

CREDIT LINKED SUBSIDY SCHEME (PMAY-U) – A STUDY OF ITS IMPACT ON THE DEVELOPMENT OF THE TRIBAL DISTRICTS OF GUJARAT

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Abstract

Rapid population expansion and urbanization of villages have resulted in housing shortages and poor urban living conditions. This is a major concern for the Indian government. Though there had been initiatives like Indira Aavas Yojna (IAY), Rajiv Aavas Yojna, etc. by the past governments, they had not given the required success. On 25th June 2015 Government of India came up with a very innovative initiative for affordable housing with the goal of providing pucca (all-weather) houses to all by the end of 2022. This scheme was named Pradhan Mantri Awas Yojana (PMAY) - Housing for All (Urban). The majority of tribal housing was temporary and cramped houses. Through this study, we will try to examine the impact of PMAY(U), also known as the Credit Linked Subsidy Scheme, on the development of the tribal districts of Gujarat.

Keywords: CLSS-PMAY(U), Tribal Districts, Development

INTRODUCTION

Since independence, India's housing market has seen turbulent transformations. The State's perspective on housing has evolved concurrently throughout the last 75 years, and this Housing Policy Timeline aims to comprehend and evaluate the major policy changes that have occurred during that time. Understanding the function of political and economic ideologies and agendas is made easier by the numerous programs and policies implemented throughout history and the establishment of institutions. They significantly influence how public policies and initiatives are developed for the 12 Five-Year Plans and beyond.

One of the main flagship initiatives of the Ministry of Housing and Urban Affairs (MoHUA) of the Government of India, the Pradhan Mantri Awas Yojana-Urban (PMAY-U) has been in effect since June 2015. Its goal is to supply all-weather houses to all eligible beneficiaries in the nation's urban areas through the States, Union Territories, and Central Nodal Agencies. The system includes the whole country's urban area, including all statutory towns as of the 2011 Census and towns that were notified later, such as Notified Planning/ Development Areas. Four verticals are being used to implement the scheme: Credit Linked Subsidy Scheme (CLSS), In-situ Slum Redevelopment (ISSR), Affordable Housing in Partnership (AHP), and Beneficiary Led Construction/Enhancement (BLC). The Union Cabinet authorised in August 2022 to extend PMAY-U to December 31, 2024, encompassing all verticals.

The significance of this paper is to analyze the CLSS scheme of PMAY(U) and estimate its impact on the development of the tribal districts of Gujarat, i.e. Arravali, Banaskantha, Bharuch, Chhota Udepur, Dangs, Dahod, Mahisagar, Narmada, Navsari, Panchmahal, Sabarkantha, Surat, Valsad, and Vapi which covers over 90% of Gujarat's tribal population (<https://tribal.gujarat.gov.in/tribal-district-and-taluka>). This paper also explores the scheme's trends in allocation, registration, completion, and gender segmentation.





LITERATURE REVIEW

Shelly De (2017) said in her research paper titled 'The Role of the Pradhan Mantri Awas Yojana (Urban), 2015 In Financial Inclusion in India' that the Pradhan Mantri Awas Yojana may play a significant role in urban financial inclusions. This scheme's credit-linked subsidy can prove to be a powerful instrument. To get these subsidies offered by the government through the PMAY scheme, the beneficiaries need to create a bank account/PMJDY using their Aadhaar card and thereby contribute to the country's aim of financial inclusion.

M. Swathi and Dr. D. Vezhaventhan (2018) inferred in their research paper titled 'A Study On The Housing In Rural Areas With Special Reference To Pradhan Mantri Awas Yojana that the government is now focusing on providing housing for rural areas through the PMAY scheme. This program offered houses for remote regions. Many rural/tribal regions have prospered economically since the adoption of this policy. The appropriate execution of the Pradhan Mantri Awas Yojana has resulted in substantial advancements in rural/tribal housing development.

J Balamurugan (2023) in his research paper 'Impact of PMAY-G in Rural Development' has analyzed that the PMAY scheme has been a great success and has helped in the overall socio-economic development of rural/tribal areas across the country. There has also been a great impact of the scheme on employment and other allied industries in these areas.

OBJECTIVE OF THE STUDY

- To understand the structure of CLSS
- To study the impact of CLSS on the development of Tribal districts of Gujarat.

RESEARCH METHODOLOGY

This paper's research technique is both analytical and qualitative in character. It is based on the data published by the government and is accessible in public domain.

