

**GOVERNMENT OF INDIA  
RURAL DEVELOPMENT  
LOK SABHA**

UNSTARRED QUESTION NO:4540  
ANSWERED ON:03.05.2012  
DIFFERENCE IN UNIT COST UNDER IAY  
Kanubhai Patel Jayshreeben;Rai Shri Prem Das

**Will the Minister of RURAL DEVELOPMENT be pleased to state:**

- (a) whether there is a difference in unit cost of construction and upgradation sanctioned in the plain and hilly areas under the Indira Awas Yojana(IAY);
- (b) if so, the details thereof;
- (c) if not, the reasons therefor; and
- (d) whether keeping in view the National Building Code and prevailing Schedule of Rate the Government is considering to enhance the unit cost of construction and upgradation under Indira Awas Yojana?

**Answer**

MINISTER OF STATE IN THE MINISTRY OF RURAL DEVELOPMENT (SHRI PRADEEP JAIN `ADITYA`)

- (a) to (c): Yes Sir. The unit assistance under IAY for construction of a house in plain areas is Rs. 45000/- and Rs.48,500/- in hilly/difficult areas/IAP districts. For upgradation of kutcha house, the financial assistance is Rs. 15,000 per unit in both the cases.
- (d): The Government is aware that the present amount of unit assistance is not sufficient to construct a decent house. This issue was placed before the Working Group on Rural Housing set up by the Planning Commission for formulation of 12th Five Year Plan. The Working has submitted its report to the Planning Commission on 13/10/2011. In its Report, it has recommended enhanced unit assistance of Rs. 75,000/-for construction of an IAY house in rural areas. In addition, it has been recommended that unit assistance may be enhanced incrementally each year to absorb escalation in cost of materials and labour.