

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 1343  
TO BE ANSWERED ON DECEMBER 19, 2022**

**EXORBITANT PRICES OF HOUSES**

**NO. 1343. DR. KANIMOZHI NVN SOMU :**

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

- (a) whether Government is aware that the price of houses have become out-of-reach of the common people;
- (b) the steps taken by the Government during the last three years to provide houses to the common man at affordable price; and
- (c) to what extent these steps are successful?

**ANSWER**

**THE MINISTER OF STATE IN THE  
MINISTRY OF HOUSING AND URBAN AFFAIRS**

**(SHRI KAUSHAL KISHORE)**

- (a) to (c): ‘Land’ and ‘Colonization’ are State subjects. Ministry of Housing and Urban Affairs is supplementing the efforts of States/UTs by providing Central assistance, under Pradhan Mantri Awas Yojana- Urban (PMAY-U) for construction of affordable houses. Eligible beneficiaries avail the benefits through four verticals, i.e., Beneficiary-led Construction or enhancement (BLC); Affordable Housing in Partnership (AHP); ‘In-Situ’ Slum Redevelopment (ISSR) and Credit Linked Subsidy Scheme (CLSS). Under the AHP and BLC components, the central assistance of ₹1.5 lakh per house while for ISSR component, the Central assistance is ₹1 lakh per house is provided.

Further, in order to enhance the affordability the Government has taken various fiscal and financial measures such as- reduction in Goods and Services Tax (GST) on under-construction Affordable Housing project from 8% to 1% without Input Tax Credit (ITC); increase in Priority Sector Lending (PSL) for Affordable Housing Project from Rs. 28 lakh to Rs. 35 lakh in metros and from Rs. 20 lakh to Rs. 25 lakh in non-metros; setting up of Affordable Housing Fund in National Housing Bank; Infrastructure status to Affordable Housing by including it in Harmonised List of Infrastructure.

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