

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO.1746
TO BE ANSWERED ON DECEMBER 05, 2024**

HOUSING UNITS SANCTIONED IN TAMIL NADU UNDER PMAY-U

NO. 1746. SHRI THIRU DAYANIDHI MARAN:

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

- (a) the total number of housing units sanctioned, total funds allocated/disbursed to the State of Tamil Nadu, itemized and year-wise;**
- (b) the steps taken/being taken to expedite the completion of pending housing units in Tamil Nadu;**
- (c) the current status of financial assistance for rural housing and urban housing along with the reasons for providing significantly lower funding for rural areas that often face greater economic challenges;**
- (d) whether the Union Government would provide additional funding for disaster-resilient housing in vulnerable areas in light of incidents where houses collapsed during heavy rains in Tamil Nadu, if so, the details thereof; and**
- (e) the mechanisms in place to ensure the quality and durability of housing units constructed under PMAY?**

ANSWER

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

(a)& (b) 'Land' and 'Colonization' are State subjects. However, the Ministry of Housing and Urban Affairs, under the vision of 'Housing for All', supplements the efforts of States/Union Territories (UTs), by providing Central Assistance under Pradhan Mantri Awas Yojana- Urban (PMAY-U) since 25.06.2015 to provide pucca houses with basic civic 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).

The Scheme has been extended till 31.12.2024, except for CLSS vertical of the scheme, to complete all the houses sanctioned without changing the funding pattern and implementation methodology. The Ministry regularly reviews the status of implementation of PMAY-U with States/UTs through Monthly Progress Reports (MPRs), Monthly Review Meetings and in the meetings of Central Sanctioning and Monitoring Committee (CSMC). States/UTs, including the State of Tamil Nadu, have been advised to expedite the completion of all sanctioned houses within the extended Mission period as per the Detailed Project Reports. The year-wise details of houses sanctioned, and Central Assistance sanctioned and released to the State of Tamil Nadu under Pradhan Mantri Awas Yojana - Urban (PMAY-U) are at Annexure.

Further, based on the 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 assisting to one crore households to construct, purchase and rent a house at affordable cost in urban areas across the country 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 launched on 17.09.2024 and available at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>. The state of Tamil Nadu has not yet signed the MoA to implement PMAY-U 2.0.

(c) Under PMAY-U, Government of India provides its fixed share as Central Assistance of ₹1.0 lakh under ISSR, ₹1.5 lakh for AHP and BLC verticals of PMAY-U. Under CLSS vertical of PMAY-U, an upfront subsidy upto 2.67 lakh per house as interest subsidy. The remaining cost of the house as per DPR is shared by States/UTs/Urban Local Bodies (ULBs)/Beneficiaries.

Under Pradhan Mantri Awas Yojana –Gramin (PMAY-G), Central Government and State Government provides financial assistance of Rs. 1.20 lakh in the ratio of 60:40 in plain areas and Rs. 1.30 lakh in the ratio of 90:10 in hilly areas. Additionally, under convergence with Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGA), 90 days of unskilled labour is provided in plain areas and 95 days of unskilled labour is provided in difficult areas and hilly States. PMAY-G beneficiaries also get assistance of Rs 12,000 from SBM(G), MGNREGA or any other dedicated funding source for construction of toilets. The quantum of unit assistance under PMAY-G is as per the approval of Union Cabinet.

(d) & (e) As per the scheme guidelines, the houses under the PMAY-U mission should be designed and constructed to meet the requirement of structural safety against earthquakes, flood, cyclone, landslide etc. conforming to the National Building Code and relevant Bureau of Indian Standards (BIS) codes. The mission also includes a Technology Sub-Mission to facilitate State / UT Governments to adopt modern, innovative, disaster resilient and green technologies for adoption of layout designs and building plans suitable for various geo-climatic zones. Under PMAY-U 2.0, additional Technology Innovation Grant (TIG) is also provisioned for projects constructed using innovative, environment friendly and disaster resilient construction technologies.

For effective monitoring of the quality and durability of houses sanctioned under the PMAY-U, the Third Party Quality Monitoring (TPQM) of all the ongoing projects under the Scheme is mandatory. On the basis of the reports on the quality of houses from such Agencies, States and Urban Local Bodies (ULBs)/Implementing Agencies (IAs) take both preventive and curative measures to ensure that standard quality houses are constructed under the PMAY-U.

The Year wise details of Physical and Financial Progress in the State of Tamil Nadu under Pradhan Mantri Awas Yojana - Urban (PMAY-U)

FY	Houses Sanctioned (Nos)	Houses Grounded for Construction (Nos)*	Constructions of Houses Completed (Nos)*	Central Assistance Sanctioned (₹ in Cr.)	Central Assistance Released (₹ in Cr.)
2015-16	32,488	11,341	1,693	548.2	129.35
2016-17	94,745	46,462	5,617	1424.04	637.72
2017-18	1,13,425	1,43,839	33,718	1722.67	1,194.00
2018-19	1,30,822	1,35,762	1,57,451	2,079.10	1408.78
2019-20	1,04,072	1,13,112	66,088	1799.97	1992.3
2020-21	84,793	93,732	1,20,143	1470.5	1,575.24
2021-22	75,552	38,409	51,877	1324.94	1,578.91
2022-23	32,519	58,096	84,296	636.92	722.15
2023-24	11,931	18,270	40,322	178.96	877.57
2024-25	Nil	5,622	25,912	Nil	72.57
Total	6,80,347	6,64,645	5,87,117	11,185.30	10188.58

* Includes houses grounded and completed in the year which were sanctioned in preceding years.