



# IMPACT AND BENEFICIARIES OF PRADHAN MANTRI AWAS YOJANA SCHEME – AN OVERVIEW

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## Abstract

To ensure that all Indian people have access to affordable housing by 2022, the Pradhan Mantri Awas Yojana (PMAY) was launched in 2015 by the Indian government. The government's goal in instituting the credit linked subsidy scheme (CLSS) was to encourage homebuying and construction loans by subsidizing the interest paid by eligible borrowers. Those in the middle class, those in economically disadvantaged situations, and those in low income brackets were the intended beneficiaries of the program's inception. Pradhan Mantri Awas Yojana-Urban (PMAY-U) and Pradhan Mantri Awas Yojana Gramin (Pradhan Mantri Awas Yojana Rural) are the two parts of the initiative that are separated according to the areas they serve. The Indian government is making progress towards its housing goals, which it aims to achieve by 2022, according to the Economic Survey 2020-21. The survey also noted that 90% of urban households and approximately 78% of rural households have homes made from basic materials like wood, cement, metals, bricks, concrete, etc. The plan has made a huge impact on other parts of the economy, leading to a multiplier effect that has created jobs in about 30 different occupations (such as plumbing, masonry, carpentry, etc.). Also, in 2020, almost 1.65 million individuals were employed thanks to PMAY-U's forward and backward linkages. To back up its affordable housing aim, the government is also launching a number of additional programs. For instance, a sub-scheme under PMAY called affordable rental housing complexes (ARHCs) was introduced in May 2020 with the aim of making life easier for urban migrants and low-income groups like factory workers, educational and healthcare professionals, and urban poor people like street vendors, rickshaw pullers, and other service providers.

**Keywords:** PMAY, Government, Weaker Sections, Housing and Employment.

## INTRODUCTION

Pradhan Mantri Awaas Yojana Gramin (PMAY-G), launched on 1st April 2016, is the central government initiative spearheaded by the Ministry of Rural Development (MoRD) and carried out by the Ministry of Housing and Urban Affairs (MoHUA). Homeless families and those living in kutchra or rundown houses would be given a pucca house with basic facilities through PMAY-G. In a big way, PMAY-G helps fulfill the goal of "Housing for All" by resolving the housing crisis in rural India and filling the gap that exists there. In order to qualify for PMAY-G, a residence must be at least 25 square meters in size, with an additional space set aside for clean cooking. The overall aim was 2.72 crores dwellings, and as of 27th Sept 2022, 2.00 crores have been built. After the Gram Sabhas confirm the recipients, the Socio-Economic and Caste Census (SECC) criteria are used to identify them. Direct deposit into the beneficiary's Aadhaar-linked bank account or post office account occurs. The PMAY-G program will continue for a further two years, until March 31, 2024.

## REVIEW OF LITERATURE

Articles in scholarly journals that provide a synopsis of recent work on a certain subject, including both theoretical and methodological advancements as well as new empirical findings, are called literature reviews. A literature review is an essential part of each academic discipline's research process. A peer-reviewed journal article detailing new discoveries may incorporate a narrow scope literature review to contextualize the present work within the relevant literature and provide the reader with perspective. In order to understand the challenges associated with the selected topic and their significance for future research, background information is essential for any research effort. Therefore, in order to identify any gaps in knowledge, the literature review section has been organized to study a multitude of works that deal with the current subject.

**(Dhanabhakyaam and Shobanageetha 2018)** A competent workforce, careful beneficiary selection, effective use of available housing materials, and the level of involvement of beneficiaries are all factors that affect the success of housing schemes. Both the building's quality and the beneficiary's happiness with the space and accessibility to essential social amenities are of utmost importance. Determine the extent to which beneficiaries are aware of and satisfied with the housing program, as well as the challenges they have encountered. Governments should work with nationalised banks to raise home prices per unit and provide beneficiaries with access to loans.

