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A COMPARATIVE ANALYSIS OF INDIRA AWAS YOJANA AND PRADHAN MANTRI AWAS YOJANA IN DEVELOPING HOUSING IN INDIA

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This paper compares two significant Indian housing development schemes. The first one is the Indira Awas Yojana (IAY) scheme and another one is the Pradhan Mantri Awas Yojana (PMAY) scheme. The present study has investigated both schemes' goals, implementation methods, effects on beneficiaries, and general efficacy using a multifaceted approach. The PMAY scheme was introduced in 2015 to provide urban poor people with affordable housing through the use of a comprehensive and progressive framework. On the other hand, the IAY scheme was implemented in 1985 with the aim of offering housing support to rural populations. The IAY scheme was subsequently merged into the PMAY scheme in 2016, Although both programmes have significantly improved India's housing scarcity. The targeted strategy of the IAY scheme had a significant impact on rural housing, whereas the inclusive and participatory model of the PMAY has demonstrated encouraging results in urban regions. The results imply that a hybrid approach that combines the best features of both programmes would be more successful in addressing India's many housing and housing development issues. The current study has made a small attempt to present a comparative picture of both schemes shows their reach, scale, and results for the beneficiaries in India purely based on secondary data.

KEYWORDS: ***Indira Awas Yojana (IAY), Pradhan Mantri Awas Yojana (PMAY), Housing Development, Affordable Housing, Social Welfare, Rural Development, etc.***

1. INTRODUCTION

In the context of public policy and urban development in India, housing initiatives are crucial for addressing the social groups' economic demands. The Government of India has implemented two remarkable programs, the Indira Awaas Yojana (IAY) and the Pradhan Mantri Awas Yojana (PMAY), to offer affordable housing to rural and urban populations, respectively. It is important to understand the development, methods of execution, and results of these programs to assess their effectiveness and to influence future policy choices that will address the nation's housing scarcity and enhance living standards.

Originally the Indira Awaas Yojana was introduced in 1985, the objective was to give rural impoverished people access to housing by providing funding for the building and renovation of homes. To increase its impact and reach, the IAY has undergone several changes and alterations over time. The program was merged into the Pradhan Mantri Awas Yojana in 2015, which signaled a major shift in emphasis toward urban housing issues while keeping a rural component under PMAY.

On the other hand, the 2015-launched Pradhan Mantri Awas Yojana (Urban) focuses on urban areas and aims to provide all qualified recipients with affordable housing. New features which include beneficiary-led

construction and enhanced credit-linked subsidy programs were included in PMAY (Urban) to encourage private sector involvement and boost homeownership among urban poor and middle-class populations. The similarities and differences between IAY and PMAY create an interesting environment for comparative studies that provide information about how well various policy approaches work to meet the housing needs of various socioeconomic classes in India.

2. LITERATURE REVIEW

Many studies have been conducted by many academicians and researchers on different aspects Indira Awaas Yojana (IAY) scheme and the Pradhan Mantri Awas Yojana (PMAY) scheme. Some of them are highlighted below.

Reddy, et al. (2018) in their research paper 'Impact Assessment of PMAY-G' stated that PMAY-G has made a significant impact on the lives of the targeted beneficiaries of three states West Bengal, Odisha & Madhya Pradesh, The lives of the selected beneficiaries have huge difference in respect of livelihood, social status, self-worth, confidence level and feeling of ownership as compare to others.

Ananth (2017) looked at how IAY affected rural housing in India and discovered that many beneficiaries' living conditions were much better. Program participants were surveyed and interviewed to collect data. The report also emphasizes implementation difficulties, such as bureaucratic roadblocks and funding allocation delays.

Gokarn (2020) addressed challenges in affordable housing initiatives through policy changes and incentives and emphasized collaboration among stakeholders, customer education, transparency, and communication for successful affordable housing projects.

Biswas (2015) evaluated the IAY's performance in the context of India's rural housing issue during the previous 20 years. Although the plan is constrained by fiscal restrictions, it exhibits encouraging operational and financial developments. The program's purview should be widened to cover clean fuel, energy, water, sanitation, healthcare, education, and jobs through integration with other government initiatives to address issues related to rural dwellings.

