

Pradhan Mantri Awas Yojana - Urban 2.0

Housing for All Mission

Overview



**Ministry of Housing & Urban Affairs
Government of India**

Preface

Pradhan Mantri Awas Yojana - Urban (PMAY-U) Scheme was launched on 25th June 2015 by the Hon'ble Prime Minister to provide all-weather pucca houses to all eligible urban households across the nation with the vision of 'Housing for All'.

Over the years, the need for housing has become prevalent in tandem with urban expansion. Urban areas continue to experience rising housing demand due to the creation of new cities/ towns coupled with rapid pace of urbanization. 'Affordable Housing' needs vary significantly among different income groups, including EWS, LIG and MIG segments across the country. It is necessary to support all these groups in realizing their aspirations of owning a house to lead a dignified life.

Hon'ble Prime Minister on the 77th Independence Day announced that Government of India will come up with a new Scheme to provide benefits to weaker section and middle-class families in owning a home. Subsequently, in June 2024, the Union Cabinet resolved to aid 3 crore additional rural and urban households for the construction of houses, to meet the housing requirements arising out of the increase in the number of eligible families.

In the Union Budget 2024, Hon'ble Finance Minister announced that under PMAY-U 2.0, housing needs of 1 crore urban poor and middle-class families will be addressed in the next 5 years. Accordingly, Pradhan Mantri Awas Yojana - Urban 2.0 (PMAY-U 2.0) has been launched to aid 1 crore eligible urban families, thus ensuring that eligible citizens of urban India lead a better quality of life.



The contours of PMAY-U 2.0 have been designed based on learnings of PMAY-U scheme, global best practices/ benchmarks and outcomes of series of consultations with multiple stakeholders including States/UTs, Banks, Housing Finance Companies, Private Sector etc.

PMAY-U 2.0 seeks to address the affordable housing requirement in urban areas through following verticals:

- i. Beneficiary Led Construction (BLC)
- ii. Affordable Housing in Partnership (AHP)
- iii. Affordable Rental Housing (ARH)
- iv. Interest Subsidy Scheme (ISS)



Background

Pradhan Mantri Awas Yojana - Urban 2.0 (PMAY-U 2.0) – ‘Housing for All’ Mission for urban areas will be implemented for 5 years from 01.09.2024 to provide Central Assistance to all eligible beneficiaries /households /implementing agencies through States/Union Territories (UTs)/Primary Lending Institutions (PLIs) to construct, purchase or rent a house at an affordable cost. The Mission will be implemented as Centrally Sponsored Scheme (CSS) except for the vertical of Interest Subsidy Scheme (ISS) which will be implemented as a Central Sector Scheme. The Scheme will be implemented through following four verticals:

- Beneficiary Led Construction (BLC)
- Affordable Housing in Partnership (AHP)
- Affordable Rental Housing (ARH)
- Interest Subsidy Scheme (ISS)

A beneficiary family will comprise of husband, wife, unmarried sons and/or unmarried daughters. Families belonging to EWS/LIG/MIG segments, living in urban areas, should not own a pucca house [(an all-weather dwelling unit)] either in his/her name or in the name of any member of his/her family in any part of India.

The Scheme will support construction of houses with a minimum of 30 square meter (sqm) carpet area along with basic civic amenities and social infrastructure. Further, States/UTs will have the flexibility in terms of determining the size of houses up to 45 sqm and other



facilities in consultation with the Ministry, without any enhancement in financial assistance from Government of India. States/UTs through their implementing agencies will provide trunk infrastructure from their own resources up to project site.

The projects should have basic civic infrastructure/amenities like water, sanitation, sewerage, road, electricity etc. Urban Local Bodies (ULBs) should ensure that individual houses under ISS and BLC verticals shall have the provision for these basic civic amenities. States/UTs shall endeavour to make suitable provisions in the Detailed Project Reports (DPRs) of AHP and ARH Projects for the following:

- Necessary provision of ramp and other facilities for barrier free access to ensure accessibility for Persons with Disabilities (Divyangjan) as mentioned under the provisions of Rights of Persons with Disabilities Act, 2016.
- Construction of Anganwadi Centres at the site of AHP projects, wherever required.
- Provision of Rainwater Harvesting System.
- Solar Energy System, especially to meet the requirement of common facilities.
- Adequate number of plantations within the project site.

States/UTs, at their discretion, may decide a cut-off date on which beneficiaries have to be a resident of that urban area for being eligible to take benefits under the Scheme.