Details have been gathered from various sources, such as government publications, research papers, and related websites, and have been analyzed to provide a robust framework for this research. This study involves an examination of the aforementioned literature in order to draw a comprehensive picture of the impact of CLSS (PMAY-U) in the tribal districts of Gujarat.

The basic criteria to evaluate the development have been as below :

- Funds allocated vs funds utilized for the scheme
- Allocation (sanction) and completion of houses based on category
- Allocation (sanction) and completion of houses based on gender
- Year-wise completion/development
- Examining the socioeconomic benefits.

DATA ANALYSIS

As previously stated, the study analyzes data from current literature to present a more thorough picture of the PMAY. In this study, the impact of the CLSS (PMAY-U) initiative is given special attention. We monitored the scheme's development and analyzed how successfully the program's objectives were met in terms of improving the target population's physical living conditions and the socioeconomic benefits that come with owning a new house and ultimately its impact on the overall development of the district/area.

The findings are categorized as below :

- Central government assistance sanctioned, released, and houses completed.
- Category-wise allocation and completion.
- Gender-wise allocation and completion.
- YoY Completion

Analysis of the assistance provided by the Central Government

Sr. No.	State /City	Financial Progress (₹ in Cr.)			Physical Progress (Nos)		
		Investment	Central Assistance Sanctioned	Central Assistance Released	Houses Sanctioned	Houses Grounded *	Houses Completed *
1	Arravali	393.72	104.89	100.27	5024	5022	4649
2	Banaskantha	1137.89	319.85	274.7	15203	14638	11212
3	Bharuch	2216.09	454.71	443.72	19512	19208	18400
4	Chhota Udepur	252.34	69.21	55.88	3713	2851	2600
5	Dangs	0	0	18.87	0	0	0
6	Dahod	287.18	86.6	74.1	4769	5140	3886
7	Mahisagar	147.4	45.15	38.33	2801	2915	2170
8	Narmada	0	0	33.05	0	0	0
9	Panchmahal	716.75	159.01	151.99	7641	7689	6852
10	Sabarkantha	469.43	123.52	112.99	6754	6975	5673
11	Valsad	125.68	37.43	33.07	2096	1994	1465
	Total	5746.48	1400.37	1336.97	67513	66432	56907

Source: PMAY (U) (pmay-urban.gov.in)

Sr. No.	State /City	% Funds Sanctioned to Release	% Houses Sanctioned to Grounded	% House Grounded to Completed	% Houses Sanctioned to Completed
1	Arravali	95.60%	99.96%	92.57%	92.54%
2	Banaskantha	85.88%	96.28%	76.60%	73.75%
3	Bharuch	97.58%	98.44%	95.79%	94.30%
4	Chhota Udepur	80.74%	76.78%	91.20%	70.02%
5	Dangs				
6	Dahod	85.57%	107.78%	75.60%	81.48%
7	Mahisagar	84.89%	104.07%	74.44%	77.47%
8	Narmada				
9	Panchmahal	95.59%	100.63%	89.11%	89.67%
10	Sabarkantha	91.48%	103.27%	81.33%	83.99%
11	Valsad	88.35%	95.13%	73.47%	69.90%
	Total	95.47%	98.40%	85.66%	84.29%

Source: PMAY (U) (pmay-urban.gov.in)

Almost 96% of the sanctioned funds were released by the GoI. While 98% of the people who got the sanction started the basic building of the house, only 84% had actually completed.

Analyzing Category-wise allocation and completion data :

