

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1490
ANSWERED ON 09/12/2024**

COST-SHARING ARRANGEMENT FOR CONSTRUCTION UNDER PMAY PHASE II

NO. 1490. SHRI GOLLA BABURAO:

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

- (a) the specific roles and responsibilities of the State and the Central Governments in the cost-sharing arrangement for construction under PMAY Phase II;
- (b) the manner in which the cost-sharing mechanism will be implemented in Andhra Pradesh, and the proportion of the construction costs that will be borne by State Government; and
- (c) the steps being taken to ensure timely disbursement of funds and prevent delays in housing construction projects?

ANSWER

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

- (a) to (c): Learning from the experiences of Pradhan Mantri Awas Yojana - Urban (PMAY-U), Ministry of Housing and Urban Affairs 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 per the scheme guidelines of PMAY-U 2.0, the fund required for purchase/construction of houses under the scheme is shared between the Central Government, State/UT Government and the beneficiaries including Andhra Pradesh. A fixed amount of Central Assistance is provided by Government of India under different verticals and minimum mandatory State/UT share has been provisioned. The cost sharing

mechanism between Central Government and State/UT Governments under the scheme is detailed below:

S. No.	States/UTs	PMAY-U 2.0 Verticals		
		BLC & AHP	ARH	ISS
1	Assam, Arunachal Pradesh, Meghalaya, Manipur, Mizoram, Nagaland, Tripura, Sikkim, Himachal Pradesh, Uttarakhand, UTs of Jammu and Kashmir, Puducherry and Delhi	Central Govt. - ₹2.25 lakh per unit State Govt. - Min. ₹0.25 lakh per unit	Technology Innovation Grant GoI: ₹3,000/Sqm. per unit State Share: ₹2,000/Sqm. per unit	Home Loan Subsidy – up to ₹1.80 lakh (Actual Release) per unit by Government of India as Central Sector Scheme
2	All other UTs	Central Govt. - ₹2.50 lakh per unit		
3	All other States	Central Govt. - ₹1.50 lakh per unit State Govt. - Min. ₹1.00 lakh per unit		

As per the scheme guidelines, the Central Assistance is released to the States/UTs on submission of required compliances. As on date, 29 States/Union Territories (UTs) including Andhra Pradesh 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>
