

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 2458
ANSWERED ON 11/08/2025

UNDERUTILISATION OF PUBLIC LAND IN MAHARASHTRA
FOR AFFORDABLE HOUSING

2458. SHRI SANJAY RAUT:

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

- (a) whether large tracts of land under central agencies such as Indian Railways, Defence Estates, and PSUs in the State of Maharashtra particularly in Mumbai, Pune, and Nagpur remain underutilised despite acute housing shortages for EWS and LIG groups;
- (b) whether Government has any roadmap to redevelop such land for affordable housing through a national land use policy or land bank system;
- (c) the inter-ministerial coordination underway to unlock surplus central land in urban Maharashtra for mass housing projects under PMAY or other schemes; and
- (d) whether Government proposes to reserve a fixed percentage of redeveloped land exclusively for EWS/LIG housing in Maharashtra's urban zones?

ANSWER

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

- (a) to (d): 'Land' and 'Colonisation' are State subjects. Schemes related to housing for their citizens are implemented by State/Union Territory (UT) Governments in their respective regions. However, Ministry of Housing and Urban Affairs (MoHUA) has been supplementing the efforts of States/UTs by providing Central Assistance under Pradhan Mantri Awas Yojana – Urban (PMAY-U) to provide pucca house with basic amenities to eligible urban beneficiaries across the country. The scheme period has been extended up to 31.12.2025 to complete sanctioned houses without changing the funding pattern and implementation methodology. Based on the learnings from the experiences of implementation of PMAY-U, MoHUA has revamped the scheme and launched PMAY-U 2.0 'Housing for All' Mission with effect from 01.09.2024 for implementation in urban areas across the country to support 1 crore additional eligible beneficiaries in next five years. PMAY-U 2.0 is implemented through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS).

PMAY-U & PMAY-U 2.0 are demand driven schemes. Moreover, conducting demand surveys in their respective jurisdictions and validating the beneficiaries to ascertain eligibility by the States/UTs is a continuous process. Eligible citizens are also allowed to apply through Unified Web Portal of PMAY-U 2.0 and register their demand. The scheme guidelines and Unified Web Portal for submitting the online applications can be accessed through <https://pmay-urban.gov.in>. After demand assessment and verification, States/UTs prepare project proposals and after approval of State Level Sanctioning and Monitoring Committee (SLSMC), these are submitted to the Ministry for sanctioning of admissible Central Assistance by Central Sanctioning and Monitoring Committee (CSMC).

As per scheme guidelines of PMAY-U 2.0, Central/State Government land owning agencies including Central Public Sector Undertakings (CPSUs) and State Public Sector Undertakings (SPSUs) may also undertake “in-situ” slum redevelopment on their lands. In case of relocation, a land should either be provided by the agency itself or the agency may collaborate with the States/UTs for obtaining land from State/UT/City. Thus, PMAY-U 2.0 provides enablement but different land-owning central agencies and CPSUs have to conceptualise affordable housing projects on their land in conformity with land management policies of agencies concerned in collaboration with State/UT Governments.

Furthermore, as per the scheme guidelines of PMAY-U 2.0, States/UTs are required to formulate “Affordable Housing Policy” under which various reforms and incentives are to be provided to Public/Private agencies for construction of affordable housing. Government of Maharashtra has formulated State Housing Policy 2025 which includes mandatory reservation requiring developers to set aside 20% of the net plot area or built-up area exclusively for EWS/LIG housing in large urban projects.