The houses constructed/ acquired/purchased with Central Assistance under the Scheme should be in the name of the female head of the household or in the joint name of the male head of the household and his wife and only in cases when there is no adult female member in the family, the house can be in the name of male member of the household. In cases where the User is a widower, unmarried, separated person, or transgender, the house will be made in the individual's name. In case of death of beneficiary(s), the legal heir of the beneficiary will get the benefit under the scheme.

To enable the User to avail benefits of PMAY-U 2.0, the inclusion of name of female member of the family in registered title deed/sale deed of the house acquired/purchased during the Mission period, should also be allowed at a later stage and State/UT should make provision for exemption of additional stamp duty and/or registration charges for such cases. An undertaking from the beneficiary will be taken as a declaration of the fulfilment of eligibility criteria of income and not owning a pucca house anywhere in India on his/her name or any other family members in a specified format as per the Scheme Guidelines.

State/UT Governments and Implementing Agencies should ensure the formation of beneficiary residents associations. These associations will be responsible to take care of facilities and maintenance of houses built under the Scheme. Implementing Agencies shall ensure the compliances of “Real Estate (Regulation and Development) Act [RERA], 2016” (if applicable) and other applicable State laws.



Coverage

All Statutory Towns as per Census 2011 and towns notified subsequently and areas falling within the boundary of Notified Planning Areas, Notified Planning/ Development area under the jurisdiction of Industrial Development Authority/Special Area Development Authority/Urban Development Authority or any such Authority under State legislation which is entrusted with the functions of urban planning and regulations shall be included for the coverage under the Scheme for all verticals.

The Cities/Towns and areas falling under Notified Planning Areas, Notified Planning/ Development area under the jurisdiction of Industrial Development Authority/Special Area Development Authority/Urban Development Authority or any such Authority, where PMAY-U is being implemented will continue to be covered under PMAY-U 2.0. Cities/towns which were not part of PMAY-U may also be included in PMAY-U 2.0 with due approval of MoHUA.



Eligibility Criteria

Families belonging to EWS/LIG/MIG category, living in urban areas, having no pucca house anywhere in the country, are eligible to purchase or construct a house under PMAY-U 2.0. A beneficiary will be eligible for availing benefit under any of the verticals of PMAY-U 2.0 scheme. The beneficiary who has been allotted house under any of the housing scheme of Central Government, State/UT Government and Local Self Government in last 20 years in urban or rural areas, shall not be eligible to seek benefit under PMAY-U 2.0. An undertaking may also be submitted by the beneficiary while validating the demand by ULB in this regard.

EWS households are defined as households with an annual income of up to ₹3 lakh. LIG is defined as households with an annual income from ₹3 lakh up to ₹6 lakh. MIG is defined as households with an annual income from ₹6 lakh up to ₹9 lakh. States/UTs shall have the flexibility to redefine the annual income criteria of EWS as per prevailing conditions with concurrence of MoHUA.

Preference under the Scheme will be given to Widows, single women, Persons with Disabilities, Senior Citizens, Transgenders, persons belonging to Scheduled Castes/ Scheduled Tribes, Minorities and other weaker and vulnerable sections of the society. Special focus will be given to Safai Karmi, Street Vendors identified under PMSVANidhi Scheme and different artisans under Pradhan Mantri-Vishwakarma Scheme, Anganwadi workers, building and other construction workers, residents of slums/chawls and other groups



identified during operation of PMAY-U 2.0.

It would also be ensured that if a pucca house has been provided to the parents of any eligible beneficiary under the previous housing schemes then, he/she will be considered only after other eligible families/beneficiaries whose parents have not availed any benefit under the previous housing schemes are included in the list of beneficiaries.

The houses sanctioned under PMAY-U which got curtailed by Central Sanctioning and Monitoring Committee (CSMC) after 31.12.2023 due to any reason on the recommendation of States/UTs, shall not be sanctioned in PMAY-U 2.0 to those beneficiaries.

The beneficiaries may avail benefit in PMAY-G or PMAY-U 2.0 as per their jurisdiction. The MIS linkage between Department of Rural Development for PMAY-G and MoHUA for PMAY-U 2.0 would be done to avoid duplication of beneficiaries. The final list of beneficiaries may be checked and verified by States/UTs/ULBs before sending to the CSMC for sanctioning.

All eligible beneficiaries (including family members) should have an Aadhaar/ Aadhaar Virtual ID integrated with the details of beneficiaries. In case, any eligible beneficiary does not have an Aadhaar card/Aadhaar Virtual ID, States/UTs should ensure that Aadhaar/ Aadhaar Virtual ID enrolment of such beneficiary is done on priority.



