

**GOVERNMENT OF INDIA**  
**MINISTRY OF HOUSING AND URBAN AFFAIRS**  
**RAJYA SABHA**  
**UNSTARRED QUESTION NO. 701**  
**ANSWERED ON 02/12/2024**

**PRADHAN MANTRI AWAS YOJANA 2.0**

**701. SHRI BABURAM NISHAD:**

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

- (a) the status of key initiatives to enhance urban housing and development, particularly with regard to the construction of 10 million new housing units;
- (b) the plan of Government to address challenges in the housing market, such as higher stamp duties and the need for a transparent rental housing market; and
- (c) the role of Transit-Oriented Development (TOD) in shaping urban planning for large cities and the manner in which it would integrate with existing transport infrastructure?

**ANSWER**

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

- (a) & (b): 'Land' and 'Colonisation' are State subjects. Therefore, schemes related to housing for their citizens are implemented by States/Union Territories (UTs). However, Ministry of Housing and Urban Affairs (MoHUA) supplements the efforts of States/UTs by providing Central Assistance under Pradhan Mantri Awas Yojana – Urban (PMAY-U) since June 25, 2015 to provide pucca house in urban areas across the country. Based on project proposals submitted by the State/UT Governments under PMAY-U, as on 18.11.2024, a total of 118.64 lakh houses have been sanctioned by the Ministry, out of which 114.30 lakh have been grounded and more than 88.02 lakh are completed/delivered to the beneficiaries. The remaining houses are at different stages of construction.

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 10 million houses by eligible

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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/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/pmay-u-2.0-guidelines>.

As per the scheme guidelines of PMAY-U 2.0, Public/Private sector agencies are encouraged to construct houses for Economically Weaker Section (EWS) beneficiaries under AHP vertical. States/UTs have to formulate “Affordable Housing Policy” to provide various reforms and incentives to Public/Private agencies including reduction of stamp duty on time bound basis to develop affordable housing ecosystem. PMAY-U 2.0 supports States/UTs to formulate ‘Affordable Housing Policy’.

(c): The larger role of Transit Oriented Development (TOD) is to integrate land use and transport planning to develop compact growth centers within the influence zone on either side of the transit stations i.e., areas within walking distance. The TOD approach seeks to promote the use of public transport by developing high density zones in the influence area, which would increase the share of transit and walk trips made by the residents/workers to meet the daily needs and also result in reduction in pollution and congestion in the influence area. It also provides all the basic needs of work/job, shopping, public amenities, entertainment in the influence zone with mixed land-use development which would reduce the need for travel in larger cities. Further, it also integrate the EWS and affordable housing in the influence zone by allocating a prescribed proportion of built-up area for them in the total housing supply.

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