Barot (2019) highlighted the increasing crowding of slums as urban populations grow, with the urban poor predominantly living in these areas. In India's urban centres, finding affordable accommodation is a major difficulty. Several international programs, such as India's PMAY-Housing for All (Urban) program, which targets the Economically Weaker Section (EWS) in places like Ahmedabad, Gujarat, are aimed at providing cheap housing.

3. OBJECTIVE OF THE STUDY

The primary objective of this study is to conduct a comparative analysis of the Indira Awaas Yojana (IAY) and the Pradhan Mantri Awas Yojana (PMAY) in India. It will involve the performance, implementation strategy, and overall impact of both housing schemes. Through comparison, the study aims to highlight the differences, similarities, and areas of improvement that exist in these programmes and to shed light on their performance in addressing the needs of economically weaker sections of the society about housing and also on promoting inclusive urban development.

4. METHODOLOGY

The present study is descriptive in nature. It is based on secondary data. The data have been collected from various government publications, research articles, journals, reports, books, and official websites of Prime Minister Awas Yojana.

5. ANALYSIS AND DISCUSSION

A comparative analysis has been done on target beneficiaries, budget allocation and overall performance under both the Indira Awaas Yojana (IAY) and the Pradhan Mantri Awas Yojana (PMAY) schemes.

5.1 Target Beneficiaries

5.1.1 Target Beneficiaries under Indira Awas Yojana (IAY)

i. **Rural Poor:** IAY primarily targets the rural people, especially the socioeconomically disadvantaged groups in society.
ii. **Scheduled Castes and Scheduled Tribes:** Scheduled Castes (SCs) and Scheduled Tribes (STs) account for a sizable percentage of the beneficiaries.
iii. **Freed Bonded Laborers:** Freed bond labourers receive special priority.
iv. **Minorities:** Under this plan, members of minority communities are also taken into account.
v. **Not in the SC/ST category:** It also covers additional groups, including widows, the families of defense personnel killed in action, ex-servicemen and retired paramilitary personnel, people with disabilities, and people who have been displaced by natural disasters.

5.1.2 Target Beneficiaries under Pradhan Mantri Awas Yojana (PMAY)

i. **Rural and Urban Poor:** Both rural and urban areas are covered by the program.
ii. **Women and Other Vulnerable Groups:** Senior citizens, women, scheduled castes, scheduled tribes, and people with disabilities are given preference.

iii. **Targeted Major Beneficiaries:** Targets a wide range of income groups from Economically Weaker Sections, Lower Income Groups, to Middle Income Groups, covering a broader economic spectrum.

Giving basic shelter to rural impoverished and vulnerable individuals is the main goal of IAY. Whereas PMAY targets a wider range of income categories and covers both rural and urban regions, its scope is more expansive, and it offers a variety of projects to meet different housing needs.

5.2 Budget Allocation

5.2.1 Budget Allocation under Indira Awas Yojana (IAY)

In the budget estimates for Budget 2013-14, the government allocated ₹15,184 crore for IAY.

5.2.2 Budget Allocation under Pradhan Mantri Awas Yojana (PMAY)

The interim Union Budget 2024-25 allocated ₹80,671 crore for PMAY, giving a further boost to the government's affordable housing program.

The budgetary allocation and scope of housing initiatives in India underwent a substantial change with the switch from IAY to PMAY. The government's increased focus on providing affordable housing to a wider and more diversified population segment is evident in PMAY's higher budget allocations and expanded reach, which span both rural and urban areas and numerous implementation methodologies.