According to **Preeti Agrawat (2021)**, the government should publish a brochure with a toll-free number on it. This way, applicants may always contact the authorities if they feel their money was misused or if they have any other problems. Regular surprise visits to the site by government officials can help make these projects more successful and reduce delays and other corrupt activities. In addition, the government should start collecting feedback from those who have benefited from the program as well as those who have applied but had their applications rejected for various reasons. This will help identify and fix the true issues plaguing the program, which will in turn encourage more people to sign up for its benefits.

According to **Kotresha.Mallanagoudra (2022)**, housing is one of the most fundamental human needs. In addition to meeting a fundamental need, housing contributes to national economic growth. A person's home is a crucial component of their overall physical and social environment in which they develop into an upstanding citizen. There are several ways in which housing impacts people's lives, including the provision of jobs, social stability, and more.

Housing finance, according to **Radha and Francis Mary (2020)**, is a crucial type of financing that works to raise people's social standing. In an effort to raise the standard of living for the impoverished, the Indian government is offering financial aid. Better infrastructure leads to more job opportunities, better health, and cleaner environments. Only a solid housing finance system can meet the housing needs of India's poor and middle class, who are still in the developmental stage of the country even after 72 years of independence. Consequently, the government has implemented numerous programs to enhance the quality of life for individuals in the low-income bracket.

A major problem for the Indian government, according to **Manjula Bai (2022)**, is the city's fast population increase, which is causing housing shortages and bad living conditions. Several researches on affordable housing were found when analyzing the review of various linked publications. Several housing programs have been launched by various governments in India since independence. The lack of cohesion and continuity in these schemes, however, has prompted previous studies to evaluate India's housing policies and initiatives.

### **Objectives of the study**

1. To know the Pradhan Mantri Awas Yojana Scheme in India.
2. To understand the impact and beneficiaries of Pradhan Mantri Awas Yojana Scheme.

### **Objectives of PMAY-G:**

1. Under 2024, all households in rural regions that are houseless or living in kutchra or decaying houses would have a pucca house with basic amenities provided under PMAY-G.
2. The primary goal is to provide housing for one million rural households that are either without a home or are living in a dilapidated or unsanitary one over the course of three years, from 2016–17 to 2018–19. The beneficiaries will then be able to build their own high-quality houses utilizing local resources, plans, and skilled masons.
3. A habitat strategy through convergence is suggested so that houses might become homes.

### **Impact of Pradhan Mantri Awas Yojana Gramin on rural development**

Launched in 2016 by the Modi government, the Pradhan Mantri Awas Yojana - Gramin (PMAY-G) was formerly known as the Indira Awaas Yojana and is a housing initiative for rural India. Every family experiencing homelessness or living in a kutchra or rundown house in a rural location would be given a pucca house equipped with basic facilities by PMAY-G by the year 2022. Building 2.95 crore pucca dwellings is a huge goal of PMAY-G, and it will greatly enhance the socioeconomic situation and quality of life of the rural poor. Let's take a look at how PMAY-G is significantly influencing rural development.

For crores of low-income families, PMAY-G means finally having access to essential services and housing in rural areas. It is improving village infrastructure, creating jobs for rural residents, reducing poverty, and empowering women. A game-changer initiative to enhance rural India, PMAY-G has evolved despite constraints like land availability, finances distribution, and coordination issues. 'Housing for All' and the transformation of rural habitat by 2022 are lofty goals, but they can be achieved with strong implementation and community involvement in the project.

### **Benefits of PMAY-G**

1. Financial Assistance of ₹ 1,20,000 per unit for plain areas; and ₹ 1,30,000 per unit for hilly areas, difficult areas, and IAP districts (Himalayan states, North-Eastern states, and Union Territories of Jammu & Kashmir).
2. A willing beneficiary can avail of institutional finance (loan) of up to ₹ 70,000 at 3% lower interest rate, to build a permanent house. The maximum principal amount for which subsidy can be sought is ₹ 2,00,000.
3. The minimum size of the house shall be is 25 sq m including a dedicated area for hygienic cooking.
4. In convergence with Swachh Bharat Mission-Gramin (SBM-G), the beneficiaries get financial assistance of up to ₹ 12,000 for the construction of toilets.
5. In convergence with MGNREGA, the beneficiary is entitled to employment as unskilled labor (Rural Mason Training) at ₹ 90.95 per day for 95 days.
6. In convergence with Pradhan Mantri Ujjwala Yojana, one LPG connection per house is provided.
7. Convergence with different government programmes for piped drinking water, electricity connection, clean & efficient cooking fuel, treatment of solid and liquid waste, etc.
8. Payments are made electronically directly to bank accounts or post office accounts that are linked to Aadhaar.

