

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1502**

ANSWERED ON 09/12/2024

IMPLEMENTATION OF PMAY-U

NO. 1502. SHRI RAGHAV CHADHA:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) the details of the housing sanctioned, constructed and completed under PMAY-U during the last five years and the rate of completion;
- (b) the primary reasons for delays in the implementation of PMAY-U, particularly in urban areas with high housing demand;
- (c) the manner in which Government plans to address issues such as fund disbursement delays and land acquisition challenges affecting the scheme's progress;
- (d) the measures which are being taken to ensure transparency and accountability in the execution of PMAY-U projects; and
- (e) by when Government intends to fulfill the remaining housing targets under PMAY-U?

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

- (a) to (e): Ministry of Housing and Urban Affairs (MoHUA) is implementing Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 with an aim to provide all weather pucca houses with basic civic amenities. The scheme is implemented through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), In-Situ Slum Redevelopment (ISSR) and Credit Linked Subsidy Scheme (CLSS).

PMAY-U is a demand driven scheme. Selection of beneficiaries, formulation of projects and execution is done by States/Union Territories (UTs). As per the scheme guidelines, the Urban Local Bodies (ULBs) prepare project for eligible beneficiaries and ensure that the scheme is implemented in an integrated manner. States/UTs prepare project proposals and after approval of State Level Sanctioning and Monitoring Committee (SLSMC), these are submitted to the Ministry for sanctioning of admissible Central Assistance by Central Sanctioning and Monitoring Committee (CSMC). Against the validated demand of 1.12 crore houses, 118.64 lakh houses have been sanctioned by the Ministry based on the project proposals submitted by States/UTs, out of which 114.22 lakh have been grounded and 88.22 lakh are completed/delivered to the beneficiaries across the country as on 25.11.2024 since

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inception. The remaining houses are at different stages of construction. It has been observed that major challenges faced by the implementing agencies include non-availability of encumbrance free land, unwillingness of beneficiaries, delay in getting statutory clearances/No Objection Certificates (NOCs) etc.

As per the scheme guidelines, Central Assistance under different verticals is released to the States/UTs/Central Nodal Agencies (CNAs) based on compliances submitted by them. Further, the disbursement of subsidy (including Central & State components) to the beneficiaries under BLC/AHP/ISSR vertical by States/UTs/Implementing agencies is done depending upon the physical & financial progress of projects/houses.

To ensure transparency and accountability, the Mission uses various measures in implementation of the scheme. A comprehensive and robust MIS system has been developed which helps all stakeholders to seamlessly manage information pertaining to physical and financial progress. The MIS is equipped with Geo-tagging features and integrated with BHUVAN Portal of National Remote Sensing Centre (NRSC) and BHARAT MAP of National Informatics Centre (NIC) for monitoring the progress of construction of houses. MIS has also been integrated with UMANG Mobile App, NITI Aayog Dashboard and DBT Bharat Portal for dissemination of information. To ensure that benefits go only to the genuine beneficiaries, various linkages have been placed such as UIDAI for Aadhar validation of beneficiaries and GIS based Central MIS etc.

The Ministry conducts regular review meetings with States/UTs to complete the remaining houses within the stipulated timeframe. The scheme has been extended till 31.12.2024, except for CLSS vertical of the scheme, to complete all the houses sanctioned without changing the funding pattern and implementation methodology.

Learning from the experiences of PMAY-U, MoHUA has launched PMAY-U 2.0 'Housing for All' Mission with effect from 01.09.2024 for implementation in urban areas across the country to construct, purchase and rent a house by eligible beneficiaries at affordable cost through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS). As on date, 29 States/Union Territories (UTs) have signed Memorandum of Agreement (MoA) to implement PMAY-U 2.0 as per scheme guidelines. The scheme guidelines are available at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>.