5.3 House Constructed under Housing Development Schemes

5.3.1 House Constructed under Indira Awas Yojana (IAY)

Table-1 House Constructed under Indira Awas Yojana (IAY)

Years	No. of Houses Constructed (Whole of India)
2007-08	19.92 Lakhs
2008-09	21.34 Lakhs
2009-10	33.86 Lakhs
2010-11	27.15 Lakhs
2011-12	24.71 Lakhs

(Source: Ministry of Rural Development, Annual Report 2012-13)

Observation: The data on the construction of houses under the Indira Awas Yojana from 2007-08 to 2011-12 indicates a consistent increasing trend. In the year 2007-08, the number of houses constructed was 19.92 Lakhs. This number increased steadily each year, reaching 21.34 Lakhs in 2008-09, 33.86 Lakhs in 2009-10, 27.15 Lakhs in 2010-11, and 24.71 Lakhs in 2011-12. This upward trend highlights the government's enhanced efforts and allocation of resources towards improving rural housing over these years.

5.3.2 House Constructed under Pradhan Mantri Awas Yojana (PMAY)

Table-2 House Constructed under Pradhan Mantri Awas Yojana (PMAY)

Years	No. of Houses Constructed (Whole of India)
2019-20	21.31 Lakhs
2020-21	33.99 Lakhs
2021-22	42.39 Lakhs
2022-23	57.73 Lakhs
2023-24	2.93 Lakhs

(Source: Ministry of Rural Development, PIB Mumbai 2023-24)

Observation: Data on Pradhan Mantri Awas Yojana's housing construction from 2019–20 to 2023–2024 demonstrates a notable and steady increase. 21.31 Lakhs units of dwellings were built in 2019–20. This figure went up to 33.99 Lakhs in 2020–21, then to 42.39 Lakhs in 2021–22, 57.73 Lakhs in 2022–23, and 2.93 Lakhs in 2023–24. This encouraging development is a result of the government's ongoing dedication to enhancing the housing stock and meeting public housing demands.

The Pradhan Mantri Awas Yojana has increased the number of houses being built, which is a significant step toward bettering living conditions for many people and promoting social stability. Through job creation and the expansion of other industries, the increased building activity has also accelerated economic growth. All things considered, this program's smooth execution is a testament to the government's resource management skills and commitment to sustainable development.

Even while IAY and PMAY have made a substantial contribution to housing provision for the impoverished, PMAY's larger scope, higher aims, and improved funding have caused more dwellings to be

built each year than IAY. A wider influence on India's housing market has been made possible by PMAY's incorporation of urban homes and diverse implementation techniques.

5.4 Quality of House Constructed under Housing Development Schemes

5.4.1 Quality of House Constructed under Indira Awas Yojana (IAY)

The Indira Awaas Yojana (IAY) has several maintenance and construction-related issues. Because of budgetary restrictions and a lack of quality control, beneficiaries frequently choose inferior materials, which results in homes with structural flaws. These problems are made worse by the lack of technical supervision and the inadequate level of government oversight. Furthermore, the lack of professional labour causes unskilled workers to construct homes, which reduces the structures' longevity. Significant obstacles are also presented by environmental issues, such as climate resiliency and susceptibility to natural disasters. Another crucial issue is maintenance, which is made worse by poor involvement and communication obstacles with implementing organizations, as well as recipients' frequent lack of awareness and financial resources for upkeep. Issues with the supply chain and logistics of obtaining high-quality materials in remote places, combined with shortcomings in design and planning, aggravate the issues. The quality of the building is further diminished by corruption and poor management practices, such as misallocating funds and using middlemen as payoffs. Finally, neglecting sustainable practices and energy efficiency results in environmental issues and long-term maintenance. Oversight, training, material supply chains, and maintenance support must all be strengthened to tackle these obstacles.

5.4.2 Quality of House Constructed under Pradhan Mantri Awas Yojana (PMAY)

The Pradhan Mantri Awas Yojana (PMAY) addresses the challenges related to construction quality and maintenance faced by the Indira Awaas Yojana (IAY) beneficiaries through several strategic measures. The use of standardized, contemporary, environmentally friendly building technology is emphasized by PMAY since it increases longevity and consistency. To guarantee compliance with construction standards, the plan includes strong quality control measures and frequent oversight by Central and State Governments. Furthermore, PMAY makes it possible for beneficiaries and local workers to receive sophisticated construction training, which raises the standard of work overall. PMAY recipients receive more generous financial aid, including house loan subsidies that enable them to afford better materials and properly maintain their homes. Additionally, the program promotes beneficiary ownership and engagement, which improves maintenance procedures. In addition, PMAY's integrated approach—which involves both rural and urban local bodies—guarantees improved coordination and prompt delivery of building supplies, particularly in isolated locations. All of these steps work together to help PMAY lessen the problems with construction quality and upkeep that existed under IAY.