### **Key Features of PMAY-G**

1. Identification and selection of beneficiaries, based on the housing deficiency and other social deprivation parameters in SECC-2011 data, and verified by Gram Sabhas.
2. The minimum house site now enhanced from 20 sq.m (under IAY) to 25 sq.m including a dedicated area for hygienic cooking
3. Unit assistance is Rs.1.20 Lakhs + Rs.50,000/- for RCC Roofing by State Government.
4. Stage-wise payment to the beneficiaries is being made through PFMS platform to their bank accounts directly
5. Provision of assistance Rs.12,000/- for toilets through convergence with MGNREGS funding. Provision of 90 person-days of un-skilled labour wage under MGNREGA for construction of house, over and above the unit assistance.

## Eligibility of PMAY-G

The universe of eligible beneficiaries under PMAY-G will include all the houseless households living in zero, one, or two-room houses with kutchha walls and kutchha roofs (as per SECC data, and subject to the exclusion process).

Criteria for Automatic/Compulsory Inclusion -

1. Households without shelter
2. Destitute/ living on alms
3. Manual scavengers
4. Primitive Tribal Groups
5. Legally released bonded laborer.

## Documents Required

- Aadhaar number and a self-attested copy of the Aadhaar Card (If the applicant is illiterate, then in such case a consent letter has to be obtained along with the thumbprint of the applicant)
- Job Card (duly registered with MGNREGA)
- Bank account details – both originals and duplicates.
- Swachh Bharat Mission (SBM) number.
- Affidavit stating the beneficiaries or their family members do not own a pucca house.

**Table No. 1**

**State wise Beneficiaries of Pradhan Mantri Awaas Yojana Gramin (PMAYG)**

State Name	2018-2019	2019-2020	2020-2021	2021-2022
Arunachal Pradesh	85	747	2417	216
Assam	163915	84403	131282	13816
Bihar	715565	415059	1048600	96517
Chhattisgarh	341439	34588	59686	8505
Goa	28	187	87	2
Gujarat	84437	35591	54890	9430
Haryana	7199	6691	1232	13
Himachal Pradesh	3151	447	605	121
Jammu and Kashmir	14918	5610	21746	5909
Jharkhand	284474	166685	243997	50417

Kerala	15640	843	880	266
Madhya Pradesh	705949	275342	262067	37607
Maharashtra	230196	95122	183719	50207
Manipur	7663	1151	2779	694
Meghalaya	12347	5357	5642	1305
Mizoram	925	997	1128	58
Nagaland	17	3687	535	0
Odisha	409460	361464	395361	39849
Punjab	12794	410	3908	2737
Rajasthan	335884	169240	318267	25073
Sikkim	863	43	15	0
Tamil Nadu	122836	52760	52184	8199
Tripura	22752	7055	15873	584
Uttar Pradesh	429844	174191	37722	141530
Uttarakhand	5970	192	93	45
West Bengal	742391	286347	678587	145912
Andaman and Nicobar	1	286	483	153
Dadra and Nagar Haveli	197	221	972	128
Daman and Diu	7	0	0	0
Lakshadweep	0	9	28	0
Puducherry	0	0	0	0
Andhra Pradesh	18677	5	0	0
Karnataka	43760	7085	2405	0
Telangana	0	0	0	0



Total	4733384	2191815	3527190	639293
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Table No.1 shows that State wise Beneficiaries of Pradhan Mantri Awaas Yojana Gramin, according to the majority of the beneficiaries in the state of West Bengal (145912) 2021-2022.