Sr. No.	District	Break-up of Allocation (%)	Break-up of Completion (%)	% of Allocation VS Completion
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		ST	SC	Min o	Oth ers	ST	SC	Min o	Oth ers	ST	SC	Min o	Oth ers
1	Arravali	38.3 8%	4.32 %	0.6 0%	56.7 0%	34.9 8%	3.93 %	0.6 2%	60.4 7%	74.0 3%	73.9 0%	84.8 8%	86.6 5%
2	Banaskan tha	20.9 4%	14.9 1%	1.3 2%	62.8 3%	19.1 7%	14.8 4%	1.3 2%	64.6 8%	79.8 4%	86.7 9%	86.6 8%	89.7 8%
3	Bharuch	81.7 0%	2.42 %	2.6 3%	13.2 5%	77.0 4%	2.65 %	3.8 7%	16.4 5%	54.4 7%	63.1 2%	84.9 7%	71.7 2%
4	Chhota Udepur	87.8 4%	2.97 %	0.6 5%	8.53 %	88.1 6%	2.82 %	0.6 6%	8.36 %	89.0 8%	84.3 6%	90.0 0%	86.9 5%
5	Dangs	98.6 2%	0.23 %	0.3 3%	0.82 %	98.2 0%	0.28 %	0.4 3%	1.09 %	62.9 1%	77.7 8%	80.7 7%	84.3 8%
6	Dahod	76.7 5%	1.73 %	0.2 1%	21.3 1%	76.5 0%	1.75 %	0.2 1%	21.5 4%	97.3 0%	98.7 2%	99.1 0%	98.6 8%
7	Mahisaga r	56.2 8%	7.30 %	1.0 3%	35.3 8%	54.3 7%	7.58 %	1.2 2%	36.8 2%	75.3 9%	80.9 9%	92.2 8%	81.2 1%
8	Narmada	95.3 4%	0.66 %	1.2 9%	2.71 %	95.4 7%	0.66 %	1.6 2%	2.25 %	61.4 2%	61.5 4%	76.9 5%	51.0 2%
9	Panchma hal	35.9 3%	5.39 %	0.5 1%	58.1 7%	35.2 5%	5.35 %	0.5 2%	58.8 9%	89.7 0%	90.8 2%	92.1 1%	92.5 5%
10	Sabarkan tha	54.2 1%	8.39 %	0.5 9%	36.8 1%	55.0 4%	7.43 %	0.5 6%	36.9 7%	82.1 1%	71.6 0%	76.8 1%	81.2 1%
11	Valsad	93.9 1%	0.70 %	0.7 0%	4.69 %	93.3 5%	0.56 %	0.9 4%	5.15 %	60.8 2%	49.2 1%	82.5 4%	67.1 4%
TOTAL		61.7 0%	4.41 %	0.6 5%	33.2 5%	60.1 1%	4.35 %	0.6 6%	34.8 9%	83.8 0%	84.8 6%	87.5 2%	90.2 5%

Source: PMAY (U) (pmay-urban.gov.in)

As we are analyzing the tribal districts, obviously the highest allocation has been made to the ST category. Allocation is made based on a lottery. Overall, around 87% of people those who had been sanctioned the funds have ensured to complete the house. While the ST category has been the lowest to complete the construction of the house as allocated, the others have been the highest at above 90%.

Analysis of gender-wise allocation and completion :

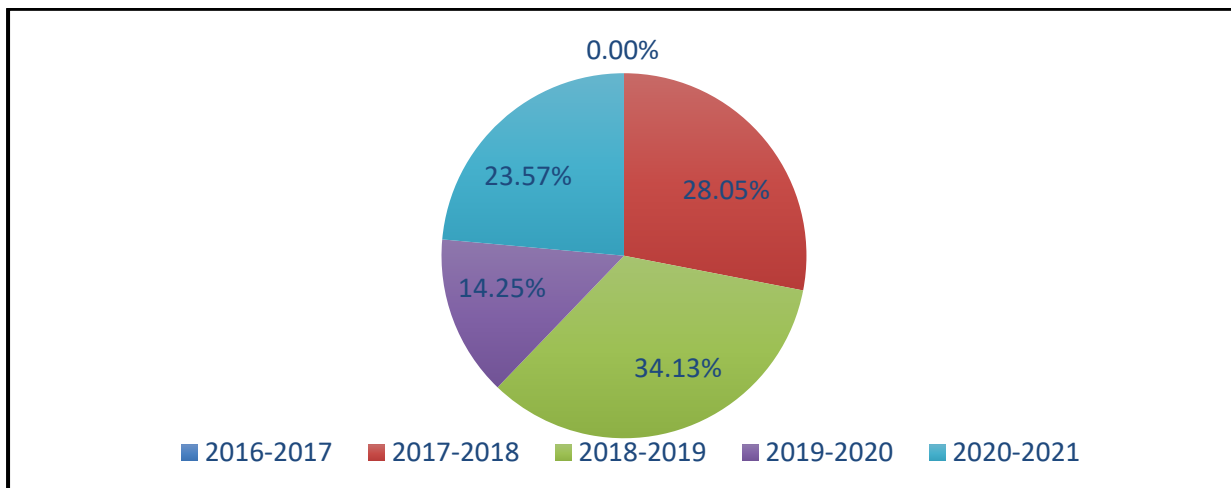
Though there were no restrictions for application for gender and anyone who do not own an all-weather house of their own or of their family/parents were eligible to apply for this benefit, the majority of the applicants were joint applicants i.e. husband and wife. The table for the same is as below :

