

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 2839
TO BE ANSWERED ON DECEMBER 12, 2024
HOUSING UNITS FOR URBAN POOR

NO. 2839. SHRI DHAVAL LAXMANBHAI PATEL:

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

- (a) whether it is a fact that the Government has constructed a number of housing units for urban poor during the last three years and the current year;**
- (b) if so, the details of norms and conditions taken into consideration during the construction and before offering these units to the eligible beneficiaries;**
- (c) the number of persons benefited and the number of houses constructed in this regard during the last five years and the current year; and**
- (d) whether the beneficiaries are likely to sell or transfer their allotted houses to earn profit and if so, the details thereof?**

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. 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. 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). As per scheme guidelines, beneficiaries are selected by Urban Local Bodies (ULBs) based on the following eligibility criteria:**

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- (i) Not owning pucca house in his/her name or any other family member's name, anywhere in India.**
- (ii) Belonging to the Economically Weaker Section (EWS) with annual household income of up to ₹3 lakh except CLSS vertical in which beneficiaries of Low Income Group (LIG) and Middle Income Group (MIG) were also included.**
- (iii) Ownership of land to avail benefit under BLC vertical.**

Houses under BLC vertical are to be constructed by the beneficiaries themselves. It is ensured by States/UTs/ULBs that projects under ISSR and AHP projects are having basic civic infrastructure like water, sanitation, sewerage, road, electricity etc. ULBs are ensuring that individual houses under BLC and CLSS verticals have provision for these basic civic services. As per the scheme guidelines of PMAY-U, the houses under the Mission are designed and constructed to meet the requirements of structural safety against earthquake, flood, cyclone, landslides etc. conforming to the National Building Code (NBC) and other relevant Bureau of Indian Standards (BIS) codes.

Based on project proposals submitted by the State/UT Governments under PMAY-U, a total of 118.64 lakh houses have been sanctioned by the Ministry, out of which 114.23 lakh have been grounded and 88.32 lakh are completed/delivered to the beneficiaries in urban areas as on 02.12.2024. During the last five years, a total of 66.17 lakh houses are sanctioned and 70.53 lakh and 57.14 lakh houses have been grounded and completed/delivered to the beneficiaries respectively.

Policies related to transfer or sale of houses are formulated by respective State/UT Governments by defining the lock-in period, as per the local context. 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 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). Under PMAY-U 2.0, a mandatory lock-in period of five years has been provisioned from the date of completion of house under BLC, AHP and ISS verticals and the beneficiaries are not allowed to sell/transfer the house during the lock-in period.