



# BENEFICIARY HANDBOOK

Pradhan Mantri Awaas  
Yojana-Gramin

Pradhan Mantri Awaas Yojana-Gramin (Housing for All by 2024)

Dispur  
26 Kati, 1428 Bhaskarabda  
November 13, 2021



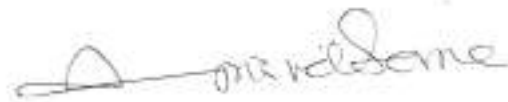
### MESSAGE

I am delighted to know that Panchayat & Rural Development Department has taken the initiative to publish a handbook containing information on Pradhan Mantri Awaas Yojana-Gramin (PMAY-G) - "Housing for All" for the benefit of the public.

The Government of Assam remains committed to realize Hon'ble Prime Minister Narendra Modi's vision of "Housing for All by 2024". We are working to provide housing facilities to all the economically backward families in rural areas under PMAY-G. The scheme is being implemented on a priority basis so that all eligible families in rural areas can avail the benefits of this ambitious scheme. In this regard, I appreciate the pro-active efforts taken by the P&RD Department.

I believe the handbook will immensely help in creating awareness among people about the benefits of PMAY-G, while also providing a thorough overview of the scheme.

I convey my best wishes for successful publication of the handbook. I also call upon the BPL families living in rural areas, to come forward and avail the benefits of the scheme within the stipulated time frame.



(Dr. Himanta Biswa Sarma)







## MESSAGE

Govt. of India under the visionary leadership of Hon'ble Prime Minister Shri Narendra Modi Ji is committed to fulfill the aspirations of food, cloth and shelter of the people. The "Pradhan Mantri Awaas Yojana-Gramin (PMAY-G)-Housing for All is one such reiteration of our Hon'ble PM's commitment to provide "Housing for All by 2024". The Panchayat & Rural Development department has been working actively to implement the scheme across Assam in order to realise the vision of our Hon'ble Prime Minister. I am happy to learn that the department will be publishing a handbook covering all the relevant information regarding the visionary "Pradhan Mantri Awaas Yojana-Gramin (PMAY-G)" scheme for the benefit of the public. I wish the department success in it's endeavour.

(Ranjeet Kumar Dass)





### MESSAGE

Pradhan Mantri Awaas Yojana-Gramin (PMAY-G) is a flagship programme of Government of India aimed to achieve the objective of "Housing for All by 2024". The Panchayat & Rural Development Department has been working assiduously to properly and timely implement this scheme in Assam. One of the important factors affecting the timely implementation is the lack of complete awareness and information about the scheme by the beneficiaries.

I am happy that Panchayat & Rural Development Department is publishing a handbook for the beneficiaries which has all the information required by the beneficiaries, such as schedule of payment, payment of MGNREGA wages, different types of house design and the amount of material required for the various house designs. I am sure this handbook will be very useful for the beneficiaries.

(Dr. J.B. Ekka, IAS)





# Pradhan Mantri Awaas Yojana - Gramin

## (PMAY-G) - “Housing for All”

Pradhan Mantri Awaas Yojana-Gramin (PMAY-G)- “Housing for All” is a flagship programme launched by Government of India to provide housing for the rural poor by 2024.

PMAY-G aims at providing a pucca house with basic amenities to all houseless households and to households living in Kutchha and dilapidated house, by 2024. The minimum size of the house should be 25 sq.m. with a hygienic cooking space.

Under this scheme, the beneficiary is provided with assistance for the construction of quality houses using locally available materials by choosing from the house designs prepared by the Department of Panchayat and Rural Development, Assam. The construction of such houses utilizes masons specially trained in quality workmanship for facilitating houses to become homes. Also, adequate care has been taken for adopting a habitat approach through convergence. The following assistance is provided:

- ☐ A financial assistance of Rs. 1,30,000.00 for construction of the PMAY-G house.
- ☐ **A provision of 95 person days** of un-skilled labour wage under Mahatma Gandhi NREGS for construction of house, over and above the unit assistance.
- ☐ The assistance for construction of toilet shall be leveraged through convergence with SBM-G.
- ☐ Convergence for piped drinking water, electricity connection, LPG gas connection etc.

### A. Selection of beneficiaries:

- ☐ Beneficiaries are selected on the basis of the definition of kutchha houses outlined in the SECC 2011, which was subsequently revised for the state of Assam on 25<sup>th</sup> September 2020. While selecting beneficiaries, housing deprivation parameters for automatic inclusion and defined exclusion criteria are taken into account.

### B. Publicity of the list and provision for grievance redressal:

- ☐ Post verification, the lists are widely publicized within the Gram Panchayat for a minimum period of seven days.
- ☐ After the lists have been suitably publicized for seven days, a window period of fifteen days would be provided for submission of complaints regarding wrongful deletion or change in ranking without following due procedure.
- ☐ The Appellate Committee constituted at the district level will consider the complaints with the report, against deletion or change in ranking and resolve the same within a fixed period of time.







- ☐ After disposal of all the cases by the Appellate Committee, the Gram Sabha-wise final Permanent Wait List for each category with a district rank for each household is published. The list is publicized on the notice board of the Gram Panchayat and also advertised widely. The Permanent Wait List will be entered on the website of PMAY-G.

#### **C. Information to beneficiaries:**

- ☐ The beneficiary can either collect the sanction order from the Gram Panchayat or Block office directly.

#### **D. Release of fund to beneficiary:**

- ☐ The fund is released in 3 (three) installments.
- ☐ The first installment is released electronically to the registered bank account of the beneficiary within a week (7 working days) from the date of issue of sanction.
- ☐ The second installment is released after completion of the plinth level.
- ☐ The third installment is released after completion of the construction of the Roof Cast level.

#### **E. Mode of Construction:**

- ☐ The house shall be constructed by the beneficiary himself/herself under PMAY-G.
- ☐ No contractor should be engaged in construction of houses under PMAY-G.
- ☐ The construction of house should be completed within 12 months from the date of sanction.

