

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 4495
TO BE ANSWERED ON MARCH 19, 2026
UNOCCUPIED HOUSES UNDER PMAY-U

NO. 4495. SMT. BAG MITALI:

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

- (a) whether it is a fact that the deadline for Pradhan Mantri Awas Yojana - Urban (PMAY-U) expired on 31st December, 2024;**
- (b) if so, the percentage of completed and unoccupied houses out of the total sanctioned houses under PMAY-U as of 31st December, 2025, vertical-wise; and**
- (c) the reasons for a large number of unoccupied houses, particularly under the in-situ slum redevelopment and affordable housing verticals of PMAY-U?**

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 all eligible urban beneficiaries across the country. The scheme period of PMAY-U has been extended up to 30th September 2026 for completion of under-construction houses and release of funds through SNA-SPARSH module.

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.

Based on the project proposal submitted by States/UTs, a total of 125.15 lakh houses including 13.67 lakh under PMAY-U 2.0, have been sanctioned by the Ministry, so far across the country. Of the sanctioned houses, 116.57 lakh (93%) houses have been grounded; of which 97.30 lakh (83%) are completed and 94.83 lakh (97%) are occupied, as on 02.03.2026. The vertical-wise details of houses sanctioned, grounded, completed and occupied is at Annexure.

Occupancy of completed houses is an important concern raised with States/Union Territories (UTs) during periodically held review meetings. The reasons of unoccupancy in In-situ Slum Redevelopment (ISSR) and Affordable Housing in Partnership (AHP) vertical of PMAY-U 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 have been 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.

Vertical-wise details of houses sanctioned, grounded, completed and occupied under PMAY-U & PMAY-U 2.0

Verticals	Details of Houses (Nos.)			
	Sanctioned	Grounded	Completed	Occupied
Beneficiary Led Construction (BLC)	80,73,499	70,89,302	55,32,922	55,32,922
Affordable Housing in Partnership/ Affordable Rental Housing (AHP/ARH)	15,68,826	12,96,958	10,06,961	6,43,935
In-situ Slum Redevelopment (ISSR)	2,84,366	2,81,340	2,60,189	2,27,311
Credit Linked Subsidy Scheme/Interest Subsidy Scheme (CLSS/ISS)	25,88,322	25,88,322	25,88,322	25,88,322
Total	125.15 Lakh	116.57 Lakh*	97.30 Lakh*	94.83 Lakh*

* Includes completed (3.42 lakh), occupied (4.91 lakh)/grounded (4.01 lakh) houses of earlier scheme of JnNURM during the mission period of PMAY-U.