



RESEARCH ARTICLE

AN ECONOMIC ANALYSIS OF PRADHAN MANTRI AWAS YOJANA – A STUDY

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ABSTRACT

Pradhan Mantra Awas Yojana scheme was introduced by government of India on 25th June 2015 This scheme by provide housing facilities for all urban poor families and PAMY has eradicated the poor families in urban area for making housing facilities. The central government provide finance throw bank and it give subsidies to the people for BPL and APL families Etc This paper has analysis the financing problems of the Urban housing for poor families and Special view on the guild line of PMAY and issue. The study based on secondary source of information collected from Article, journals, websites etc.

INTRODUCTION

Pradhan Mantra Awas Yojana housing for all urban with a vision of housing for all by 2022 central government has launched a flagship Programm Pradhan Mantri Awas Yojan housing shortage among the urban poor in purulence of this commitment of the government. The Pradhan Mantri Awas Yojan (PMAY) was launched on 25th June 2015 PMAY envisages construction of 2 crore house with basic amenities in the mission to Economically weaker section, (EWS) and Lower Income Group (LIG) categories state/UTs will have flexibility to include in the mission. The planning area as notified with respect to statutory town and which surrounds the concerned municipal area credit linked subsidy scheme (CLSS) Components efficacy or a certificate of beneficiaries native district.

Review of Literature

The review some of the available studies on the problem of urban housing the review of literature is undertaken with a view of to study the status of research on the subject and also to study the programmes and how for they have archived their objectives throws light on the problem of housing in developed and developing countries with special reference to low cast housing. The study on K.V. Vareghese (1987) of housing problem in India Economic and social aspects fells that the

housing problem is deep and could prove a water loo this book tries to diseased of the India housing problem such as the rural –urban dichotomy in housing it tries to show that the real roots of the housing problem in population explosion urban expansion and wide spread poverty. The housing problem in several communities like plantation laboures and slum dwellers and pavement dwellers ,the book offers suggestion to address the problem of housing in India. The study on S. Giriappa (1998) in his book housing finance and development in India talk about housing institution in India. The basic needs food and cloth in have some how been made available to the common man but regarding housing the investment on social infrastructure. The paper on Anil K. Josph (1996) in this article “Role of private sector in housing talked about urban housing problems. In India will have 41 million people without a proper roof over their head by the 2000.this gigantic figure of homeless persons in India would project the demand for 2092 million housing units and the expected availability of only 168.2 million both in the public and private sector. According to the available data nearly 12 million housing will have to be provided to over come the shortage in 1996 in urban areas.

Scope

- Pradhan Mantri Awas Yojana housing for all [urban] mission for urban area be implemented during 2015 - 2022 and this mission will provide central assistance to implementing agencies through states and UTs for providing houses to all eligible families/ beneficiaries by 2022.

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- The mission will be implemented as Centrally Sponsored Scheme (CSS) Except for the component of credit linked subsidy which will be implemented as a central sector scheme a beneficiary family will comprise husband wife unmarried sons and or unmarried daughters the beneficiary family should not own a pucca house either in his/her name or in the name of any member of his /her family in any part of India to be eligible to receives central assistance under the mission states/UTs at their dissertation, may decide acute off date on which beneficiaries need to be resident of that urban area for being eligible to take benefits under the scheme mission with all its components has become effective from the date 17.06.2015 and will be implemented up to 31.03.2022.

Research Gap

There are Number of research paper related vision of a PMAY and housing problems but there is no particular study related to Challenges for PMAY and selection process and present study focused on the attempt.

Objectives of the Study

- To identify analyses the problems of financing urban housing.
- To study the guidelines of PMAY.

MATERIALS AND METHODS

The study is based on secondary source of formation gathered from the PMAY journals Newspapers and relevant websites etc.

Analysis and Interpretation

The identify the problem of financing system in urban housing . the mission will provide financial assistance to EWS houses being bait with different partnerships by states/ cities . state government should release financial assistance to the beneficiaries in 3-4 installments depending on progress of construction of the urban house holders. But beneficiary may start the construction using his own funds or any other fund and govt assistance will be released in proportion to the construction by individual to the completion of the house. Pradhan mantri awas yojana housing for all urban mission to address the housing needs of the Economically and financially weaker sections low income groups Lower Income Group [LIG] segments in urban areas to the problems of [PMAY].

Challenges of PMAY

- Scarcity of land
- Illegal settlement
- Clear communication in urban area
- Deregulation

Scarcity of Land: Urban land mass is under severe constraint to meet the housing necessity of the country's population which is expanding rapidly. This is amongst the foremost reason for slow progress of this initiative. Land is a precious commodity and its unavailability in metropolitan cities in India has affected development of affordable housing in areas where it is accurately required

Illegal Settlement: The problem of the inability to achieve housing for all not lies in lack of resources form the government but also participation of people. A large segment of the population that this scheme will eventually cater to prefer residing in slums located in the heart of cities to their day to day economic.