#### **F. Beneficiary Support Services:**

- ☐ To ensure timely completion of quality houses within available resources, the beneficiaries are provided with support services like briefing on the stage-wise requirement of materials and resources, awareness on cost saving construction technology, facilitation of common procurement of construction materials, availability of sufficient number of trained masons etc.
- ☐ Along with the sanction letter, the beneficiary is provided with the options of the identified house designs and technologies with the following details:
  - i. The quantity of materials required for each identified house design.
  - ii. Use of alternative building materials such as Compressed Stabilized Earth Block(CSEB), Hollow Concrete Brick etc. for the construction of houses.
  - iii. List of the trained masons and their contact details.(To be provided by the Concerned Gaon Panchayats)
  - iv. Intimation about the location of demonstration house constructed if any, so that the beneficiary can have a walk-through experience. (To be provided by the Concerned BDO)



## Beneficiary Details

State	ASSAM		
District			
Block			
Panchayat			
Village			
Beneficiary Name			
Father/Husband Name			
Gender		Category	
Age		No. of Family Member	
PMAY-G Unique ID No.			
SECC ID No.			
SBM No.			
MGNREGA Job card No.			
Financial Year		Mobile No.	
Bank Account No.			
Bank Name with Branch			
Branch & IFSC Code			

Photo here



Details of the Plot	East Longitude : North Latitude :
Plot owned by	

**Sanction Details:**

Sanction No.					
Date of Sanction					
Sanction Amount	Rs. 1,30,000.00 (One Lakh Thirty Thousand) Only				
Inspection Level	Installment	Amount	MGNREGA Wage	Sanction Date	Amount
Sanction	1st Installment	32,500	*72 Persondays		
Plinth level	2nd Installment	48,750			
Roof Cast level	3rd Installment	48,750			
Completion			*23 Persondays		

**Convergence Details:**

IHL under SBM		Electricity Under DDUGJY/ Saubhagya	
LPG Connection under PMUY		SHG Membership	
Drinking Water Facility		Job Card issued under MGNREGA	
Any Other Amenities			

*\*Subject to change from time to time as per MoRD guidelines.*







## Inspection Details

House Status	Date	Name of Inspecting Officer	Signature
Plinth Level			
Roof Cast Level			
House Completion			

## Inspecting Officer's Remarks & Signature

Plinth Level:

Signature

Roof Cast Level :

Signature

Completion :

Signature



# DESIGN -1

(House with Tubular Steel Roof Trusses  
and Brick Wall without plaster)



## **Pradhan Mantri Awaas Yojana - Gramin**

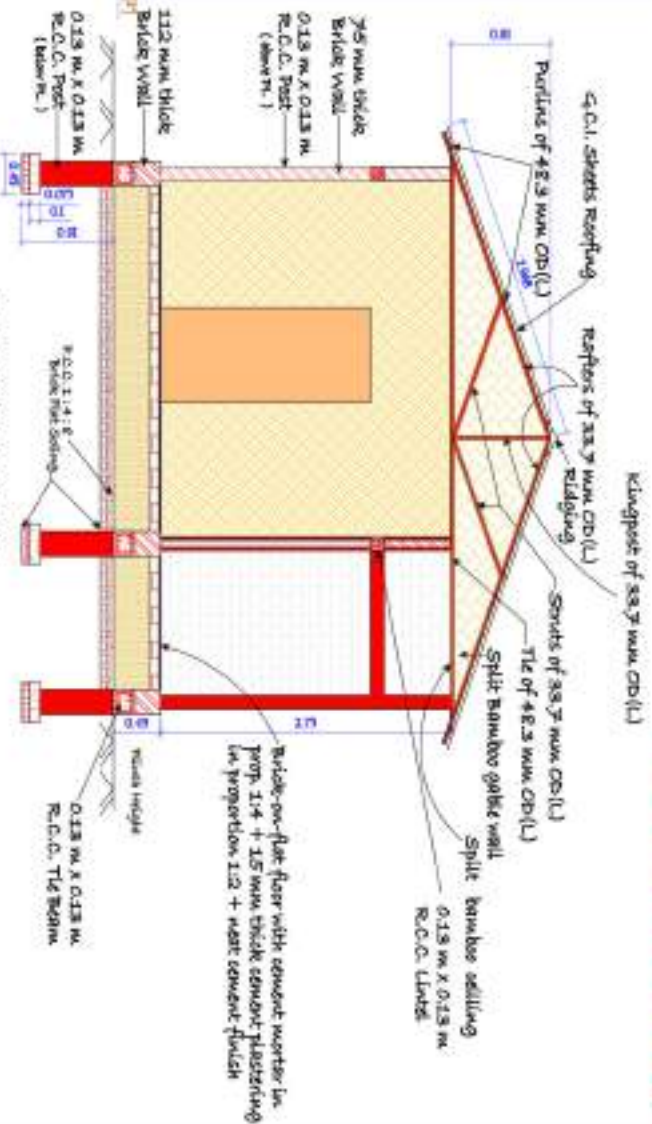
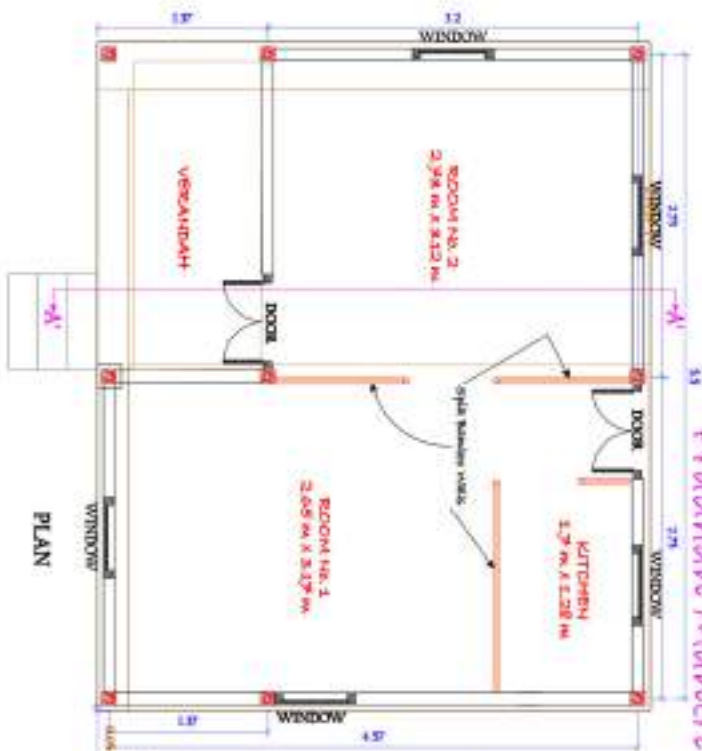
**(PMAY-G) – “Housing for All by 2024”**

