96084
Chhattisgarh	301781	253412	147986
Goa	3097	2867	2865
Gujarat	1054790	873746	735929
Haryana	165427	87771	53127
Himachal Pradesh	13053	12625	7761
Jharkhand	234114	208660	111989
Karnataka	700578	590759	272491
Kerala	157430	127913	102335
Madhya Pradesh	958100	847426	513941
Maharashtra	1634553	864784	634605
Odisha	212950	160436	107603
Punjab	111896	100361	54960
Rajasthan	266692	169998	137472
Tamil Nadu	691236	627692	461606
Telangana	247079	235413	210073
Uttar Pradesh	1714013	1527703	1130016
Uttarakhand	66473	39762	24960
West Bengal	693436	483983	281275
Arunachal Pradesh	8999	8061	3280
Assam	161309	152814	50050
Manipur	56029	43741	5830
Meghalaya	4752	3616	901
Mizoram	40452	34854	5294
Nagaland	32335	31880	7321
Sikkim	701	562	179
Tripura	94289	79951	59729

Source: <https://pmay-urban.gov.in>



State wise Houses completed

Here an attempt is made to analyze percentage wise houses completed, to know the state wise PMAY housing scheme progress.



As per data available in table-1, Madhya Pradesh, Uttar Pradesh, West Bengal, Maharashtra, Tamilnadu, Andhra Pradesh, Gujarat, Karnataka are the states that has more benefitted by PMAY housing scheme. More than 45 Lakhs Houses had been constructed. By utilizing PMAY housing Scheme. Arunachal Pradesh, Himachal Pradesh, Goa, Nagaland, meghalay, Sikkim, Punjab, Mizoram are the least benefitted states which had constructed less than 75 thousands of houses by utilizing PMAY housing Scheme.



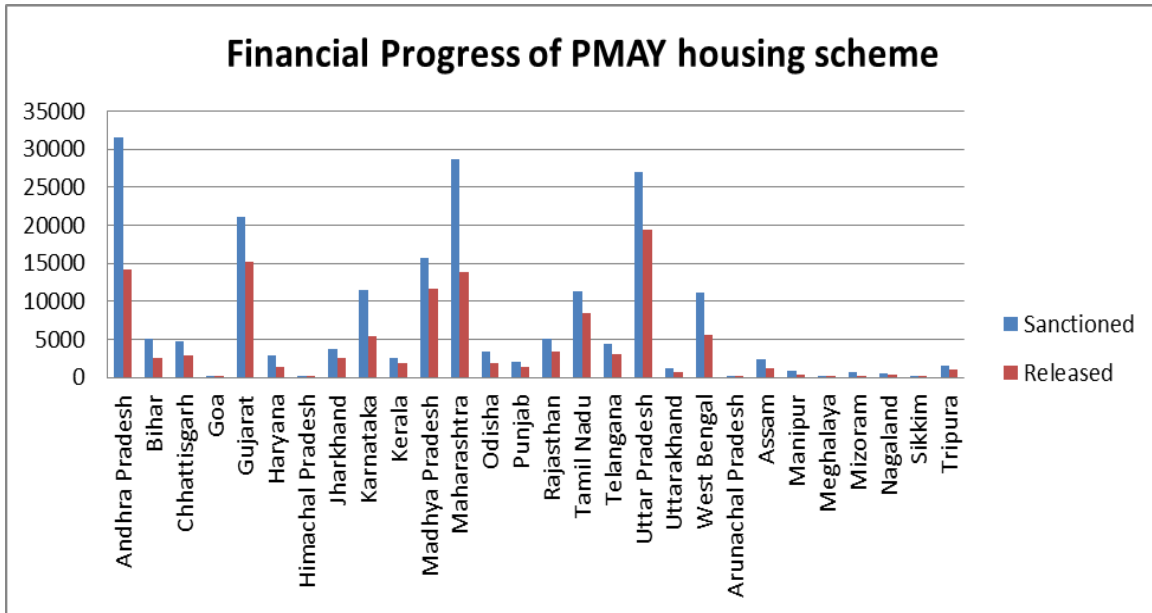
Financial Progress

Here an attempt is made to know state wise financial progress of PMAY housing scheme by analysing 2 main components namely amount sanctioned and amount released funds for successful implementation of PMAY housing scheme. As mentioned in table 2.

