

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 490
TO BE ANSWERED ON FEBRUARY 06, 2025**

PRICE OF AFFORDABLE HOUSING

**NO. 490. Com. Selvaraj V:
Shri Subbarayan K:**

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

- (a) whether the Government is aware of the latest trend in the real estate sector where developers are keen on premium, luxury and ultra-luxury apartments in metro cities like Delhi NCR, Mumbai, etc., whereas the share of affordable housing of price range between Rs. 40-80 lakhs is dropping;**
- (b) if so, the details thereof and the reasons therefor; and**
- (c) the measures proposed to be taken by the Government to increase the supply of affordable houses to meet the needs of the common people?**

ANSWER

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

- (a) to (c): 'Land' and 'Colonization' are State subjects as per Entry 18 of List-II (State list) of the Seventh schedule of the Constitution of India. The data sought is not centrally maintained by the Ministry.**

Further, the Central Government has taken various measures to increase the supply of affordable houses to meet the needs of the common people such as reduction in Goods and Services Tax (GST) on under-construction Affordable Housing project from 8% to 1% without Input Tax Credit (ITC), Infrastructure status to Affordable Housing by including it in Harmonised List of Infrastructure and launch of Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 to provide pucca houses with basic amenities to all eligible urban beneficiaries across the country. Based on the project proposals submitted by the States/UTs under PMAY-U 1.0, a total of 118.64 lakh houses have been sanctioned, out of which 112.50 lakh have been grounded and 90.25 lakh have been completed and delivered to the beneficiaries so far.

Additionally, based on the learnings from the experiences of 9 years of implementation of Pradhan Mantri Awas Yojana – Urban (PMAY-U), Ministry of Housing and Urban Affairs 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 construct, purchase and rent a house by one crore additional eligible beneficiaries at affordable cost. Moreover, in-principle approval of more than 6 lakh houses has been provided to 29 States/UTs.