OFFICE OF THE COMMISSIONER  
PANCHAYAT & RURAL DEVELOPMENT, GOVT. OF ASSAM  
JURIPAR, GUWAHATI, ASSAM

# Pradhan Mantri Awas Yojana (Gramin) : Assam

TYPE DESIGN - I

Plinth Area = 26.46 Sqm

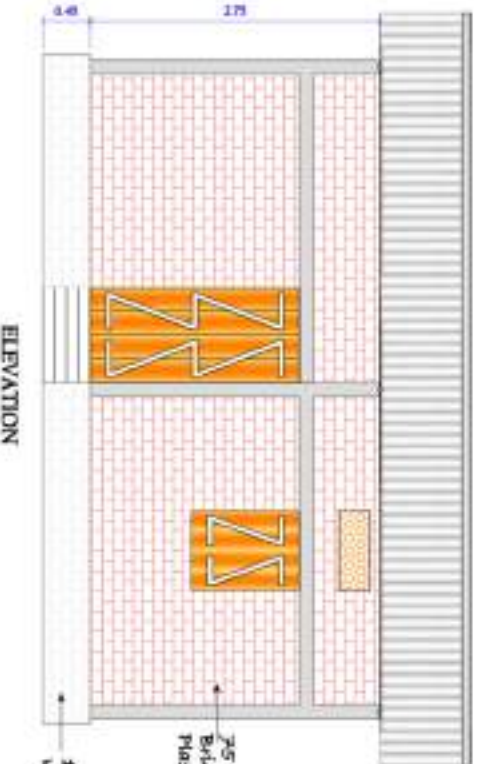


CROSS SECTION AT A-A'

## Specifications :

- Roofs : Size = 18 cm x 18 cm up to PL / 18 cm x 18 cm above PL - 9 Nos. / Torsted\*\* = 12 mm dia. - 4 Nos.
- Tie Beam : Size = 13cm x 13 cm / Torsted\*\* = 10 mm dia. - 4 Nos.
- Lintel : Size = 18 cm x 18 cm / Torsted\*\* = 8 mm dia. - 4 Nos.
- \*\* With 6 mm dia. stirrups @ 15 cm c/c

Plinth wall : 112 mm thick of 45 cm height above ground level  
 walls : All wall are 75 mm thick brick wall in prop 1:2 + with out plastering  
 flooring : Brick-on-flat floor in Prop. 1:4 + including 15 mm thick cement plastering in proportion 1:2 finishing with waste cement finish  
 roofing : C.C.I sheet roofing (0.5mm) as per IS 277-2003



ELEVATION



## **Abstract of Material Requirement**

<b>Material Required</b>	<b>Quantity</b>
Brick	3200 Nos
Sand ( Coarse River Sand )	4.5 Cum
Chips ( 20mm/40mm down )	2.6 Cum
Cement	23 Bags
12/10/8mm Torsteel	2.1 Qtl
6mm M.S Coil	0.43 Qtl
Wooden Scantlings (2 <sup>nd</sup> Class)	0.1549 Cum/5.5 Cft
Wooden planks (2 <sup>nd</sup> Class)	0.2430 Cum/8.60 Cft
Roofing sheets (0.5mm thick ) as per IS 277:2003	39.83 sqm/ 20 nos.
Ridging	6.53 Rm
Ventilators	3 Nos
MS Black tube works	243.14 kg
Hardware/shuttering/Bamboo/Colouring/local carriages etc.	Lumpsum

<b>Labour Required</b>	<b>Person Days</b>
Mason/Carpenter	22 Nos.
Skilled Labour	40 Nos.
Unskilled Labour (From MGNREGA)	95 Nos.

# DESIGN -2

(Autoclave Aerated Concrete (AAC)  
Block Wall House)



## Pradhan Mantri Awaas Yojana - Gramin

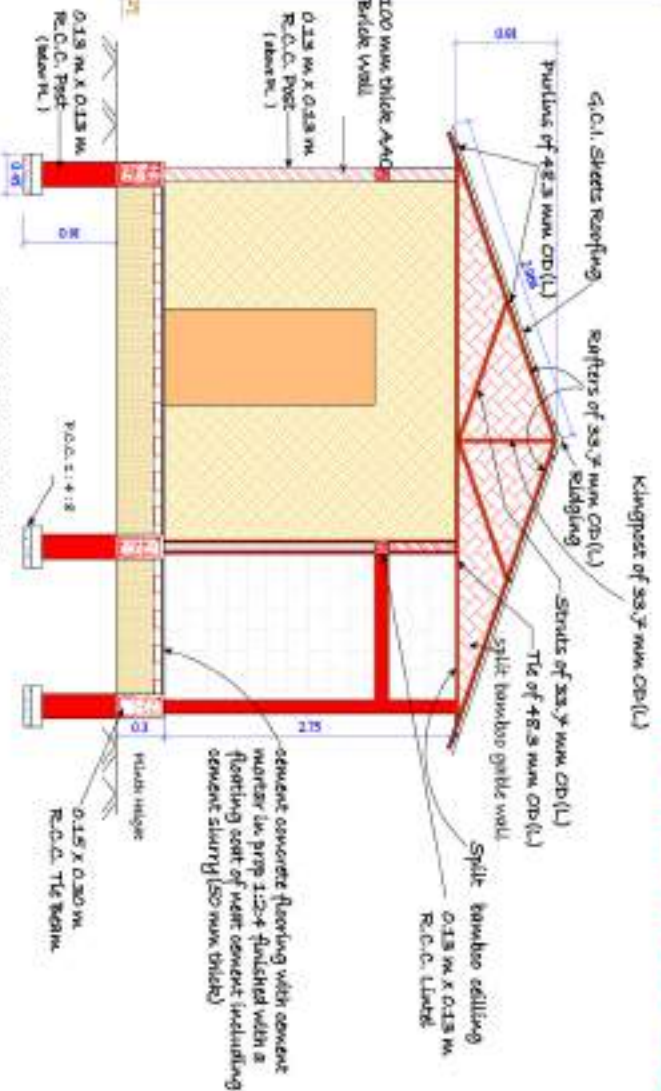
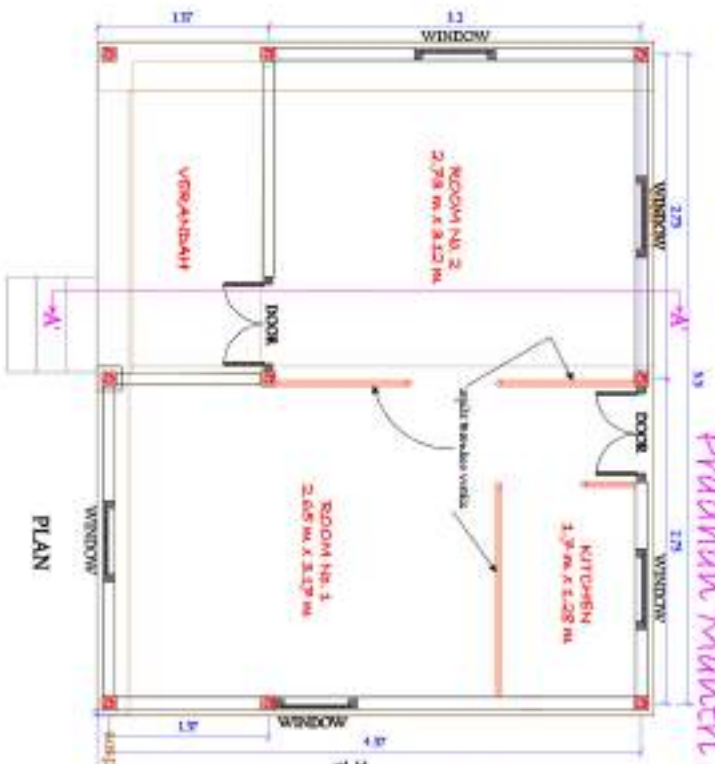
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JURIPAR, GUWAHATI, ASSAM

