

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

**RAJYA SABHA
STARRED QUESTION NO. 21**

TO BE ANSWERED ON FEBRUARY 05, 2024

INVESTMENT TRENDS IN URBAN SECTOR

NO. 21. SHRI SURENDRA SINGH NAGAR:

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

- (a) whether investment trends in urban sector such as urban infrastructure, housing, AMRUT, Smart City Mission etc., have seen an increasing trend between 2021-24 as compared to recent past;
- (b) the details of comparison of the investment and implementation process between the Pradhan Mantri Awas Yojana (Urban) and previous housing schemes like Jawaharlal Nehru National Urban Renewal Mission (JnNURM); and
- (c) the details of 'Light House Projects' across India including the benefits of this initiative?

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

(a) to (c) : A Statement is laid on the Table of the House.

STATEMENT

STATEMENT AS REFERRED TO IN PART (A) TO (C) IN REPLY TO RAJYA SABHA STARRED QUESTION NO.*21 DUE FOR ANSWER ON 05TH FEBRUARY, 2024 REGARDING 'INVESTMENT TRENDS IN URBAN SECTOR'.

(a) Yes. There is a marked increase in the investment in urban sector over years. It is estimated that annual investment in urban sector has increased from ₹68,000 crore in 2014 to ₹1.30 lakh crore in 2018 and ₹2 lakh crore in 2023. Further, estimated investment in the urban schemes under the Ministry of Housing & Urban Affairs (MoHUA) has increased manifold from ₹1,78,053 crore during 2004-14 to ₹18,07,101 crore during 2014-23. This includes investment in Central Government urban schemes of Atal Mission for Rejuvenation and Urban Transformation (AMRUT), Smart Cities Mission, Pradhan Mantri Awas Yojana - Urban (PMAY-U), Swacch Bharat Mission-Urban (SBM-U) and Urban Transport which contribute in improving the life of an ordinary citizen. Moreover, Investment in housing by Private Sector has also witnessed robust growth during the period 2014-2023.

(b) Ministry of Housing and Urban Affairs (MoHUA) is implementing Pradhan Mantri Awas Yojana - Urban (PMAY-U) - 'Housing for All' Mission since June 25, 2015 to provide pucca house with basic amenities 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). As on 29.01.2024, a total of 118.63 lakh houses have been sanctioned by the Ministry based on the project proposals submitted by States/Union Territories (UTs) under PMAY-U, out of which 114.00 lakh have been grounded and 80.02 lakh have been completed/delivered to the beneficiaries. Based on the requests received from the States/UTs, the Mission period has been extended till 31.12.2024, except Credit Link Subsidy Scheme vertical of the scheme, to complete all the houses sanctioned without changing the funding pattern and implementation methodology.

As compared to the period 2004-14, total investment in housing projects has increased approximately 21 times from ₹38,303 crore to ₹8.11

lakh crore during the period 2015-24. Similarly, total Central Assistance approved has increased from ₹20,304 crore during 2004-14 to ₹2 lakh crore during 2015-24 representing an increase of 10 times approximately. Moreover, total number of houses approved for construction has increased 9 times approximately from 13.46 lakh houses in 2004-14 to 118.63 lakh houses during 2015-24.

The implementation approach and process of PMAY-U has been a complete departure from earlier housing schemes implemented in the country as under:

- i. PMAY-U brought a paradigm shift from slum-centric approach to the vision of 'Housing for All'. The beneficiaries who meet the eligibility criteria as per the PMAY-U scheme guidelines were provided benefit irrespective of their place of residence with the universal coverage approach.
- ii. PMAY-U adopted a demand driven approach where States/UTs were mandated to conduct demand survey in their respective jurisdiction to assess actual demand of houses rather than supply driven approach adopted in earlier scheme such as JnNURM.
- iii. A cafeteria approach was adopted to allow beneficiaries to choose from the four verticals of the scheme depending upon their preferences and suitability.
- iv. For the first time in the country, Middle Income Group (MIG) were also included to seek interest subsidy for construction/purchase of houses under CLSS vertical of the scheme.
- v. Unlike earlier schemes, following the spirit of cooperative federalism, the power of selection of beneficiaries, preparation, appraisal and approval of Detailed Project Reports (DPRs) have been devolved to State/UT Governments under PMAY-U. The Government of India only considers release of Central Assistance based on recommendation of State/UT Governments and projects submitted by them.
- vi. PMAY-U has promoted women empowerment by providing houses in the name of female head of the household or joint ownership which was not considered in earlier schemes.

(c) The Ministry is constructing six Light House Projects (LHPs) consisting of about 1,000 houses each with physical and social infrastructure facilities at Indore (Madhya Pradesh), Rajkot (Gujarat), Chennai (Tamil Nadu), Ranchi (Jharkhand), Agartala (Tripura) and Lucknow (Uttar Pradesh) across the country using six distinct innovative technologies shortlisted from across the globe. The objective of LHPs is to showcase the use of these technologies in the building construction industry which are rapid, sustainable, disaster resilient, cost-effective as compared to conventional construction system. The LHPs are functional as Live Laboratories to promote widespread learning on the use of innovative construction technologies/systems on ground and mainstreaming in Indian context.