Table No. 2  
Pradhan Mantri Awas Yojana (Urban) - Physical Progress of  
Housing for All (HFA) States/UTs wise Progress ([as on 19th February, 2024])

Sr. No.		Name of the State/ UT	Project Proposal Considered	Physical Progress of Houses (Nos)		
				Sanctioned	Grounded	Completed/ Delivered
1	States	Andhra Pradesh	1,420	21,32,432	20,07,521	9,15,041
2		Bihar	547	3,24,996	3,03,692	1,17,991
3		Chhattisgarh	2,034	3,02,663	2,85,360	2,12,170
4		Goa	4	3,146	3,146	3,144
5		Gujarat	1,785	10,05,204	9,80,819	8,98,227
6		Haryana	437	1,15,034	93,043	66,760
7		Himachal Pradesh	398	12,758	12,526	9,987
8		Jharkhand	481	2,29,156	2,13,428	1,36,811
9		Karnataka	3,226	6,38,121	5,96,216	3,36,490
10		Kerala	839	1,66,752	1,47,085	1,19,259
11		Madhya Pradesh	1,981	9,61,147	9,45,383	7,52,386
12		Maharashtra	1,641	13,95,199	11,17,564	8,33,533
13		Odisha	1,057	2,03,380	1,74,992	1,40,706
14		Punjab	987	1,32,235	1,15,014	80,161
15		Rajasthan	821	2,89,446	2,58,062	1,79,747
16		Tamil Nadu	5,126	6,81,795	6,62,660	5,55,949
17		Telangana	304	2,50,084	2,44,219	2,24,434
18		Uttar Pradesh	4,854	17,72,301	17,04,752	14,02,786
19		Uttarakhand	347	65,519	56,169	33,149
20		West Bengal	656	6,68,953	6,12,569	3,87,025
Sub- total (States) :-			28,945	1,13,50,321	1,05,34,220	74,05,756
21	North East States	Arunachal Pradesh	61	8,499	8,360	7,172
22		Assam	555	1,76,643	1,57,508	97,131
23		Manipur	45	56,037	48,561	13,301
24		Meghalaya	36	4,758	3,789	1,205
25		Mizoram	52	39,605	39,215	7,952
26		Nagaland	75	31,860	31,841	19,092
27		Sikkim	10	594	451	209
28		Tripura	126	89,068	84,628	70,494
Sub- total (N.E. States) :-			960	4,07,064	3,74,353	2,16,556
29	Union Territories	A&N Island (UT)	2	376	376	47
30		Chandigarh (UT)	-	1,256	1,256	1,256
31		DNH & DD (UT)	9	10,468	10,196	9,181
32		Delhi (UT)	-	29,976	29,976	29,976
33		J&K (UT)	465	47,040	41,531	21,385

34		Ladakh (UT)	8	1,307	1,014	784
35		Lakshadweep (UT)	-	-	-	-
36		Puducherry (UT)	50	15,265	14,817	9,340
<b>Sub- total (UT) :-</b>			<b>534</b>	<b>1,05,688</b>	<b>99,166</b>	<b>71,969</b>
<b>Grand Total* :-</b>			<b>30,439</b>	<b>118.63 Lakh**</b>	<b>114.09 Lakh*</b>	<b>80.35 Lakh*</b>

Source: pmay-urban.gov.in/uploads/progress

Table No.2 explains that Pradhan Mantri Awas Yojana (Urban) - Physical Progress of Housing for All (HFA) States/UTs wise Progress, according to the highest amount sanctioned in the state of Andhra Pradesh 21,32,432, moderate of sanctioned in the state of Gujarat 10,05,204 and lowest amount sanctioned in the state Goa 3,146.

