GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3041
TO BE ANSWERED ON AUGUST 07, 2025

AFFORDABLE HOUSING PARTNERSHIP PROJECTS

NO. 3041.   SHRI KESINENI SIVANATH:

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

(a)   the total number of Affordable Housing Partnership (AHP) projects implemented under Model 1 and Model 2, State and district-wise;

(b)   the number of AHP projects that have availed the Technology Innovation Grant State-wise including district-wise for Andhra Pradesh, year-wise;

(c)   whether any institutional mechanisms have been established to evaluate the performance and scalability of such technologies and if so, the details thereof;

(d)   the specific alternate construction technologies used in these projects and their efficacy in reducing construction time and cost;

(e)   whether the Government has conducted any third-party evaluation of the impact of these technologies on sustainability and disaster resilience and if so, the details thereof; and

(f)   the steps taken to expand adoption of Global Housing Technology Challenge (GHTC)-certified technologies in high-risk areas like coastal Andhra Pradesh particularly in Nellore and other cyclone-prone districts?

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

(a) to (f): Ministry of Housing and Urban Affairs (MoHUA) has been implementing Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 with an aim to provide all weather pucca houses with basic civic amenities to eligible urban beneficiaries across the country. 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 construct, purchase and rent a house by 1 crore additional eligible beneficiaries at affordable cost 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).

AHP vertical of PMAY-U 2.0 is being implemented through two models:

Model-1: Construction of houses by Public Sector agencies and parastatals.

Model-2: Private sector AHP projects- Ownership of house by purchase from whitelisted private sector projects through Housing Voucher.

As per the scheme guidelines, an additional Grant in the form of Technology Innovation Grant (TIG) @₹1,000 per sqm up to 30 sqm carpet area per dwelling unit is provisioned for AHP Projects using innovative construction technologies notified by MoHUA through GHTC/PACS by BMTPC/CPWD. Additionally, States/UT Government also have to provide TIG for AHP projects from their own resources in proportion to the Central TIG. TIG is applicable only for projects using innovative and alternate technologies and should be completed within 18-24 months in all respect, after getting all statutory approvals.

Under AHP vertical of PMAY-U 2.0, a total of 21,017 houses in 8 projects have been sanctioned by the Ministry on 18.06.2025 only in the State of Maharashtra, using alternate technology. These projects are eligible for availing TIG of ₹90.64 crore (Central Share - ₹60.44 crore & State TIG ₹30.22 crore). The TIG will be released based on the compliance submitted by the State, as per the scheme guidelines. So far, no TIG has been released to the State of Maharashtra. No such proposal from Andhra Pradesh has been received so far by the Ministry.

Earlier in PMAY-U, 2.68 lakh houses have been sanctioned involving innovative Monolithic Construction Technology in Andhra Pradesh under AHP vertical, but no TIG was provisioned for AHP projects in earlier guidelines of PMAY-U.

The Technology Sub-Mission (TSM) set up under PMAY-U continues to guide and facilitate States/UTs and other stakeholders in adoption of modern, innovative and green technologies and alternate building material for faster and quality construction of houses. It is further extended as Technology & Innovation Sub-Mission (TISM) under PMAY-U 2.0 to support innovative design and construction practices and projects. Under TSM, Global Housing Technology Challenge – India (GHTC-India) was conducted to identify and mainstream globally best available proven construction technologies including prefabricated technology that are rapid, sustainable, green and disaster resilient. Under GHTC-India, a basket of 54 innovative proven construction technologies shortlisted from across the globe were grouped into six distinct categories as per the different geo-climatic regions for further

adoption by States/UTs, including Andhra Pradesh which are available at www.ghtc-india.gov.in. The innovative technologies used in these projects are those shortlisted under GHTC-India through Technical Assessment Committee and which are proven and time tested.

Further, as per PMAY-U 2.0 guidelines, there is provision to ensure quality of construction under BLC/AHP/ARH verticals of the Mission through Third Party Quality Monitoring Agencies (TPQMA) selected by States/UTs. TPQM Agencies are required to visit the project site and to advise State/UT and Urban Local Bodies on quality related issues.

Building Materials and Technology Promotion Council (BMTPC) under the aegis of the Ministry of Housing and Urban Affairs has been set up to continuously appraise, evaluate and monitor the performance and scalability of such identified innovative technologies in the country. The BMTPC is mandated to construct pilot demonstration housing projects, performance certification of innovative technologies, hands-on training and capacity building across the country including Andhra Pradesh, particularly in Nellore and other cyclone-prone districts. Further, the provision of additional Central Assistance in the form of Technology Innovation Grant (TIG) for AHP and ARH projects is a boost for adoption of GHTC-India certified technologies.

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