

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 31
TO BE ANSWERED ON JANUARY 29, 2026**

CENTRAL ASSISTANCE UNDER PMAY-U IN TAMIL NADU

NO.31. DR. T SUMATHY *AL/AS* THAMIZHACHI THANGAPANDIAN:

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

- (a) whether the Government has approved or proposed any Central assistance under the Pradhan Mantri Awas Yojana–Urban (PMAY-U) for housing projects undertaken by the Tamil Nadu Housing Board (TNHB) during 2026 and if so, the details thereof;**
- (b) whether the proposals relating to self-financing housing schemes of TNHB including projects in Ellis Nagar, Madurai and Singhanallur, Coimbatore, involving over 150 dwelling units have been received from the State Government of Tamil Nadu and if so, the details and current status thereof;**
- (c) whether the absence of clearly earmarked Central assistance has led to delays or constraints in implementation of such urban housing projects and if so, the details thereof; and**
- (d) the details of financial and technical support proposed by the Union Government to address urban housing shortages in Tamil Nadu, particularly in cities facing infrastructure and mobility pressures?**

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

(a) to (d): 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 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).The scheme guidelines can be accessed at<https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>

PMAY-U and PMAY-U 2.0 are demand driven schemes and Government of India has not fixed any State wise target for construction of houses. States/UTs undertake demand assessment and after demand assessment and verification, States/UTs prepare project proposals and after approval of State Level Sanctioning and Monitoring Committee (SLSMC), these are submitted to the Ministry for sanctioning of admissible Central Assistance by Central Sanctioning and Monitoring Committee (CSMC).

As per the mandate of the PMAY-U 2.0 scheme guidelines, MoHUA consider the proposals received from Tamil Nadu Urban Habitat Development Board (TNUHDB), the State Level Nodal Agency for implementation of PMAY-U in the State of Tamil Nadu for Central Assistance. MoHUA does not consider the proposals of TNHB directly.

Further, no proposal for Central Assistance under PMAY-U 2.0 including self-financing housing schemes for projects undertaken by the Tamil Nadu Housing Board (TNHB) has been received in the year 2026.

Based on the project proposal submitted by State of Tamil Nadu, a total of 6.79 lakh houses including 12,048 houses under PMAY-U 2.0, have been sanctioned since inception of the scheme by the Ministry. Out of which 6.68 lakh houses have been grounded and 6.19 lakh are completed/delivered to the beneficiaries in the State of Tamil Nadu, as on 19.01.2026, Central Assistance of ₹11,152.30 crore has been sanctioned for Tamil Nadu under the scheme, out of which ₹10,741.89 crore have been released to the State/ Central Nodal Agencies. Central Assistance is released to States based on the compliances achieved on the sanctioned projects as per scheme guidelines.

The central assistance under PMAY-U 2.0 is earmarked to States/UTs as per below table:

S.No.	States/UTs	PMAY-U2.0Verticals		
		BLC&AHP	ARH	ISS
1.	Assam, Arunachal Pradesh, Meghalaya, Manipur, Mizoram, Nagaland, Tripura, Sikkim, Himachal Pradesh, Uttarakhand, UTs of Jammu & Kashmir, Puducherry and Delhi	Central Govt.-₹2.25 Lakh per unit State Govt.- Minimum ₹0.25 lakh Per unit	Technology Innovation Grant Gol: ₹3,000/Sqm. per unit State Share: ₹2,000/Sqm. Per unit	Home Loan Subsidy-upto ₹1.80 lakh (Actual Release) per unit by Government of India as Central Sector Scheme
2.	All other UTs	Central Govt.-₹2.50 Lakh per unit		
3.	All other States	Central Govt.-₹1.50 Lakh per unit State Govt.- Minimum ₹1.00 lakh Per unit		

Central assistance under PMAY-U & PMAY-U 2.0 is released to States/UTs in three installments of 40%, 40% and 20%. The release of Central assistance is incumbent upon fulfillment of mandatory compliances by the concerned States/UTs as per operational guidelines and other instructions issued by Ministry of Finance. Due installment of Central assistance is released as soon as requisite compliances are achieved in sanctioned projects, to concerned State Government for transferring it along with matching state share to the identified beneficiaries for construction of houses under the scheme.

Under PMAY-U 2.0, a Technology & Innovation Sub-Mission (TISM) supports innovative design and construction practices for sustainable housing in the country.