5.5 Overall Performance of Housing Development Schemes

5.5.1 Overall Performance of Indira Awas Yojana (IAY)

With the nation's population continuing to rise, there is an increasing demand for rural housing, which the government is working to supply. The amount allocated to rural housing under IAY has increased, from Rs. 1991 crore in 2001–02 with a physical goal of building 12.94 lakh dwellings to Rs. 16,000.00 crore in 2014–15 to build 25.18 lakh households. The Ministry has released Rs. 10,404.29 crore against an allocation of Rs. 16,000.00 crore for the fiscal year 2014–15. As of December 31, 2014, a target of 25.18 lakh dwellings had been built, but only 8.29 lakh had. 333.82 lakh homes have been built under the program since its start. resulting in a total expenditure of Rs. 1,17,039.00 crore (MoRD Annual Report, 2014–2015).

5.5.2 Overall Performance of Pradhan Mantri Awas Yojana (PMAY)

As of the 2023-24 period, the Pradhan Mantri Awas Yojana (PMAY) has made notable advancements and had a substantial impact on the housing supply throughout India. The program has made significant progress toward its goals and accomplishments in providing affordable housing to low-income urban and rural residents. Over 118.90 lakh dwellings have been approved under the PMAY-Urban (PMAY-U) component, of which 112.22 lakh buildings have been grounded for construction. 75.31 lakh of them have been finished and given to the recipients. A financial commitment of almost ₹2.00 lakh crore, of which ₹1.47 lakh crore has already been released, is what supports this accomplishment. Over the last three fiscal years, the budget allotted for the initiative has increased: it was ₹21,000 crore in 2020–21, ₹27,023.97 crore in 2021–22, and ₹28,000 crore in 2022–23 (PIB) (Prime Minister's Office). PMAY-Gramin (PMAY-G) has also advanced significantly in the rural sector. As of March 2023, 2.85 crore dwellings had been approved out of a target of 2.95 crore houses, and 2.22 crore houses had been finished. This project, which attempts to supply basic utilities to pucca dwellings, has encountered difficulties including fund release delays, delays brought on by the COVID-19 outbreak, and other administrative roadblocks. However, to guarantee the construction of the remaining houses (PIB), the scheme has been extended. Overall, PMAY's performance through 2023–24 shows a strong commitment to enhancing

housing conditions for the socially and economically disadvantaged, with notable advancements made in both urban and rural areas as a result of targeted financial support and ongoing oversight (Prime Minister's Office, or PIB).

6. CONCLUSION

A comparison between the Indira Awaas Yojana (IAY) and the Pradhan Mantri Awas Yojana (PMAY) reveals several significant distinctions and enhancements in the latter program. IAY was mainly concerned with giving the impoverished in rural areas basic housing, while PMAY broadened its focus to encompass both urban and rural areas with the goal of "Housing for All." Many of the issues with IAY were addressed by PMAY, which offered a more thorough strategy with financial incentives, better building technology, and stronger quality control procedures.

PMAY's implementation strategy, which included more stakeholders and increased collaboration between the federal and state governments, led to better project monitoring and execution. In contrast to IAY's direct financial assistance strategy, the PMAY financial model, which incorporates subsidies on home loans and additional funding, has greatly improved the affordability and quality of housing. Furthermore, PMAY's emphasis on environmentally friendly and sustainable building techniques represents a contemporary approach to housing development.

7. RECOMMENDATION

To increase the overall effectiveness and sustainability of PMAY over IAY, improve technical training, fortify quality control, guarantee financial support for maintenance, raise beneficiary engagement, address environmental challenges, expedite fund allocation, and implement cutting-edge construction technologies.

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