# Pradhan Mantri Awas Yojana (Gramin) : Assam

## TYPE DESIGN - II

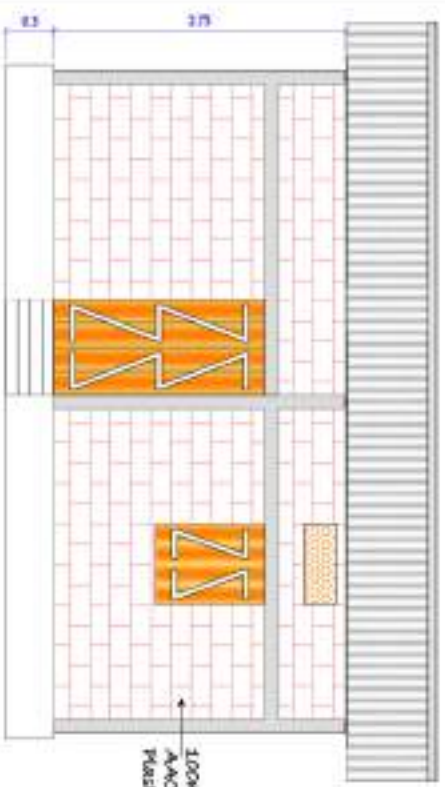
Plinth Area = 26.46 Sqm.



CROSS SECTION AT A-A

### Specifications :

- Roofs : Size = 13 cm x 13 cm up to P.L. / 13 cm x 13 cm above P.L. - 9 Nos. / Treated\*\* = 12 mm dia. - 4 Nos.
- Tie Beams : Size = 15 cm x 30 cm / Treated\*\* = 3-12 mm dia. at bottom; 2-12 mm dia. at top \*\* with 6 mm dia. stirrups at 15 cm c/c
- Level : Size = 13 cm x 13 cm / Treated\*\* = 8 mm dia. - 4 Nos.
- Door : 0.90m x 1.98 m - 2 Nos. Window : 0.76 m x 1.02 m - 5 Nos.
- Walls : All wall are 100 mm thick AAC brick wall in prop 1:4 with out plastering
- Flooring : Brick-in-Flat floor in Prop 1:4 including 15 mm thick cement plastering in proportion 1:2 finishing with wet cement finish
- Roofing : G.C.I. Sheet Roofing (0.5mm), as per IS 277-2008



ELEVATION



### **Abstract of Material Requirement**

<b>Material Required</b>	<b>Quantity</b>
AAC (600mm X 200mm X 100mm)	4.19Cum/360 Nos.
Sand (Coarse River Sand)	2.4 Cum
Chips (20mm down)	2.1 Cum
Cement	27 Bags
12/8mm Torsteel	2.51 Qtl
6mm M.S Coil	0.52 Qtl
Wooden Scantlings ( 2 <sup>nd</sup> Class )	0.155 Cum/5.5 Cft
Wooden planks ( 2 <sup>nd</sup> Class )	0.243 Cum/8.6 Cft
M.S. Black Tube works	243.14 Kg
Roofing sheets (0.5mm thick ) as per IS 277:2003	39.83 Sqm/20 nos.
Ridging	6.53 Rm
Ventilators	3 Nos
Hardware/shuttering/Bamboo/Colouring/local carriages etc.	Lumpsum

<b>Labour Required</b>	<b>Person Days</b>
Mason/Carpenter	22 Nos.
Skilled Labour	40 Nos.
Unskilled Labour (From MGNREGA)	95 Nos.

# DESIGN -3

(Fly Ash Block Wall House)



