

**O.I.H.**

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS**

**RAJYA SABHA**

**STARRED QUESTION NO. 125**

**TO BE ANSWERED ON MARCH 13, 2023**

**INCREASING COST OF HOUSING IN URBAN AREAS**

**NO. 125. SHRI HARBHAJAN SINGH:**

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

- (a) whether Government is aware of increasing cost of housing in urban areas due to increase in input cost;
- (b) whether there is any proposal to provide affordable homes in urban areas and if so, the details thereof;
- (c) whether there is any timeline by when all eligible households in the country will be provided pucca houses; and
- (d) if so, the details thereof and if not, the reasons therefor?

**ANSWER**

**THE MINISTER OF HOUSING AND URBAN AFFAIRS  
(SHRI HARDEEP SINGH PURI)**

(a) to (d): A statement is laid on the Table of the House.

**STATEMENT REFERRED IN REPLY TO RAJYA SABHA STARRED QUESTION NO. 125\* FOR 13.03.2023 REGARDING 'INCREASING COST OF HOUSING IN URBAN AREAS'**

(a) to (d): 'Land' and 'Colonisation' are State subjects. Schemes related to providing affordable houses in their respective urban areas are implemented by States/Union Territories (UTs). However, Ministry of Housing and Urban Affairs (MoHUA) is supplementing the efforts of States/UTs by providing Central Assistance under Pradhan Mantri Awas Yojana - Urban (PMAY-U) – 'Housing for All' Mission since June 25, 2015 to provide pucca house to all eligible urban beneficiaries across the country. 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). Based on the project proposals submitted by States/UTs, more than 1.20 crore houses have been sanctioned as on 27.02.2023. Of the sanctioned houses, 109.02 lakh have been grounded for construction; of which 71.01 lakh are completed/delivered to the beneficiaries. The implementation period of PMAY-U scheme which was earlier from 25.06.2015 to 31.03.2022, has been extended up to 31.12.2024, except CLSS vertical, to complete all the houses sanctioned under the scheme without changing the funding pattern and implementation methodology. The State/UT-wise details of houses sanctioned, grounded and completed under the scheme are at Annexure.

Under PMAY-U, Government of India is sanctioning the proposals based on the Detailed Project Reports (DPRs) along with project cost prepared by the implementing agencies of States/UTs. Government of India is providing its fixed share as Central Assistance of ₹1.0 lakh under ISSR, ₹1.5 lakh for AHP and BLC verticals. Under the CLSS vertical, an interest subsidy at the rate of 6.5% which amounts upto ₹2.67 lakh per house is provided for beneficiaries of Economically Weaker Sections (EWS) and Low Income Group (LIG) category. The remaining cost of the house as per DPR is shared by States/UTs/Urban Local Bodies (ULBs)/Beneficiaries. There is no proposal to increase the Central Assistance with this Ministry.

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State/UT-wise details of houses sanctioned, grounded and completed/delivered under PMAY-U  
(As on 27.02.2023)

S. No.	Name of the State/UT	Physical Progress of Houses (Nos.)			
		Sanctioned	Grounded	Completed/Delivered	
1	Andhra Pradesh	20,74,765	19,37,928	7,09,947	
2	Bihar	3,27,315	3,10,075	1,04,229	
3	Chhattisgarh	3,06,034	2,54,860	1,68,849	
4	Goa	3,150	3,103	3,101	
5	Gujarat	10,60,376	9,61,776	8,34,889	
6	Haryana	1,66,671	92,068	61,895	
7	Himachal Pradesh	13,249	12,985	9,042	
8	Jharkhand	2,34,369	2,08,929	1,20,244	
9	Karnataka	7,06,320	5,72,090	3,01,297	
10	Kerala	1,66,661	1,36,976	1,10,747	
11	Madhya Pradesh	9,60,256	9,25,699	6,37,492	
12	Maharashtra	15,09,679	10,77,320	7,74,396	
13	Odisha	2,13,845	1,71,569	1,23,879	
14	Punjab	1,32,895	1,07,914	69,413	
15	Rajasthan	2,76,746	2,17,406	1,68,745	
16	Tamil Nadu	6,88,854	6,41,700	5,08,888	
17	Telangana	2,49,465	2,43,657	2,22,308	
18	Uttar Pradesh	16,89,673	15,46,247	12,34,119	
19	Uttarakhand	62,762	50,286	28,082	
20	West Bengal	6,91,146	5,57,556	3,26,664	
<b>Sub-total (States)</b>		<b>1,15,34,231</b>	<b>1,00,30,144</b>	<b>65,18,226</b>	
21	North East States	Arunachal Pradesh	9,002	8,560	5,791
22		Assam	1,61,476	1,50,296	76,577
23		Manipur	56,037	47,415	9,891
24		Meghalaya	4,759	3,761	1,103
25		Mizoram	40,756	39,181	6,483
26		Nagaland	32,335	31,815	11,587
27		Sikkim	704	446	209
28		Tripura	94,162	82,952	63,472
<b>Sub-total (NE States)</b>		<b>3,99,231</b>	<b>3,64,426</b>	<b>1,75,113</b>	
29	Union Territories	A&N Islands	378	376	47
30		Chandigarh	1,271	1,251	1,251
31		D&NH and D&D	10,480	10,150	8,665
32		Delhi	30,194	29,805	29,805
33		Jammu & Kashmir	49,146	47,338	17,788
34		Ladakh	1,366	1,013	647
35		Lakshadweep	-	-	-
36		Puducherry	16,394	16,232	7,980
<b>Sub-total (UTs)</b>		<b>1,09,229</b>	<b>1,06,165</b>	<b>66,183</b>	
<b>Grand Total*</b>		<b>120.43 Lakh*</b>	<b>109.02 Lakh**</b>	<b>71.01 Lakh**</b>	

\* Out of 122.69 lakh houses sanctioned as on 31.3.2022, 2.26 lakh non-starter houses have been curtailed by some States against which States to put up new proposals under BLC vertical.

\*\* Includes completed (3.41 lakh)/grounded (4.01 lakh) houses of JnNURM during Mission period.