PMAY-U Verticals

Beneficiary Led Construction (BLC)

- EWS beneficiary to construct house on own land
- Provision of land patta/ rights to the landless by States/UTs
- Geo-tag the construction stages of the house by beneficiaries.
- Release of instalment is linked to construction stage
- Free of cost statutory approvals, if needed
- Upgradation of Tenable Slums with housing and infrastructure

Affordable Housing in Partnership (AHP)

- EWS beneficiary to purchase/avail allotted houses in Apartment projects by public/ private sector agencies/ parastatal agencies
- Redeemable Housing Vouchers for purchase of houses in whitelisted private sector projects
- Various State Incentives to public/private projects
- In-Situ Slum Redevelopment of tenable Slums or Slum Resettlement

Affordable Rental Housing (ARH)

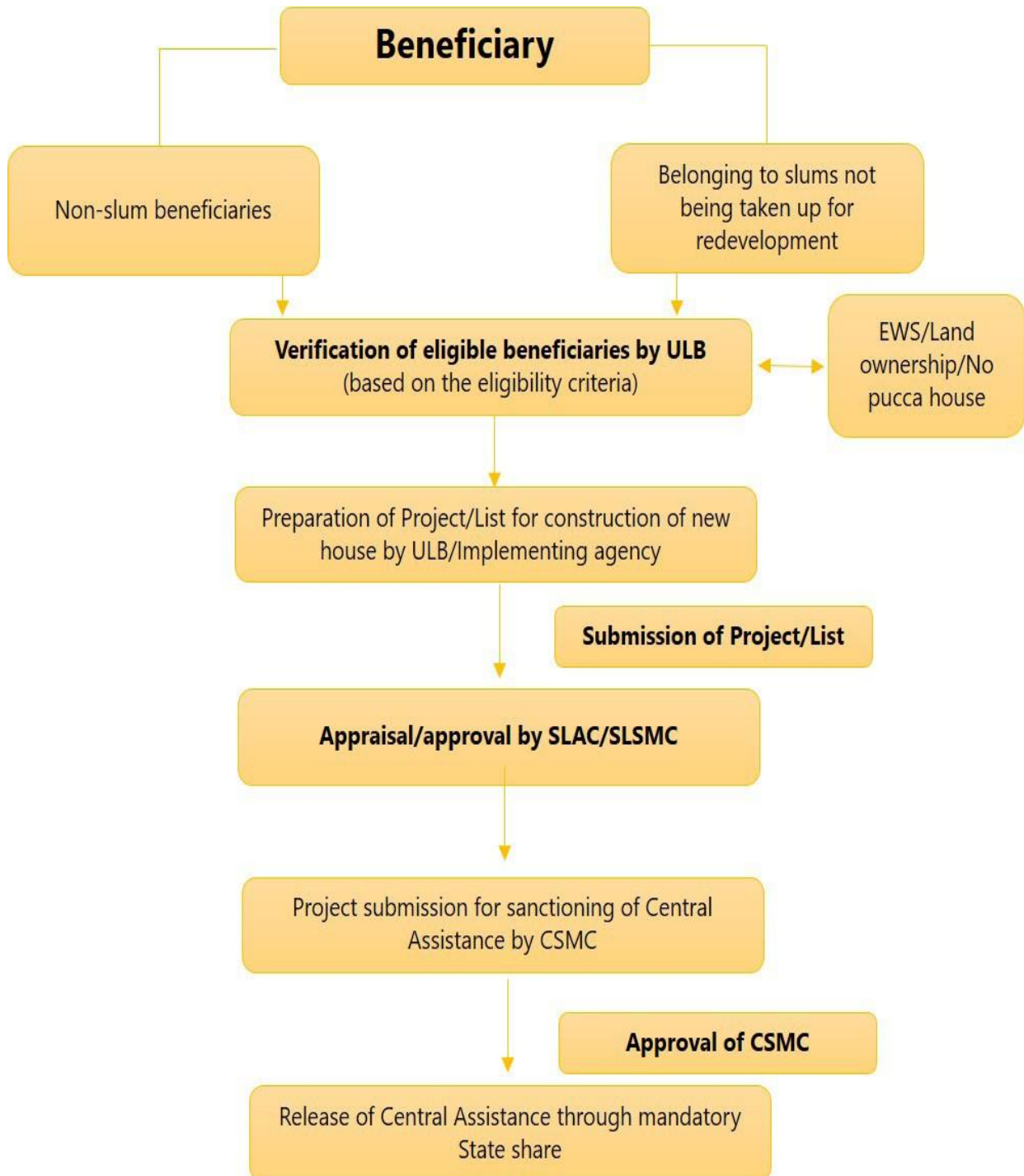
- Model-1: Utilizing existing Government funded vacant houses by converting them into ARH under PPP mode or by public agencies.
- Model-2: Construct, Operate and Maintain rental housing by Private/Public Entities for urban poor, working women, employees of Industries, Industrial Estates, Institutions and other eligible EWS/LIG families.

