

**GOVERNMENT OF INDIA  
RURAL DEVELOPMENT  
LOK SABHA**

UNSTARRED QUESTION NO:4723  
ANSWERED ON:30.03.2017  
Quality of Houses Constructed under PMAY-G  
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**Will the Minister of RURAL DEVELOPMENT be pleased to state:**

- (a) the details of quality checking system for the houses constructed under Pradhan Mantri Awaas Yojana-Gramin (PMAY-G);
- (b) whether this system has been implemented and if so, the details thereof;
- (c) the reasons for building substandard houses under erstwhile Indira Awaas Yojana (IAY) and Pradhan Mantri Awaas Yojana-Gramin (PMAY-G) in spite of implementation of this system;
- (d) the reaction of the Government thereto; and
- (e) the remedial steps taken by the Government in this regard?

**Answer**

MINISTER OF STATE IN THE MINISTRY OF RURAL DEVELOPMENT  
(SHRI RAM KRIPAL YADAV)

(a) & (b): For ensuring the quality of construction of houses under Pradhan Mantri Awaas Yojana-Gramin (PMAY-G) following measures have been taken:

(i) All data regarding beneficiaries, progress of construction and release of funds, including photographs and inspection reports is placed on AwaasSoft and form the basis for follow up, both financial and physical progress, of the scheme.

(ii) The physical progress of construction is monitored through the photographs taken using AwaasApp, to be uploaded at every stage of construction (as decided by the State Government) including completion.

(iii) National level Monitors and Area Officers of the Ministry would also visit PMAY-G houses during the field visits, to the extent possible to assess the progress, procedure followed for selection of beneficiaries etc.

(iv) The Project Management Unit (PMU) at the State level is to undertake the tasks of implementation, monitoring and quality supervision. 10% and 2% of the houses at each stage of construction are to be inspected by Block and District level officers respectively. Every house sanctioned under PMAY-G is to be tagged to a village level functionary whose task is to follow-up with the beneficiary and facilitate construction.

(v) A community based participatory monitoring system is to be put in place utilizing the services of the SHG network under NRLM. The services of NGOs and Civil Service Organisations (CSOs) may also be utilised for creating awareness of the programme and monitoring the progress and quality of the construction of the house.

(vi) Social Audit is to be conducted in every Gram Panchayat at least once in a year.

(c) to (e) : Although Indira Awaas Yojana (IAY) addressed the housing needs in the rural areas, certain gaps were identified during the concurrent evaluations and the Performance Audit by Comptroller and Auditor General (CAG) of India in 2014. These gaps, i.e. non-assessment of housing shortage, lack of transparency in selection of beneficiaries, low quality of house and lack of technical supervision, lack of convergence, loans not availed by beneficiaries and weak mechanism for monitoring, were limiting the impact and outcomes of the programme.

In order to provide "Housing for All" and to address the gaps that existed in the erstwhile rural housing scheme, IAY has been re-structured into Pradhan Mantri Awaas Yojana – Gramin (PMAY-G) w.e.f. 1st April, 2016. The main features of PMAY-G are as follows:

- i. Unit assistance provided is Rs. 1.20 lakh in plains and Rs.1.30 lakh in hilly states, difficult areas and IAP districts.
- ii. In addition, the beneficiary will get Rs.12,000/- as assistance for construction of toilet under Swachh Bharat Mission (G), MGNREGA or any other dedicated financing source and 90 person days unskilled wages in plain areas and 95 person days in hilly states, difficult areas and IAP districts under MGNREGS through convergence.
- iii. The beneficiary would be facilitated to avail loan of upto Rs.70,000/- for construction of the house which is optional.
- iv. Unit size of the house to be a minimum of 25 Sq.m.

v. Setting up of National Technical Support Agency at National Level to provide technical support to the implementing agencies and to the beneficiaries in taking up construction of houses and help in achieving the target set under the project.

vi. Improving workmanship and quality of construction through Training, Assessment and Certification of Rural Masons.

vii. Increasing choices available to beneficiaries by providing a menu of design typologies.

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