**Table No. 3**  
**Pradhan Mantri Awas Yojana (Urban) - Financial Housing for All (HFA) States/UTs wise Progress**

Sr. No.		Name of the State/ UT	Project Proposal Considered	₹ Financial Progress in Crore		
				Investment	Central Assistance	
					Sanctioned	Released
1	States	Andhra Pradesh	1,420	91,593.05	32,499.33	21,839.49
2		Bihar	547	18,614.95	5,108.24	2,984.08
3		Chhattisgarh	2,034	13,471.88	4,810.98	3,925.73
4		Goa	4	696.54	74.76	75.04
5		Gujarat	1,785	1,05,253.04	21,064.34	19,585.16
6		Haryana	437	9,471.72	2,171.64	1,673.50
7		Himachal Pradesh	398	865.04	215.95	199.60
8		Jharkhand	481	11,451.66	3,603.31	2,829.43
9		Karnataka	3,226	48,776.86	10,614.43	6,813.42
10		Kerala	839	8,859.30	2,772.63	2,281.79
11		Madhya Pradesh	1,981	53,530.63	15,930.45	15,074.84
12		Maharashtra	1,641	1,78,953.06	25,999.56	18,083.59
13		Odisha	1,057	8,470.67	3,176.98	2,350.27
14		Punjab	987	9,132.38	2,342.78	1,825.79
15		Rajasthan	821	23,579.14	5,435.16	4,259.64
16		Tamil Nadu	5,126	48,265.44	11,207.02	9,813.76
17		Telangana	304	30,706.31	4,475.66	3,314.27
18		Uttar Pradesh	4,854	83,974.00	27,894.85	25,461.69
19		Uttarakhand	347	4,938.23	1,193.38	891.40
20		West Bengal	656	37,526.26	10,773.50	7,129.54
Sub- total (States) :-			28,945	7,88,130.16	1,91,364.94	1,50,412.04
21	North East States	Arunachal Pradesh	61	482.62	182.38	161.18
22		Assam	555	5,316.65	2,674.26	1,783.80
23		Manipur	45	1,446.32	841.39	471.72
24		Meghalaya	36	187.13	72.35	35.04
25		Mizoram	52	928.28	607.80	368.91
26		Nagaland	75	1,033.52	503.91	339.27
27		Sikkim	10	32.35	10.30	7.09
28		Tripura	126	2,843.77	1,437.56	1,234.43



Sub- total (N.E. States) :-			960	12,270.64	6,329.95	4,401.44
29	Union Territories	A&N Island (UT)	2	95.83	5.84	2.93
30		Chandigarh (UT)	-	263.02	28.78	28.78
31		DNH & DD (UT)	9	938.51	222.22	200.27
32		Delhi (UT)	-	5,696.05	692.53	692.53
33		J&K (UT)	465	2,593.32	724.94	445.97
34		Ladakh (UT)	8	65.30	30.22	23.21
35		Lakshadweep (UT)	-	-	-	-
36		Puducherry (UT)	50	1,013.23	243.17	204.71
Sub- total (UT) :-			534	10,665.25	1,947.71	1,598.41
Grand Total* :-			30,439	8.11 Lakh Cr.	2.00 Lakh Cr.	1.56 Lakh Cr.

Source: pmay-urban.gov.in/uploads/progress

Table No.3 explains that Pradhan Mantri Awas Yojana (Urban) - Financial Progress of Housing for All (HFA) States/UTs wise Progress, according to the highest amount sanctioned in the state of Andhra Pradesh 32,499.33, moderate of sanctioned in the state of Madhya Pradesh 15,930.45 and lowest amount sanctioned in the state A&N Island (UT) 5.84.

## CONCLUSION

Aiming to provide "Housing for All" in India's rural areas, PMAY-G is a bold initiative. To ensure projects are finished without delay, state governments should pledge to release cash on time. For the beneficiary share to be funded, beneficiaries need assistance in gaining access to official financing. Because they are the neediest group in terms of government assistance, landless families should be a part of the program. Better convergence with other federal and state schemes is one method to improve housing quality, but there is room for improvement across the board. The PMAY-G's overarching goal is to ensure that all rural residents have access to self-built housing that meets minimum standards. Households with a kutchra are eligible to participate in this program, and their identification is based on the Socio-Economic Caste Census of 2011.

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