Sr. No.	District	Break-up of Allocation (%)			Break-up of Completion (%)			% of Allocation vs Completion		
		Wome n	Men	Joint	Wome n	Men	Joint	Wome n	Men	Joint
1	Arravali	7.47%	11.54 %	80.99 %	8.73%	13.17 %	78.10 %	94.89 %	92.73 %	78.35 %
2	Banaskanth a	6.31%	35.63 %	58.06 %	6.08%	38.08 %	55.84 %	84.02 %	93.22 %	83.87 %
3	Bharuch	20.07 %	33.52 %	46.41 %	20.83 %	45.26 %	33.91 %	59.95 %	78.00 %	42.21 %
4	Chhota Udepur	9.09%	66.33 %	24.58 %	8.75%	67.05 %	24.20 %	85.42 %	89.73 %	87.38 %
5	Dangs	6.72%	11.65 %	81.62 %	7.23%	17.04 %	75.70 %	68.00 %	92.42 %	58.60 %
6	Dahod	7.11%	63.38 %	29.51 %	7.02%	63.28 %	29.70 %	96.31 %	97.46 %	98.28 %
7	Mahisagar	10.43 %	31.46 %	58.11 %	9.91%	33.88 %	56.21 %	74.14 %	84.04 %	75.47 %
8	Narmada	15.07 %	58.06 %	26.86 %	14.44 %	61.30 %	24.26 %	58.75 %	64.75 %	55.40 %
9	Panchmahal	23.62 %	33.28 %	43.10 %	24.22 %	32.26 %	43.52 %	93.74 %	88.62 %	92.33 %

10	Sabarkantha	11.54 %	23.17 %	65.29 %	12.17 %	23.99 %	63.84 %	85.32 %	83.73 %	79.07 %
11	Valsad	11.41 %	16.67 %	71.91 %	12.64 %	22.78 %	64.57 %	67.78 %	83.62 %	54.94 %
TOTAL		12.25 %	42.64 %	45.11 %	12.37 %	44.83 %	42.80 %	86.84 %	90.43 %	81.61 %

Source: PMAY (U) (pmay-urban.gov.in)

Analysis of year-wise completion of the houses :



Source: PMAY (U) (pmay-urban.gov.in)

As the scheme was launched in 2015, the majority of the beneficiaries took 2-3 years to complete the construction of the houses. Even during the pandemic, there was no major impact on the completion of construction and release of the funds for PMAY(U) in the tribal districts of Gujarat.

FINDINGS

The purpose of this research report was to evaluate the impact of the CLSS (PMAY-U) on the development of the tribal districts in Gujarat. Basis the available data and the rigorous analysis, including official program reports, union budget reports, and insights from other research papers, it could be said that the scheme has been highly successful.

As seen from the data, people's living standards in tribal regions have significantly improved. The CLSS has ensured that every beneficiary has an all-weather house with a kitchen, toilet, and concrete slab roof. This has not only had a direct influence on physical circumstances such as cleanliness and higher income, but it has also enhanced the beneficiaries' subjective well-being. They have more confidence, as well as a sense of safety and security. The convergence of this project with the rural electrification scheme was also a huge success, with substantial advances achieved in home electrification, with over 80% of the houses built under this scheme benefitting from it.

Further, with the construction of houses taking place, other allied industries like cement, iron, steel, housing finance, labour, etc. too have flourished in these districts, which has allowed employment to the locals and helped in the overall development of the areas.

SUGGESTIONS

- Though the scheme is applicable up to 31 December 2024, registration of new beneficiaries has been stopped from 31 March 2022. The aim of the scheme was 'Housing for All' which has yet not been fulfilled, and hence there should be an extension of this scheme for the registration of the beneficiaries.
- An enhanced approach is required to ensure that eligible people are educated about the scheme and its advantages. According to the statistics data, appropriate care is not taken to see that the information reaches prospective beneficiaries. If everyone is given knowledge about the scheme, there will inevitably be more benefits. As a result, it is critical to ensure that information is easily accessible to the target audience.

CONCLUSION

According to the statistics analyzed, the CLSS (PMAY-U) has been a huge success. The study has shed light on the large number of people in the tribal districts of Gujarat who have benefitted from this scheme. A thorough examination of the data has also shown a great impact of the scheme on employment and economic development of Gujarat's tribal districts. Overall, the report believes that CLSS (PMAY – U) has been enormously successful and could continue to provide sustainable housing to individuals in need.

REFERENCES

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