

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 4627
TO BE ANSWERED ON AUGUST 21, 2025
AFFORDABLE HOUSING RENTAL SCHEMES**

NO. 4627. DR. NISHIKANT DUBEY:

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

- (a) the details of the steps taken/being taken by the Government to address the issue of affordable housing in urban areas particularly for low income families;**
- (b) the details of the steps taken/being taken by the Government to promote the development of Affordable Housing Rental schemes to cater to migrant workers and urban migrants in different cities across the country; and**
- (c) the details of the steps taken/being taken by the Government to enhance public transportation infrastructure in urban areas to reduce traffic congestion and pollution across the country?**

ANSWER

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

- (a): Ministry of Housing and Urban Affairs (MoHUA) has been implementing Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 to provide all weather pucca houses with basic civic amenities to eligible urban beneficiaries across the country. The scheme period has been extended up to 31.12.2025 to complete sanctioned houses without changing the funding pattern and implementation methodology. 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 support 1 crore additional eligible beneficiaries 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).**

Based on the project proposal submitted by States/Union Territories (UTs), a total of 119.31 lakh houses including 7.15 lakh under PMAY-U 2.0, have been sanctioned under PMAY-U by the Ministry, so far. Out of which 112.98 lakh houses have been grounded and 93.81 lakh are completed/delivered to the beneficiaries across the country including low income families, as on 04.08.2025.

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(b): MoHUA launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of PMAY-U to provide dignified living to urban migrants/poor near their workplace through single/double bedroom units or dormitory beds in the country. This scheme is being implemented through two models. Beneficiaries of ARHCs are urban migrants/poor from Economically Weaker Section (EWS)/Low Income Group (LIG). They include labour, urban poor (street vendors, rickshaw pullers, other service providers etc.), industrial workers, and migrants working with market/trade associations, educational/health institutions, hospitality sector, working women hostels, long term tourists/visitors, students or any other persons of such category.

Under Model-1, so far, 5,783 existing Government funded vacant houses have been converted into ARHCs in different States/Union Territories (UTs). Under Model-2, MoHUA has approved proposals for construction of 83,298 new ARHC units in 7 States, of which 36,450 have been completed and remaining are under different stages of initiation/construction.

ARH vertical of PMAY-U 2.0 specifically aims to scale up construction of affordable rental housing stock through creating a conducive environment by incentivizing Public/Private Entities to leverage investment in the sector. It promotes the creation of adequate rental housing in different cities across the country for eligible beneficiaries including migrant workers, industrial workers who do not want to own a house but require housing for short term basis. As per scheme guidelines of PMAY-U 2.0, Public/Private Entities can construct, operate and maintain ARH projects containing Single/Double bedroom unit or dormitory beds to provide accommodation for eligible beneficiaries.

(c): MoHUA is spearheading multiple initiatives to improve urban mobility and reduce congestion and emissions. Key efforts include expanding metro and regional rapid transit networks across major cities, implementing the PM-eBus Sewa scheme to deploy 10,000 electric buses, and promoting integrated, sustainable transport planning through Comprehensive Mobility Plans.

PM-eBus Sewa Scheme”, launched on 16th August 2023, aims to augment city bus operations in urban areas with Central Assistance (CA) of ₹20,000 crore for deploying 10,000 electric buses on PPP model. As per the extant guidelines of the scheme, cities with a population between 3-40 lakh and other State/UT Capitals with less than 3 lakh population as per census 2011 are eligible to participate in the scheme.

Government of India has issued Metro Rail Policy, 2017 for systematic planning of public transport projects including Metro Rails in order to achieve sustainable mobility. At present, about 1,053 km of metro rail network including RRTS is operational in 24 cities across the country.