## Pradhan Mantri Awaas Yojana - Gramin

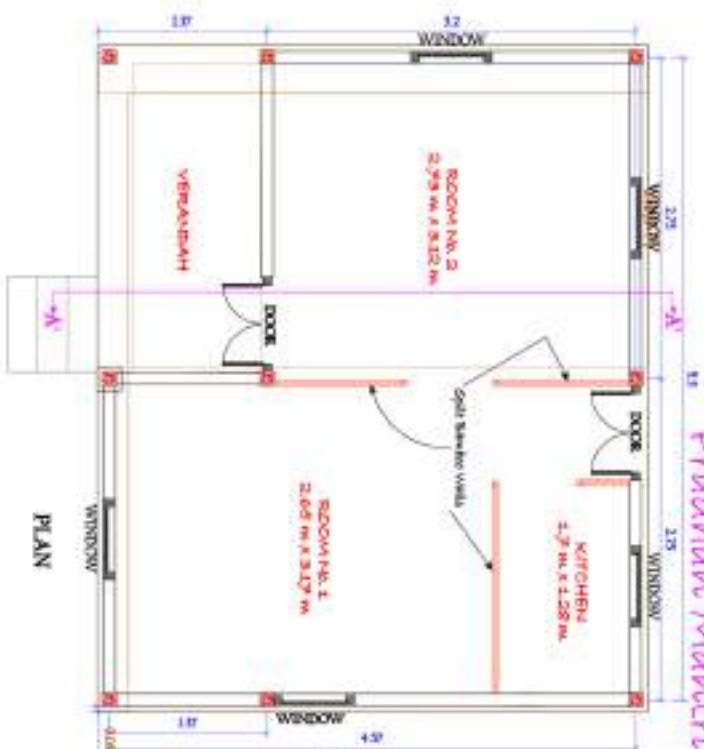
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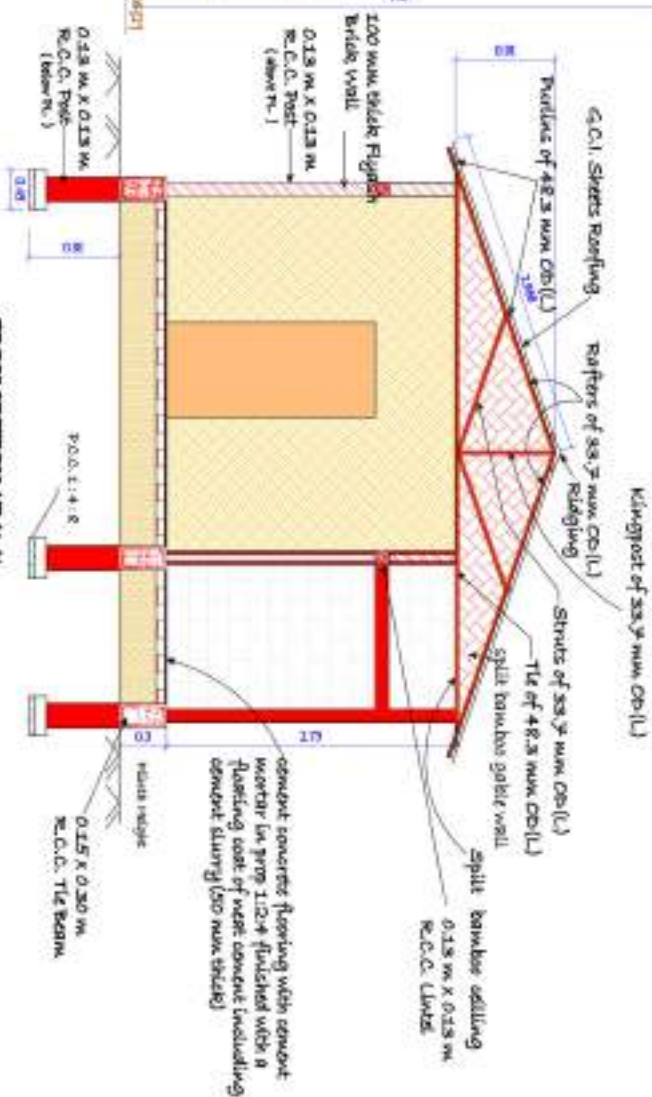
# Pradhan Mantri Awas Yojana (Gramin) : Assam

TYPE DESIGN - III

Plinth Area = 26.46 Sqm.



PLAN

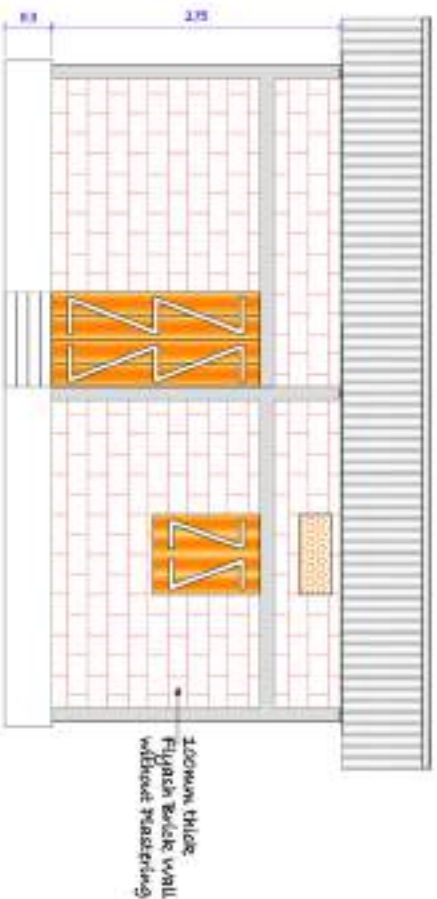


CROSS SECTION AT A-A'

## Specifications :

- Posts : Size = 13 cm x 13 cm up to P.L / 13 cm x 13 cm above P.L - 9 Nos. / Torsed\*\* = 13 mm dia. - 4 Nos.
- Tie Beam : Size = 15 cm x 30 cm / Torsed\*\* = 8-12 mm dia. at bottom & 2-12 mm dia at top \*\* With 6 mm dia. stirrups at 15 cm c/c
- Lintel : Size = 13 cm x 15 cm / Torsed\*\* = 8 mm dia. - 4 Nos.
- Door : 0.90 m x 1.98 m - 2 Nos. Window : 0.76 m x 1.02 m - 5 Nos.
- Walls : All wall are 100 mm thick flyash brick wall in prop 1:4 with out plastering
- Flooring : Brick-on-flat floor in prop. 1:1:4 including 15 mm thick cement plastering in proportion 1:2 finishing with wet cement finish
- Roofing : G.C.I. sheet roofing (0.5 mm) as per IS 277-2008

ELEVATION





### **Abstract of Material Requirement**

<b>Material Required</b>	<b>Quantity</b>
Fly Ash Brick (600mm X 200mm X 100mm)	4.19Cum/360 Nos.
Sand ( Coarse River Sand )	2.4 Cum
Chips ( 20mm down)	2.1 Cum
Cement	27 Bags
12/8mm Torsteel	2.51 Qtl
6mm M.S Coil	0.52 Qtl
Wooden Scantlings ( 2 <sup>nd</sup> Class )	0.15 Cum/5.5 Cft
Wooden planks ( 2 <sup>nd</sup> Class )	0.24 Cum/8.6 Cft
M.S. Black Tube works	243.14 Kg
Roofing sheets (0.5mm thick ) as per IS 277:2003	39.83 sqm/ 20 nos.
Ridging	6.53 Rm
Ventilators	3 Nos
Hardware/shuttering/Bamboo/Colouring/local carriages etc.	Lumpsum