Interest Subsidy Scheme (ISS)

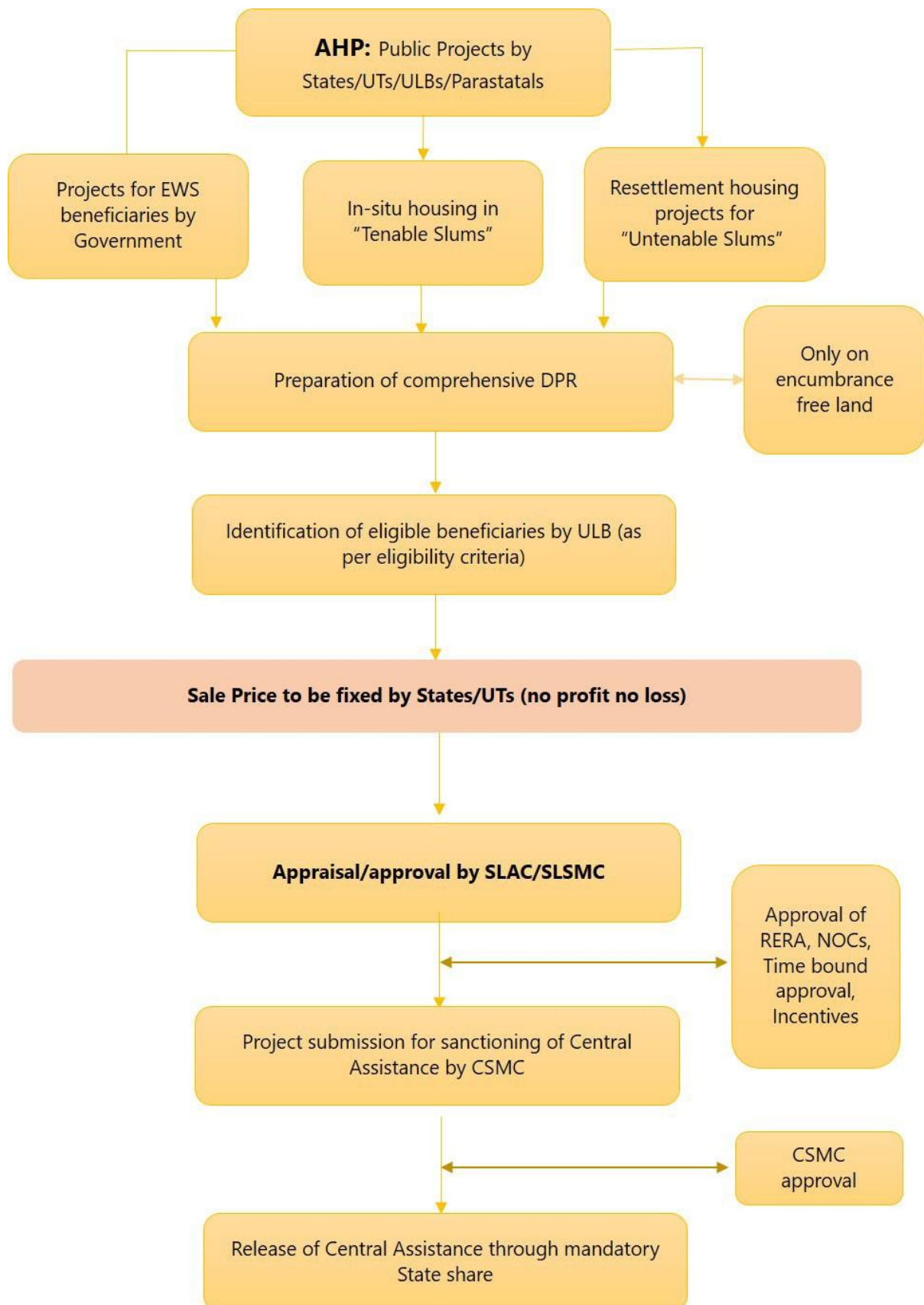
- Max. Loan value ₹25 lakh, Max. House Value ₹35 lakh
- 5 Yearly instalments of Loan subsidy
- Annual household income:
 - EWS - up to ₹3 lakh
 - LIG - up to ₹6 lakh
 - MIG - up to ₹9 lakh
- EWS/LIG/MIG- Loan Subsidy upto ₹1.80 lakh
- Houses under ISS shall be upto 120 sqm.