Table 2 Financial Progress of PMAY housing scheme

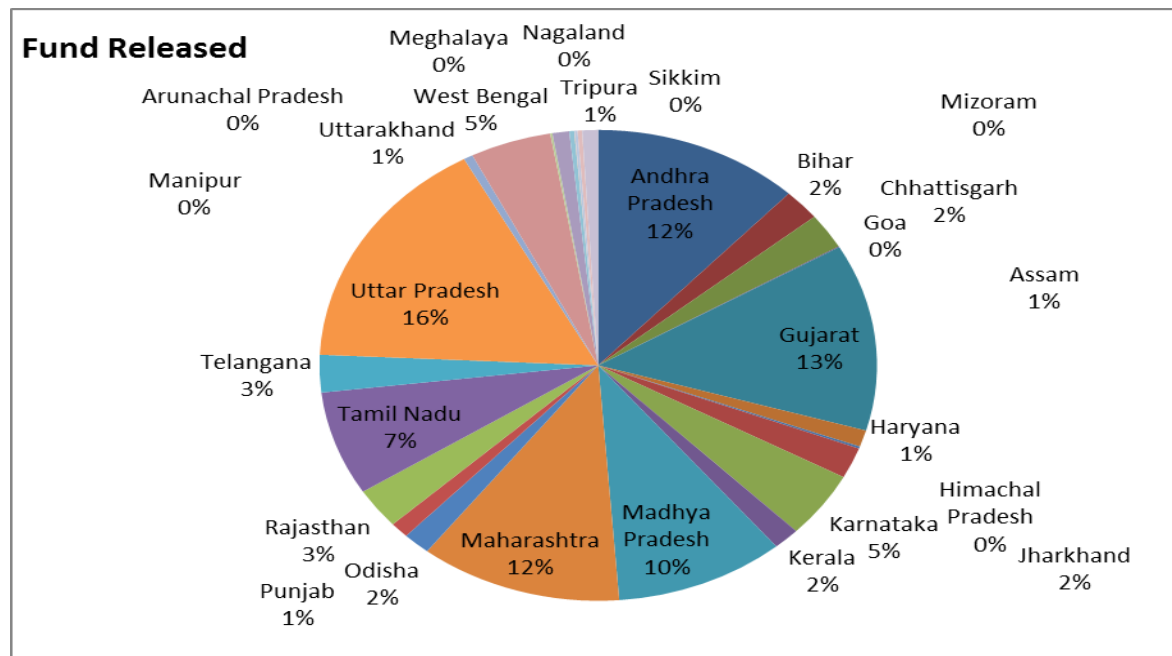
Name of the State	Amount Sanctioned	Amount Released
Andhra Pradesh	31555	14224
Bihar	5166	2545
Chhattisgarh	4756	2899
Goa	72	68
Gujarat	21061	15257
Haryana	2945	1349
Himachal Pradesh	236	172
Jharkhand	3682	2520
Karnataka	11494	5408
Kerala	2612	1832
Madhya Pradesh	15710	11671
Maharashtra	28620	13917
Odisha	3351	1886
Punjab	1986	1294
Rajasthan	5040	3313
Tamil Nadu	11258	8510
Telangana	4396	3044
Uttar Pradesh	26979	19341
Uttarakhand	1209	636
West Bengal	11070	5582
Arunachal Pradesh	190	146
Assam	2441	1156
Manipur	841	337
Meghalaya	72	25
Mizoram	619	205
Nagaland	511	307
Sikkim	12	6
Tripura	1513	1091

Source: <https://pmay-urban.gov.in>



State wise Fund Released

Here an attempt is made to know the percentage wise financial Assistance, to know the state wise PMAY housing scheme financial progress.



As per data available in table-2, Madhya Pradesh, Uttar Pradesh, West Bengal, Maharashtra, Tamilnadu, Andhra Pradesh, Gujarat, Karnataka are the states that has more benefitted by PMAY housing scheme. More than 85000 crore fund has been released and utilized in implementing PMAY housing Scheme. Arunachal Pradesh, Himachal Pradesh, Goa, Nagaland, Meghalaya, Sikkim, Punjab, Mizoram, Manipur are the least benefitted states where only around 1250 crore fund have been released and utilized in implementing PMAY housing Scheme.



