

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3055
TO BE ANSWERED ON DECEMBER 18, 2025
VACANT HOUSES UNDER PMAY-U

NO. 3055. SHRI ADHIKARI DEEPAK DEV:

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

- (a) whether it is a fact that nearly half of the houses constructed under Pradhan Mantri Awas Yojana - Urban (PMAY-U) for the urban poor remain vacant across the country;**
- (b) if so, the reasons identified by the Government for such a high number of unoccupied houses including issues such as incomplete infrastructure, lack of basic amenities or delays in the allotment process; and**
- (c) the steps being taken by the Government to ensure timely completion of supporting infrastructure, faster allotment and actual occupancy of the houses built under PMAY-U so that the intended beneficiaries can avail the benefits of the said yojana?**

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

- (a) to (c): 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. 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).

PMAY-U & PMAY-U 2.0 are demand driven scheme. Selection of beneficiaries, under various verticals preferred by the beneficiaries, formulation of projects and execution including allotment of completed houses to the eligible beneficiaries are done by States/Union Territories (UTs). The timeline for completion of houses/projects varies from State to State and it generally takes 12-36 months in different verticals of the scheme and as per Detailed Project Reports (DPRs) of respective projects.

The completion timeline for houses depends on various factors like availability of encumbrance free land, statutory compliances for start of construction, arrangement of funds by beneficiaries etc. As per the scheme guidelines, it is mandated that all States/UTs should provide on-site infrastructure such as internal roads, pathways, water supply sewerage/septage, drainage, external electrification etc. in PMAY-U & PMAY-U 2.0 projects from their own resources or by converging with various schemes. Dwelling units under projects shall have water supply, electricity, kitchen and toilet conforming to NBC/State/Local Authority norms.

Based on the project proposal submitted by States/UTs, a total of 122.06 lakh houses, including 10.43 lakh under PMAY-U 2.0, have been sanctioned under the scheme by the Ministry, so far. Out of which, 113.85 lakh houses have been grounded, and 96.02 lakh are completed and 93.39 lakh occupied as on 24.11.2025.

Occupancy of completed AHP houses is an important concern raised with States/UTs during periodically held review meetings. The reasons of unoccupancy as reported by States/UTs include incomplete basic infrastructure such as water, roads and

electricity, migration or unwillingness to relocate from existing livelihoods and social networks, financial constraints in contributing beneficiary share, delays in documentation and allotment by implementing agencies. The States/UTs are advised to improve occupancy of houses under PMAY-U by providing civic infrastructure and ensuring allotment to beneficiaries on priority. The Ministry conducts regular review meetings with States/UTs to complete the remaining houses and ensure occupancy within the stipulated timeframe.