No Property Records in Urban Area: To avail interest subsidy on a home proper title documents play a key role. However and property records are currently not digitized and remain in poor condition.

Deregulation: The need to remember that deregulation will be key to the success of various government initiatives in the future. A major impediment to real estate development in India remains the approval process.

The study the guideline of the PMAY in the approach for slum rehabilitation with private partnership is outlined as below:

- As a first step all tenable slums as identified in housing for all plan of action [HEPAPOA] of the city should be analyzed with respect of their location number of eligible slum, market potation of the land.
- The basis of analysis of slums, the implementing authorities should decide whether a particular slum can be redeveloped with private participation or not using land as a resource and to provide house to eligible slums dwellers.
- The making projects financially viable, in some cause, state and cities might have to provide additional Floor Area Ration / Forest Stewardship Council FAR/FSC or TDR and relax density and other planning norms. States /UTs may also allow commercial wage for part of the land / FAR as mixed wage of the land.
- States /ULB can also consider clubbing of near by slums in clusters for in –site redevelopment to make them financially and technically viable. Such cluster of slums can be considered as a single project.
- Available slum rehabilitation project would have two components i.e “slum rehabilitation components” which provides housing along with basic civic infrastructure to eligible slum dwellers and a “force sale components which will be available to developers for selling in the market so as to cross subsidize the project.
- The private developers who will execute the slum redevelopment project should be selected through an open transparent bidding process.
- The eligibility criteria for prospective developers can be decided by states/ UTs and ULBs. The scope of work of the prospective developers should be to conceive and to execute the project as man dated by the implementing agency using its financial and technical resources.
- The project developers would also be responsible for providing transit accommodation to the eligible slum dwellers during the construction period.
- The all financial and non-financial incentives and concession if any should be integrated in the project and declared “apriority” In the bid document.
- The slum rehabilitation component should be handed over to implementing agency to make allotments to
- eligible slum dwellers through a transparent process Strategy for slum Redevelopment using land as a resource guidelines.

- The demands substantial grants for government may not be encouraged slums can either be taken up later for development or unserviceable how is in such slums can be taken under components.
- State project and implementing authorities ULBS should have a single project account for the slum redevelopment project.
- The project in the slum redevelopment projects with negative premium. But opened the accounts in city-wise.
- The slum rehabilitation projects walled require the various approvals form different agencies as per prevailing rules and procedures in the state/UT.
- Beneficiaries of Economically weaker section [EWS] and low income group [LIG] the seeking housing loans form banks.
- The beneficiaries loans form housing finance companies and other such institutions would be eligible for an interest subsidy at the rate 6.5% for loan whichever is the lower.
- The net present value [NPV] of the interest subsidy will be calculated at a discount rate of the 9%.

- PMAY converted to short term Programme
- Avoid the illegal settlement to the people
- Government should be Advertised the Programme to slum area in urban
- Government should mainly focus on infrastructure development in urban area

Conclusion

Urban Local bodies play a very important role in successful running of PMAY housing scheme. Challenges may be achievable the problems of the low incomes, weaker sectors in urban area PMAY is successes. PMAY mainly focuses on scheme area in urban is needed and particularly government should support private public participation in Development of urban area, when the PMAY Programme successful the concept of “Smart city” has achieved so every project/Programme has well kwon objective but its achievable is needed.

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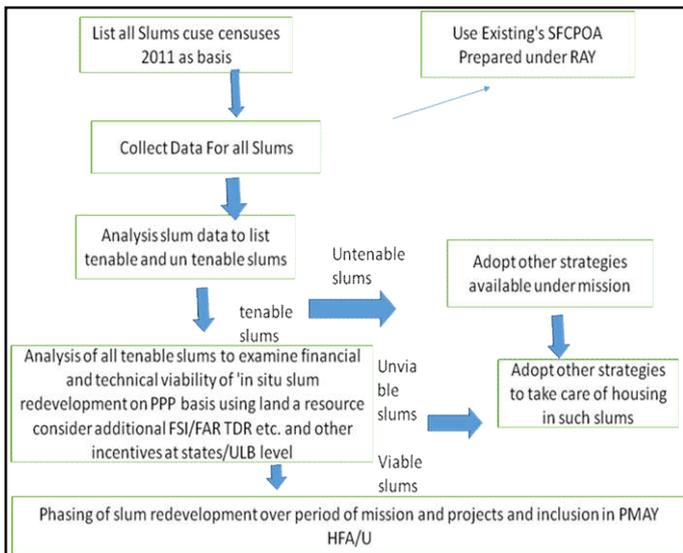
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Chart showing PMAY guidelines



Suggestions

Based on the study the following suggestions are made:

- There is need a master plan to implemented Programme in urban area
