

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 2215**

TO BE ANSWERED ON JULY 04, 2019

SURVEY ON SHORTAGE OF HOUSES IN URBAN AREAS

NO. 2215. SHRI CHANDAN SINGH:

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

- (a) whether the Government has conducted any survey to find out shortage of houses in urban areas of the country;**
- (b) if so, the details and the outcome thereof;**
- (c) whether the Government has formulated any action plan to address the shortage;**
- (d) if so, the features thereof;**
- (e) whether new houses have been constructed under the said scheme in Government sector during the last five years; and**
- (f) if so, the details thereof?**

ANSWER

**THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
[SHRI HARDEEP SINGH PURI]**

(a) & (b): Yes, Sir. The States/UTs had undertaken demand survey for assessing actual demand of housing under Pradhan Mantri Awas Yojana (Urban) [PMAY(U)]. The validated demand so far is around 100 lakhs.

(c) & (d): In pursuance of the Government's vision of "Housing for All" by 2022, the Ministry of Housing and Urban Affairs (MoHUA) is implementing the PMAY(U) since 25.06.2015 for providing assistance to States/Union Territories (UTs) in addressing the housing requirement of the people belonging to Economically Weaker Sections (EWS), Lower Income Group (LIG) and Middle Income Group (MIG) categories in urban areas. Detailed features of the PMAY(U) are at Annexure.

(e) & (f): During the last five years, a total of 83,62,975 houses have been approved, out of this 48,31,580 are at various stages of construction and 26,07,913 have been completed/occupied under PMAY(U) and earlier housing schemes viz. Jawaharlal Nehru National Urban Renewal Mission (JNNURM) & Rajiv Awas Yojana (RAY).

Features of PMAY (U)

1.0 Background:

❖ In pursuance of Government's vision of "Housing for All" by 2022, the Ministry of Housing & Urban Affairs (MoHUA) is implementing Pradhan Mantri Awas Yojana (Urban)[PMAY(U)] since 25.06.2015.

❖ Under the Scheme, this Ministry is providing assistance to States/Union Territories (UTs) in addressing the housing requirement of the people belonging to Economically Weaker Sections (EWS), Lower Income Group (LIG) and Middle Income Group (MIG) categories in the urban areas.

❖ The Scheme comprises following four verticals:

(i) **In-situ Slum Redevelopment (ISSR)**: Slum redevelopment grant of Rs. 1 lakh per house is admissible for all houses built for eligible slum dwellers under the vertical.

(ii) **Credit Linked Subsidy Scheme (CLSS)**: An interest subsidy of 6.5 %, 4% and 3% on loan amounts upto Rs. 6 lakh, Rs. 9 lakh and Rs. 12 lakhs available for the eligible beneficiaries belonging to EWS/LIG, MIG-I and MIG-II respectively seeking housing loans from Banks, Housing Finance Companies and other such institutions.

(iii) **Affordable Housing in Partnership (AHP)**: Central assistance of Rs. 1.5 Lakh per EWS house is available.

(iv) **Beneficiary-led individual house construction/enhancements(BLC)**: Central assistance of Rs. 1.5 lakh per house is available to individual eligible families belonging to EWS categories.

❖ The Mission is implemented as a Centrally Sponsored Scheme (CSS) except the CLSS vertical of PMAY (U) which is being implemented as a Central Sector Scheme.

2.0 Beneficiary Family:

❖ The beneficiary family under the Scheme has been defined as under:

➤ A beneficiary family will comprise of husband, wife, unmarried sons and/or unmarried daughters.

➤ The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.

➤ **An adult earning member (irrespective of marital status) can be treated as a separate household;**

- **Provided that he/she does not own a pucca (an all weather dwelling unit) house in his/her name in any part of India.**
- **Provided also that in the case of a married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the scheme.**

➤ **Such person with pucca house having built-up area less than 21 Sq. m. **may be included** for enhancement of existing dwelling units upto 30 Sqm. However, if enhancement is not possible on account of lack of availability of land/ space or any other reason, **she/he may get a house under PMAY(U) elsewhere.****

➤ **An eligible beneficiary can take advantage of only one of the four verticals of the Mission.**

3.0 Salient Details:

➤ **Flexibility to States:**

- **Cafeteria Approach: States/UTs can choose any vertical of the Mission to meet their demand of housing.**
- **Demand Based Approach: Housing requirement based on demand assessment by States.**
- **Appraisal & Approval of projects at State level.**

➤ **Ownership of houses:**

- **House to be in the name of adult female member or in joint name.**
- **Preference to persons with disabilities, ST/ SC/ OBCs Minorities, Transgender and women (with overriding priority to widow).**
- **All dwelling units to have drinking water, power supply, sewerage and toilet facility.**

➤ **Coverage:**

- **All statutory towns (Census-2011) and towns notified subsequently.**
- **Notified Planning Areas and Notified Development Authorities (excluding rural areas).**
- **Areas falling within notified Planning/ Development area under the jurisdiction of an Industrial Development Authority/Special Area Development Authority/ Urban Development Authority or any such Authority under State Legislation**

- **Funding:**
 - **A National Urban Housing Fund (NUHF) has been created for providing extra budgetary resources for the Scheme.**
- **Use of Technology:**
 - **Promoting use of innovative construction technology for rapid delivery of houses.**
 - **Use of Information/Space Technology through PMAY(U)-MIS (Management Information System), Bhuvan Portal, PFMS (Public Financial Management System) for effective monitoring.**
 - **Geo-tagging of all houses to be constructed under BLC vertical and AHP projects, to monitor the progress.**
 - **Robust MIS for all stake holders.**
 - **PMAY(U) Mobile App for dissemination of information and capturing the emotions of beneficiaries through photographs/videos testimonials.**

4.0 Technology Submission: GHTC

- ❖ **Ministry has launched a Global Housing Technology Challenge-India (GHTC-India) to get the best globally available construction-technologies through a challenge process and to enable paradigm shift in the housing construction sector.**
- ❖ **Hon'ble Prime Minister of India inaugurated the Construction Technology India- 2019, a global Expo-cum-Conference which was organized on 2-3 March 2019 in New Delhi.60 Exhibitors with 54 proven technologies from 25 countries showcased their technologies in the Expo.**
- ❖ **Hon'ble Prime Minister declared the year 2019-20 as the 'Construction Technology Year'.**
- ❖ **Further, 6 Light House Projects in different regions (Gujarat, Jharkhand, Madhya Pradesh, Tamil Nadu, Tripura & Uttar Pradesh) will be constructed using different innovative technologies. These projects will serve as live laboratories for different aspects of transfer of technologies to field application, such as planning, design, production of components, construction practices, testing etc.**
- ❖ **In addition, 72 Potential Future technologies (domestic) have been identified through the challenge which will be shortlisted for providing Acceleration and Incubation support.**
- ❖ **During the Expo, Hon'ble Prime Minister also released the 3rd edition of Vulnerability Atlas of India.**
