

No. J-11014/1/2014-RH
Government of India
Ministry of Rural Development
(Rural Housing Division)

Krishi Bhawan, New Delhi,
Dated: 13th July, 2015

To

The Principal Secretaries / Secretaries of all the States / UTs
dealing with Indira Awaas Yojana,

Subject :- Proposal on restructuring of Indira Awaas Yojana (IAY)
– Comments – Reg.

I am directed to forward herewith a concept note on the proposal of restructuring of Indira Awaas Yojana (IAY) in the context of “Housing for All” and request you to offer comments / suggestions on the proposal for taking further necessary action.

The comments / suggestions may be forwarded to this Ministry latest by 24th July, 2015. If no comments / suggestions have been received by 24th July, 2015, it would be treated that the State / UT has no comments to offer in this regard.

Encl: As above.



(M. Rama Krishna)

Under Secretary to Govt. of India
011-23381343

Concept note on Housing for All in Rural Areas

Housing for all had been proclaimed as a national priority for the Government of India and rural housing continues to be an important priority and a daunting challenge. Despite widespread efforts made over the last three decades the problem remains persistent. The magnitude of this problem is evident from the fact that the recently conducted Socio Economic Caste Census 2011 indicates that there are around four crore families that live in one or two room kutcha houses in rural areas of this country. Hence the Government in the President's address announced that - "By the time the nation completes 75 years of its Independence (by 2022), every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access".

The Indira Awaas Yojana is the comprehensive rural housing programme implemented in rural areas. Over the years the assistance given under the programme has been increased and is currently fixed at Rs.70,000 for plain areas and Rs.75,000 for hilly States, difficult areas and IAP districts. The targets given under the scheme have increased to around 25 lakh houses a year since 2014-15. Convergence with Nirmal Bharat Abhiyan (now Swachh Bharat Mission) for construction of sanitary toilets and the MGNREGA for providing the unskilled wage component in the construction of the house have brought in increased resources for the beneficiary. However outcome from the scheme in terms of completed houses has been lacklustre. Increased cost of material and labour, unavailability of institutional credit to the poor, inadequate access to quality material, lack of access to technical know-how regarding designs, construction techniques etc have been some of the drawbacks the scheme has faced over the years.

The extent of housing deprivation in rural areas and the shortcomings in the existing mechanisms to deal with it warrant that the approach to rural housing be given a fresh examination. The broad contours of a proposed National Mission on housing for all in rural areas are discussed in this paper. The first part discusses with various aspects of the project design and the later part deals with the administrative structure of the proposed Mission

A. Design aspects

- Increase in the units size needs to be weighed against the increase in cost of construction also. A size of 25 sq.m seems to be substantial improvement when accompanied with the increase in assistance. The unit assistance is proposed as Rs.1.00 lakh for plain areas and Rs.1.10 lakh for hilly states, difficult areas and IAP districts.
- The unit assistance is to be shared between the Centre and State in the ratio of 75:25. The share of Centre and State is Rs 75,000/- and Rs.25,000/- respectively in plain areas and Rs.82,500/- and Rs.27,500/- respectively in hilly states, difficult areas and IAP districts. This is subject to final approval of the revised sharing pattern between states and centre and the budget implications for states and centre would be revised accordingly.