<b>Labour Required</b>	<b>Person Days</b>
Mason/Carpentor	22
Skilled Labour	40
Unskilled Labour (From MGNREGA)	95

# DESIGN -4

(Split Bamboo House with Chicken Mesh  
and Plastering on both sides)



## Pradhan Mantri Awaas Yojana - Gramin

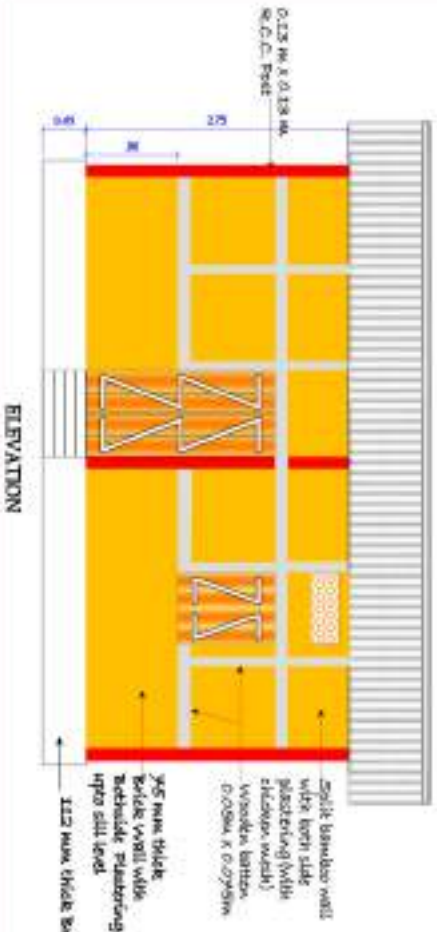
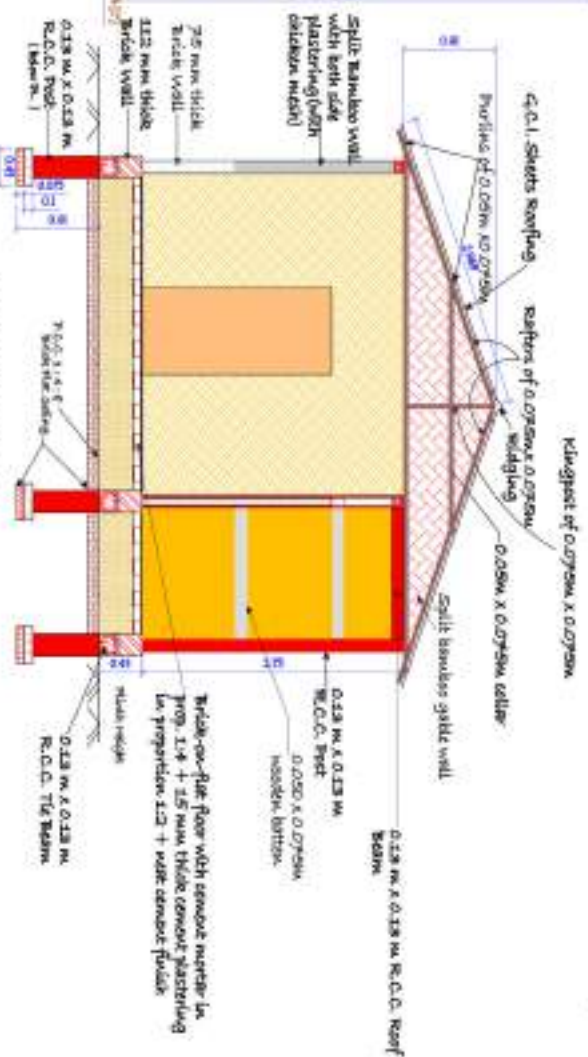
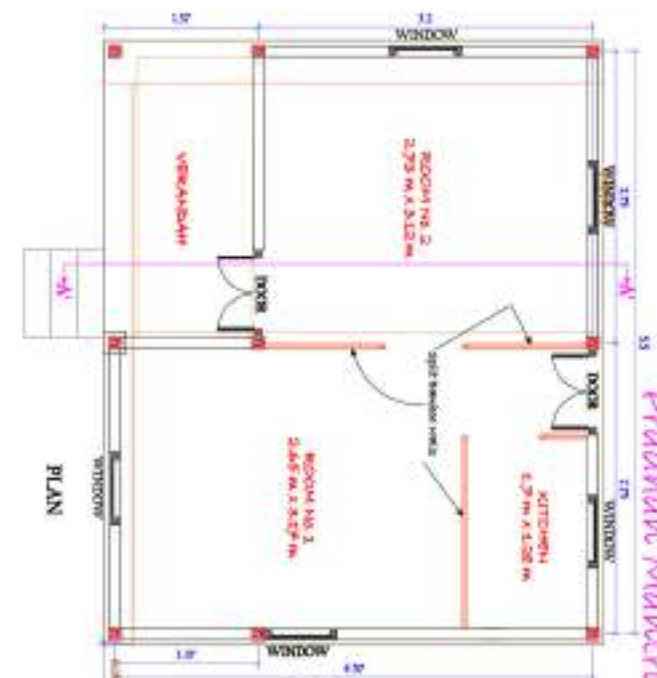
(PMAY-G) – “Housing for All by 2024”

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PANCHAYAT & RURAL DEVELOPMENT, GOVT. OF ASSAM  
JURIPAR, GUWAHATI, ASSAM

# Pradhan Mantri Awas Yojana (Gramin) : Assam

TYPE DESIGN - IV

Plinth Area = 26.46 Sqm.



## Specifications :

- Roofs : Size = 13.0m x 13.0m up to P.L. / 13.0m x 13.0m above P.L. - 9 Nos. / Trussed \*\* = 12 nos. dia. - 4 Nos.
- Tie Beams : Size = 13.0m x 13.0m / Trussed \*\* = 10 nos. dia. - 4 Nos.
- Roof beams : Size = 13.0m x 13.0m / Trussed \*\* = 10 nos. dia. - 4 Nos.
- \*\* Width 6 nos. dia. slumps at 125 cm c/c.
- Door : 0.90m x 1.98 m - 2 Nos. Window : 0.76 m x 1.02 m - 8 Nos.
- Plinth wall : 112 mm thick of 45 cm height above ground level.
- Wall : 75 mm thick brick wall in Prop. 3 : 4 with both side plastering (1:4) of 0.90 m height above plinth level + split bamboo wall with both side plastering (1:4) above sill level.
- Flooring : Brick-oo-floor floor in Prop. 3 : 4 including 25 mm thick cement plastering in proportion 1:2 finishing with neat cement finish.
- Roofing : G.C.I sheet roofing (0.5mm), as per IS 2277-2000.



