

J-11019/01/2018-RH(M&T)
Government of India
Ministry of Rural Development
(Rural Housing Division)

Krishi Bhavan, New Delhi
Dated: 17th December, 2018

To,

The Additional Chief Secretary / Principal Secretary / Secretary
of all the States/UTs dealing with PMAY-G

Subject: Seeking inputs/suggestions on Draft Guidelines for construction of demonstration houses in States/UTs - Reg.

Madam/ Sir,

Pradhan Mantri Awaas Yojana - Gramin (PMAY-G) aims at providing pucca houses, with basic amenities, to all houseless households and those households living in kutchha and dilapidated houses, by 2022. While achieving this huge target, to promote use of region specific appropriate technologies in the construction of PMAY-G houses, para-6.2.2 of Framework for Implementation-PMAY-G (FFI-PMAYG) states that the beneficiary should be assisted with options of house designs according to local conditions, using appropriate technologies suitable to the region of their residence.

2. As an effort in this direction, the Ministry undertook region specific studies with respect to 15 states and developed house design typologies for clearly identifiable housing zones. As an outcome of the study, the Ministry had published a compendium of Rural Housing Typologies with the name 'Pahal'. In the remaining States/UTs house design typologies for different housing zones are being developed / have been developed by State/UTs.

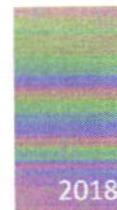
3. As a further facilitation, for proper understanding to the beneficiaries on house design typologies, it is imperative that demonstration houses built using such typologies are available to be visited and experienced by the beneficiaries in terms of spaces, volume, circulation, privacy, light, ventilation, etc.

4. It is therefore requested to provide inputs/suggestions of States/UTs on the draft "Guidelines for construction of demo houses under PMAY-G" (copy enclosed) before finalisation. The same may be sent at prasant.kumar@nic.in, gaya.prasad@nic.in and pmu.ruralhousing@gmail.com by 26th December 2018.

Yours sincerely,

Encl: As above


(Gaya Prasad)
Deputy Director General
Tel: 23388431
Email: gaya.prasad@nic.in



DRAFT GUIDELINES FOR CONSTRUCTION OF DEMO HOUSES UNDER PMAY-G

RURAL HOUSING DIVISION,
MINISTRY OF RURAL DEVELOPMENT, GOI

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Abbreviations–

- 1) **PMAY-G** -Pradhan MantriAwaasYojana – Gramin
- 2) **FFI-PMAYG** - Framework for Implementation-PMAY-G
- 3) **IIT** - Indian Institute of Technologies
- 4) **UNDP** - United Nations Development Programme
- 5) **CBRI** - Central Building Research Institute
- 6) **BDO** - Block Development Officer
- 7) **PIA** - Project Implementing Agency
- 8) **ILO** - International Labour Organization
- 9) **IISC** – Indian Institute of Science
- 10) **TP** - Training Provider
- 11) **BOQ** - Bill of Quantities
- 12) **JE** - Junior Engineer
- 13) **TA** -Technical Assistant
- 14) **T&P** - tools and plants
- 15) **QP** - Qualification Pack
- 16) **IT** - Information Technology

1. Background-

Pradhan Mantri Awaas Yojana – Gramin (PMAY-G) aims at providing the pucca houses, with basic amenities, to all houseless households and those households living in kutchra and dilapidated houses, by 2022.

While achieving this huge target, to promote use of region specific appropriate construction technologies in the construction of PMAY-G houses, **para-6.2.2** of Framework for Implementation-PMAY-G (FFI-PMAYG) emphasise that the beneficiary should be assisted with options of house designs according to local conditions, using appropriate technologies suitable to the region of their residence.

The use of region specific design typologies and specifications in construction of PMAY-G houses will make them socio-culturally acceptable, reduce cost of the building, increase disaster resilience and generate livelihood in the local communities. Over and above with the use of low embodied energy building materials, possible adverse environmental impact associated with high housing target can be reduced.

2. Demo houses under PMAY-G –

As an effort in the promotion locally appropriate house designs, MoRD with the help of Indian Institute of Technologies (IIT) and United Nations Development Programme (UNDP) undertook region specific studies in the selected states and developed house design typologies for clearly identifiable housing zones. The range of the materials and technologies proposed through these typologies have been architecturally and structurally validated by Central Building Research Institute (CBRI), Roorkee. As an outcome of the study, MoRD has published compendium of Rural Housing Typologies with the name 'Pahal (Volume-II)'. In the remaining States/ UTs house design typologies for different housing zones being developed/ have been developed by the State/ UTs themselves.

As a further facilitation, for proper understanding to the beneficiaries on house design typologies, it is imperative that demonstration houses built using such typologies are available to be seen by the beneficiaries. This would provide an opportunity for the beneficiaries to experience the spaces, volume, circulation, privacy, light, ventilation, type of finishing, doors, windows, etc. in the suggested house design. In addition, they will get a clear idea on the cost and incremental development of the house.

Therefore, demonstration houses with technologies and specifications appropriate to the local context may be constructed preferably at block level and made them available for the beneficiaries to visit.

3. Designs-

Demo houses at block level may be constructed with the following housing designs-