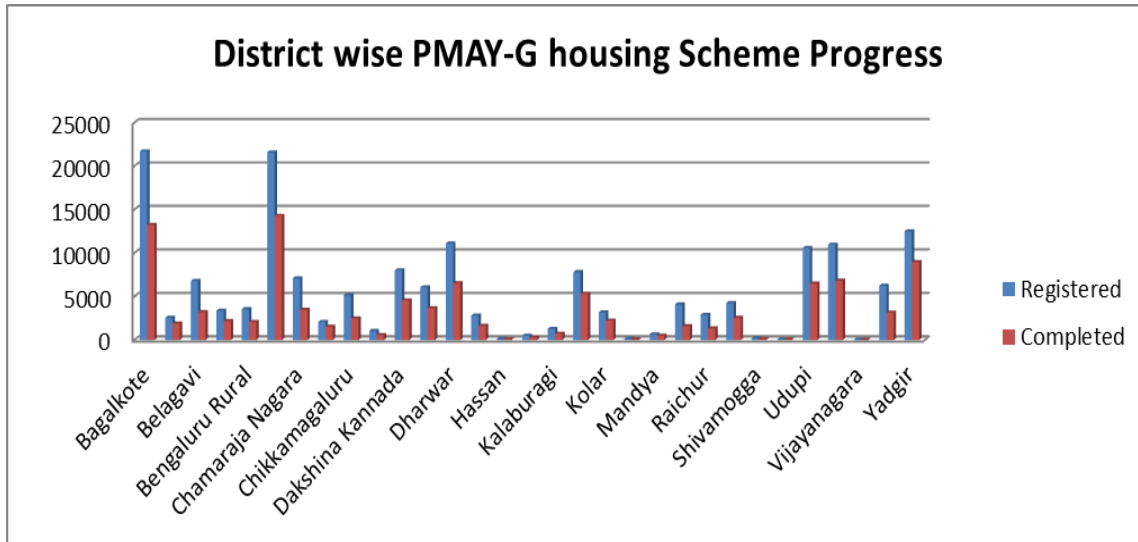
District Wise Progress of PMAY (Gramin) Housing Scheme in Karnataka State

Here an attempt is made to know District wise progress of PMAY housing scheme by analysing 2 main components namely houses registered and houses completed. As mentioned in table 3.

Table 3 District Wise Progress of PMAY (Gramin) Housing Scheme

District Name	Houses Registered	Houses Completed
Bagalkote	21692	13247
Ballari	2550	1884
Belagavi	6791	3216
Bengaluru	3368	2189
Bengaluru Rural	3556	2065
Bidar	21589	14292
Chamaraja Nagara	7090	3485
Chikkaballapura	2071	1525
Chikkamagaluru	5170	2480
Chitradurga	1055	567
Dakshina Kannada	8026	4566
Davanagere	6071	3651
Dharwad	11098	6542
Gadag	2809	1619
Hassan	110	98
Haveri	497	269
Kalaburagi	1275	726
Kodagu	7815	5318
Kolar	3180	2239
Koppal	169	73
Mandya	656	512
Mysuru	4105	1583
Raichur	2904	1331
Ramanagara	4252	2553
Shivamogga	198	117
Tumakuru	56	49
Udupi	10600	6505
Uttara Kannada	10968	6833
Vijayanagara	0	0
Vijayapura	6236	3164
Yadgiri	12509	8977

Source:<https://rhreporting.nic.in/>



District wise Houses completed

Here is an attempt to analyze percentage wise progress of PMAY housing scheme, to know the district wise implementation of PMAY housing scheme.