### **Abstract of Material Requirement**

<b>Material Required</b>	<b>Quantity</b>
Brick	2400
Sand ( Coarse River Sand)	3.5 cum
Chips ( 20mm/40mm down)	2 cum
Cement	32 bags
10/12mm Torsteel	2.31 Qtl
6mm M.S Coil	0.43 Qtl
Wooden Scantlings ( 2 <sup>nd</sup> Class )	1.004Cum./37 Cft.
Wooden planks ( 2 <sup>nd</sup> Class )	0.24 Cum/9 Cft.
Roofing sheets (0.5mm thick ) as per IS 277:2003	39.83 Sqm/20 nos.
Ridging	6.53 Rm
Ventilators	3 Nos
Bamboo	75 Nos
Chicken Mesh	20 Kg
Hardware/shuttering/Bamboo/Colouring/local carriages etc.	Lumpsum

<b>Labour Required</b>	<b>Person days</b>
Mason/Carpenter	22
Skilled labour	40
Unskilled labour (From MGNREGA)	95

# DESIGN -5

(Pre-painted Galvalume Liner Profile  
Sheet Wall House)



## Pradhan Mantri Awaas Yojana - Gramin

(PMAY-G) – “Housing for All by 2024”

OFFICE OF THE COMMISSIONER  
PANCHAYAT & RURAL DEVELOPMENT, GOVT. OF ASSAM  
JURIPAR, GUWAHATI, ASSAM





### **Abstract of Material Requirement**

<b>Material Required</b>	<b>Quantity</b>
Brick(225mmx112mmx75mm)	1550 Nos
Sand ( Coarse River Sand )	3.50 Cum
Chips ( 20mm/40mm down)	2.20 Cum
Cement	31 Bags
12mm/10mm Torsteel	1.18 Qtl
6mm M.S Coil	0.45 Qtl
Wooden Scantlings ( 2 <sup>nd</sup> Class )	1.18Cum/41.77Cft
Roofing Sheets (0.5mm thick x 10 ft) as per IS 277:2003	1.571 Bundles
Roofing Sheets (0.5mm thick x 12 ft) as per IS 277:2003	1.83 Bundles
Ridging	7.92 Rm/26.00 ft
Ventilators	3 Nos
Durashine Liner Profile Sheet for Walls	22 Pcs
Bamboo	21 Nos
Hardware/shuttering/Bamboo/Colouring/local carriages etc.	Lumpsum

<b>Labour Required</b>	<b>Person Days</b>
Mason/Carpenter	22 Nos.
Skilled Labour	40 Nos.
Unskilled Labour (From MGNREGA)	95 Nos.

# DESIGN -6

(Chang Ghar)



## **Pradhan Mantri Awaas Yojana - Gramin**

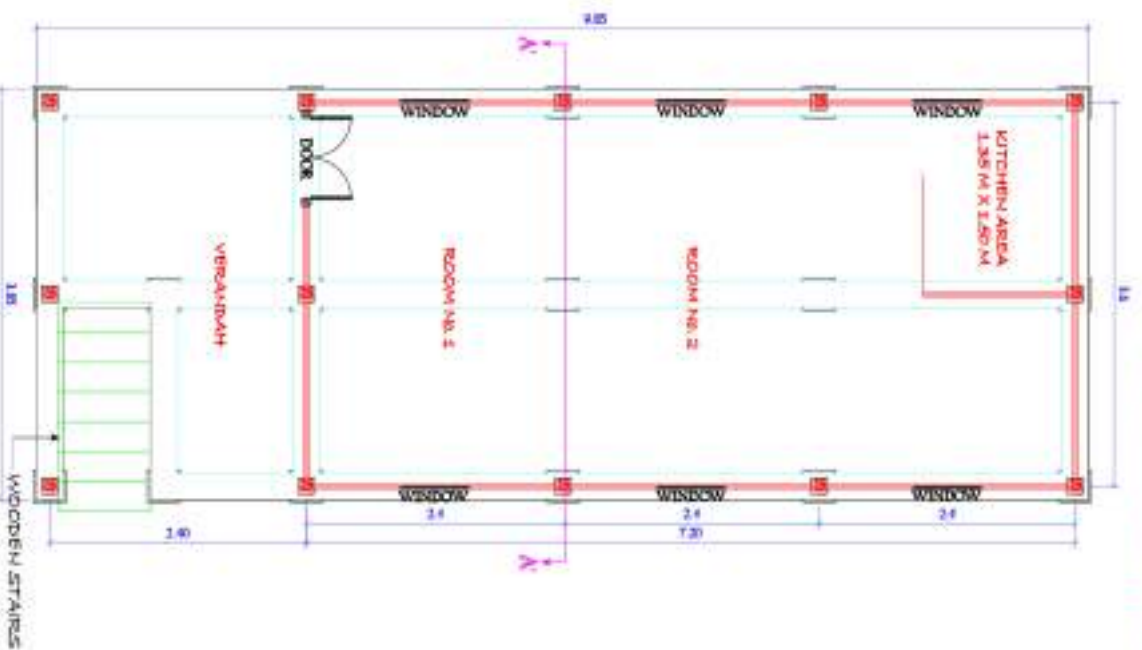
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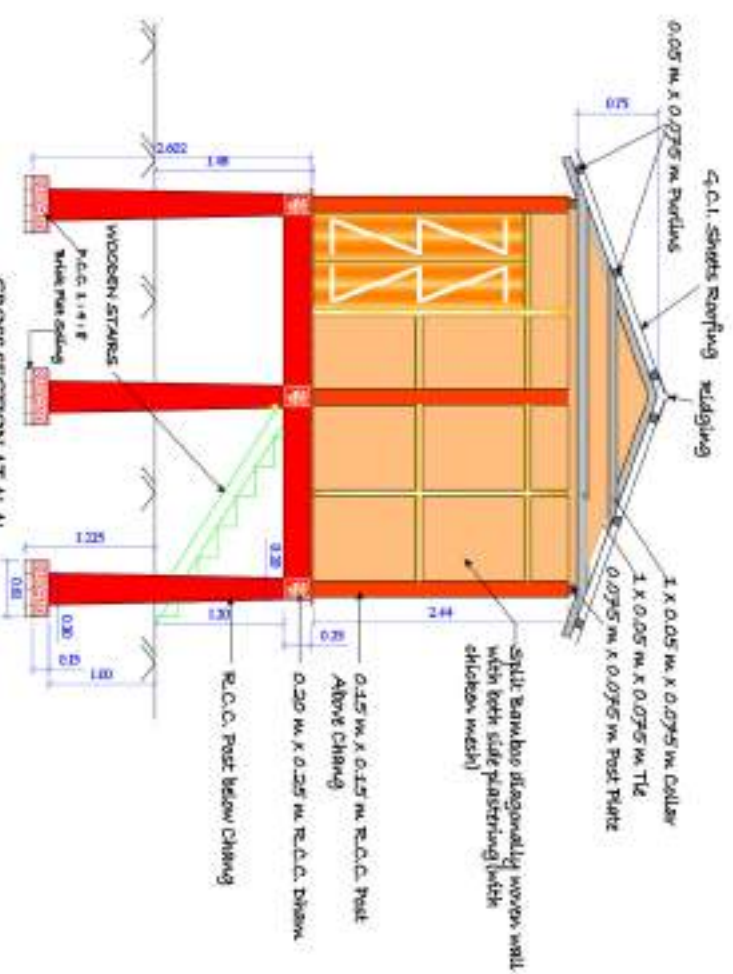
# Pradhan Mantri Awas Yojana (Gramin) : Assam

Plinth Area = 37.92 Sqm. (408.17 Sqft.)

TYPE DESIGN - VI



PLAN



CROSS SECTION A-A

## Specifications :

- R.C.C. Posts : Above Floor  $\Rightarrow$  Size = 15 cm x 15 cm - 18 Nos. / Torsted  $\Rightarrow$  12 mm dia. - 4 Nos. Below Floor  $\Rightarrow$  Size = As per Drawing - 16 Nos. / Torsted  $\Rightarrow$  12 mm dia. - 6 Nos.
- R.C.C. Beam : Size = 20 cm x 25 cm / Torsted  $\Rightarrow$  12 mm dia. - 4 Nos.  $\Rightarrow$  With 6 mm dia. stirrups at 15 cm c/c
- Door : 0.90 m x 1.98 m - 1 No. Windows (Bamboo) : 0.75 m x 1.05 m - 6 Nos.
- Floor Height : 1.48 m height above Ground Level
- Floor : Bamboo Cheng
- Walls : Split Bamboo diagonally woven walls with 15 mm both sides plastering in 1:6
- Roofing : G.C.I. Roofing sheet (0.5 mm), as per IS 277-2003



### **Abstract of Material Requirement**

<b>Material Required</b>	<b>Quantity</b>
Brick(225mm x112mm x 75mm)	215 Nos
Sand ( Coarse River Sand)	7.00 cum
Chips ( 20mm/40mm down )	6.00 cum
Cement	46 bags
12mm/ 10mm Torsteel	3.803 Qtl
6mm M.S Coil	0.937 Qtl
Wooden Scantlings ( 2 <sup>nd</sup> Class )	0.73 Cum
Shuttering planks ( 2 <sup>nd</sup> Class )	0.07 Cum
Wooden Planks for Doors	0.05 Cum
Roofing sheets (0.5mm thick) as per IS 277:2003	3.44 Bundles
Ridging	11.28 Rm/38ft
Bamboo	70 Nos
Chicken Mesh	25 Kg
Hardware/shuttering/Bamboo/Colouring/local carriages etc.	Lumpsum

<b>Labour Required</b>	<b>Person Days</b>
Mason/Carpenter	18
Skilled labour	48
Unskilled Labour(From MGNREGA)	95

## Alternate Materials proposed in place of Conventional Bricks



The following items can be used as alternative building materials for the construction of PMAY-G houses in Assam, wherever feasible, depending upon its availability and cost (inclusive of transportation charges).

### i. Compressed Stabilized Earth Block (CSEB)

Compressed Stabilized Earth Blocks (CSEB), commonly called, Pressed Earth Blocks, is an alternate material for brick that can be produced locally with adequately available raw materials and requires semi skilled labour for the construction method. It is primarily made from an appropriate mix of fairly dry inorganic subsoil, non-expansive clay, sand and cement which are commonly available and the process of formation of CSEBs require dampening, mechanically pressing at high pressure, and then drying to produce the resulting material. Few advantages of using CSEBs over any conventional bricks are listed below:

- It is an environmental friendly alternative as the energy consumed during its production process and carbon emission is comparatively less.
- The raw resources utilised for the construction of CSEBs are easily and locally available, thereby reducing the probability of shortage of resources.
- The construction method of CSEBs is simple and easy to learn and implement, thereby requiring only semi-skilled labour.
- The cost of transportation reduces as the production of the blocks is in situ.
- Use of CSEBs makes quality housing available to more people, and also helps in generating local economy rather than incurring expenditure in importing materials.

### ii. Hollow Concrete Bricks

Hollow concrete bricks are an eco-friendly construction material that is manufactured by recycled waste and materials like coal ash, rice husk, and fly ash. The use of hollow brick reduces the mortar consumption thereby reducing the use of cement which makes it more cost effective and affordable.

The physical dimension of the hollow concrete bricks having one or more than one hole or cavities passing through the block, is 50 to 75 percent of solid material of its total volume, calculated from the overall dimension of the block. Since they have a cavity inside the structure, the weight of the bricks comparatively reduces, that helps in transferring a small dead load when placed during the construction. These bricks also have a superior thermal insulation material, which reduces the heat transfer through the wall of the structure. The Hollow Concrete Bricks are durable and require less maintenance around the time period of their design life.





In case you have any feedback/  
query/ grievance regarding your  
PMAY-G house, please call us on:

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**State Integrity Helpline**

**1800 123 235600**

**This service will help you in this way:**

- Quick disposal of your complaints
- If anyone demands money in terms of facilitating the PMAY-G house, a complaint can be lodged through the helpline number
- Any other issues or grievances