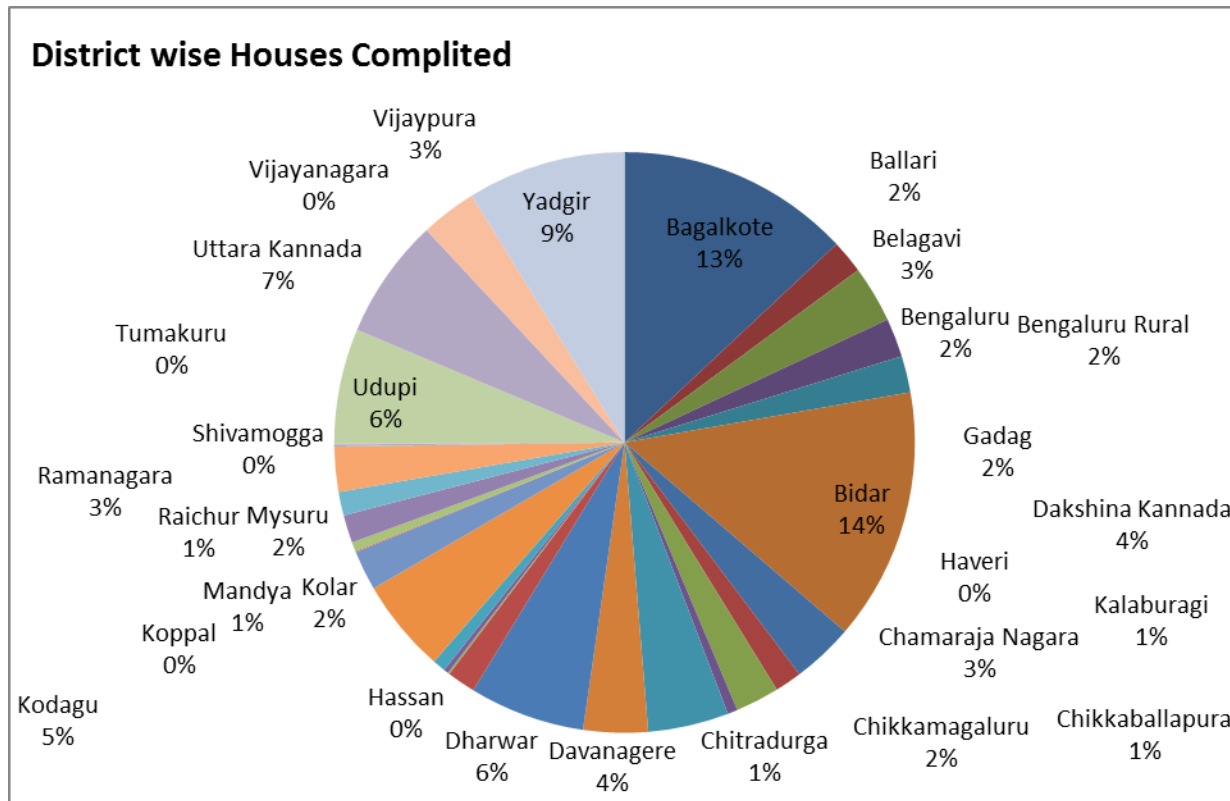


Table-3 highlights District wise progress of PMAY Housing Scheme in Karnataka State, Bagalkote, Bidar, Dakshina Kannada, Dharwad, Kodagu, Udupi, Uttara Kannada, Yadgiri districts that have more benefited by PMAY housing scheme. More than 61 thousand Houses had been constructed by utilizing PMAY housing Scheme. Hassan, Haveri, Koppa Mandya, Shivamogga, Tumakuru, Vijayanagara



are the least benefitted districts which had constructed less than 2500 houses by utilizing PMAY housing Scheme.

Problems of PMAY Housing Scheme

PMAY is working to resolve the housing shortage in the country. However, with a target of constructing affordable houses for all households, the PMAY housing scheme is encountering several challenges such as lack of time, land acquisition, project approvals, technology etc. However few problems have highlighted as below.

Scarcity of land

As the majority of employment opportunities are concentrated in Urban, the demand for shelter is increasing day by day, but the scarcity of land has become one of the biggest challenges to PMAY housing scheme to fulfil the demand for houses, as a large portion of the city's land is locked under slums and other congested areas.

Delayed project approvals

The lengthy and complicated approval process has become a major barrier in implementing the PMAY housing scheme. Delays in approvals will result in a nearly 30% increase in project costs in major metro cities.

Rising cost of raw materials and labour

The cost of labour and raw materials has a significant impact on residential projects. The cost of basic elements like cement, tiles, and bricks has increased due to inflation and a higher GST slab, which has an effect on the overall cost of building. It made difficult to construct an affordable house.

Age-old technologies

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Inadequately skilled workforce

Lack of experienced labourers in India has become a major obstacle to implementing the PMAY housing programme in the fields of construction, project development, plumbing, and electrical, and others.

Prospects of PMAY Housing Scheme

PMAY has increased standard of living of poor people by successful Implementation of housing scheme and benefitted many social classes, however few prospects are highlighted as followed.

Generous subsidies for all citizens

The government's subsidy provided to people purchasing their first homes is the main advantage of the PMAY programme. Depending on your income level, the government offers credit-linked subsidies to the economically weaker sections (EWS), low-income groups (LIG), and middle-income groups (MIG) 1 and 2. Home loan interest rates are discounted by 6.5% for borrowers in the EWS/LIG category for a 20-year period.



Housing for all social classes

The government aims at building two crore affordable homes in urban and rural regions for people who qualify under the PMAY housing scheme plan. The government wants to raise the standard of living for the poor through these housing projects.

Housing construction is underway nationwide.

The PMAY program is not just for urban areas. Rural low- and middle-income people are also given consideration. The Pradhan Mantri Awas Yojana ensures growth in the rural real estate sector.

Advantages for minorities and women.

The PMAY mandates that a woman must be a homeowner and that the house must be registered in her name even if she is not the property's buyer in order to become home owners under the PMAY housing scheme.

Eco-friendly houses

The construction of homes must employ environmentally friendly methods and materials, according to instructions given to developers. As a result, there will be less environmental damage to the area around construction sites, and pollution levels will be kept under control.

Suitable Remedies for Affective Implementation of PMAY Housing Scheme

- Shifting of PAMY housing projects to the outside of city areas, where land is affordable and readily available. To minimize the cost of construction
- Simplifying the land acquisition process or having the government buy land and give it to developers at a larger subsidy to fasten the PMAY housing scheme
- Adoption of a single-window clearing system for a quick approval process for real estate projects
- tax relief on construction materials for PMAY projects can save the cost of construction
- Utilizing widely used construction technology for effective completion of housing projects
- Establishment of training centres to train the workers of PMAY housing scheme for better implementation.

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