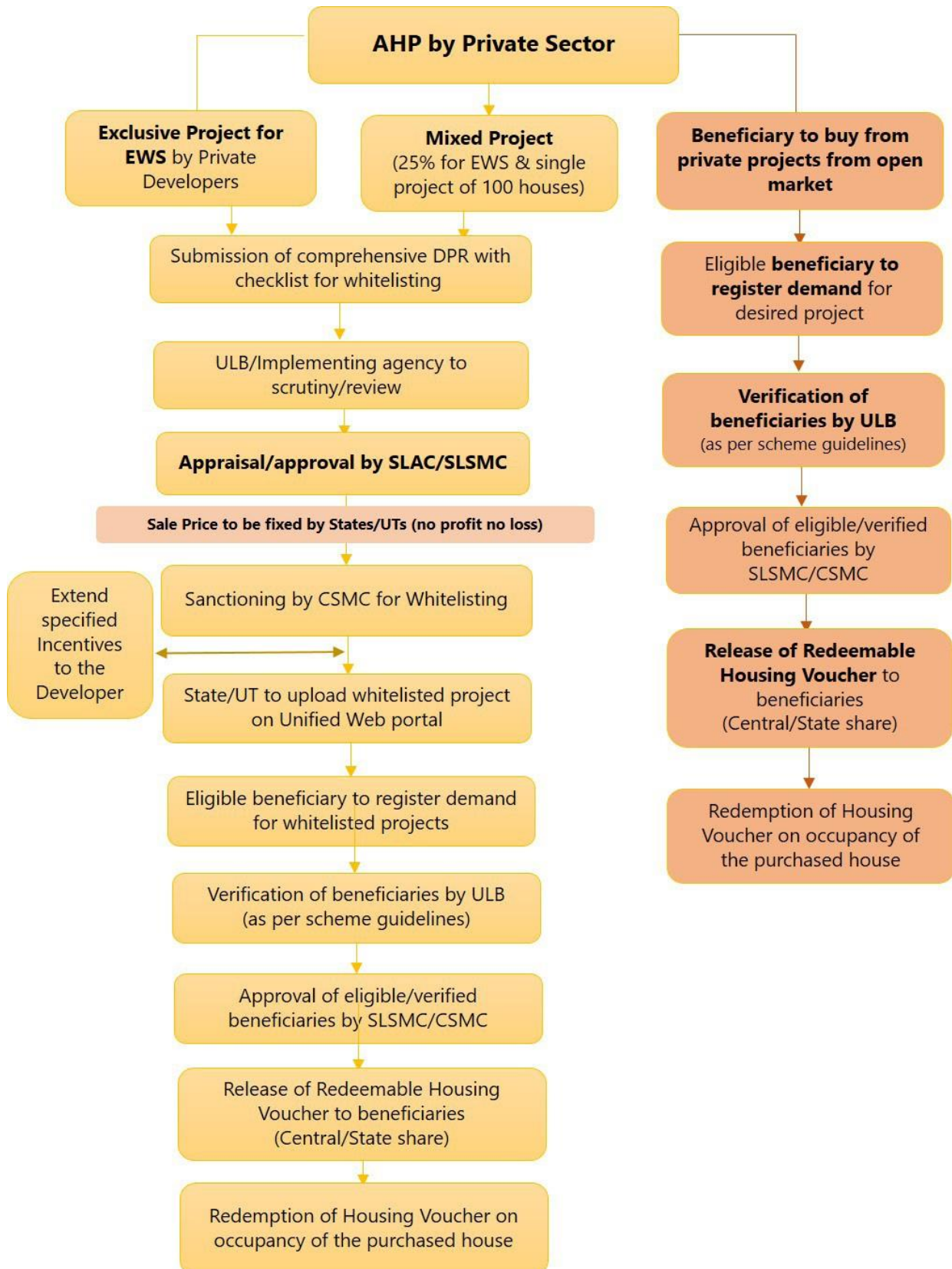
Flowchart depicting steps in BLC Vertical



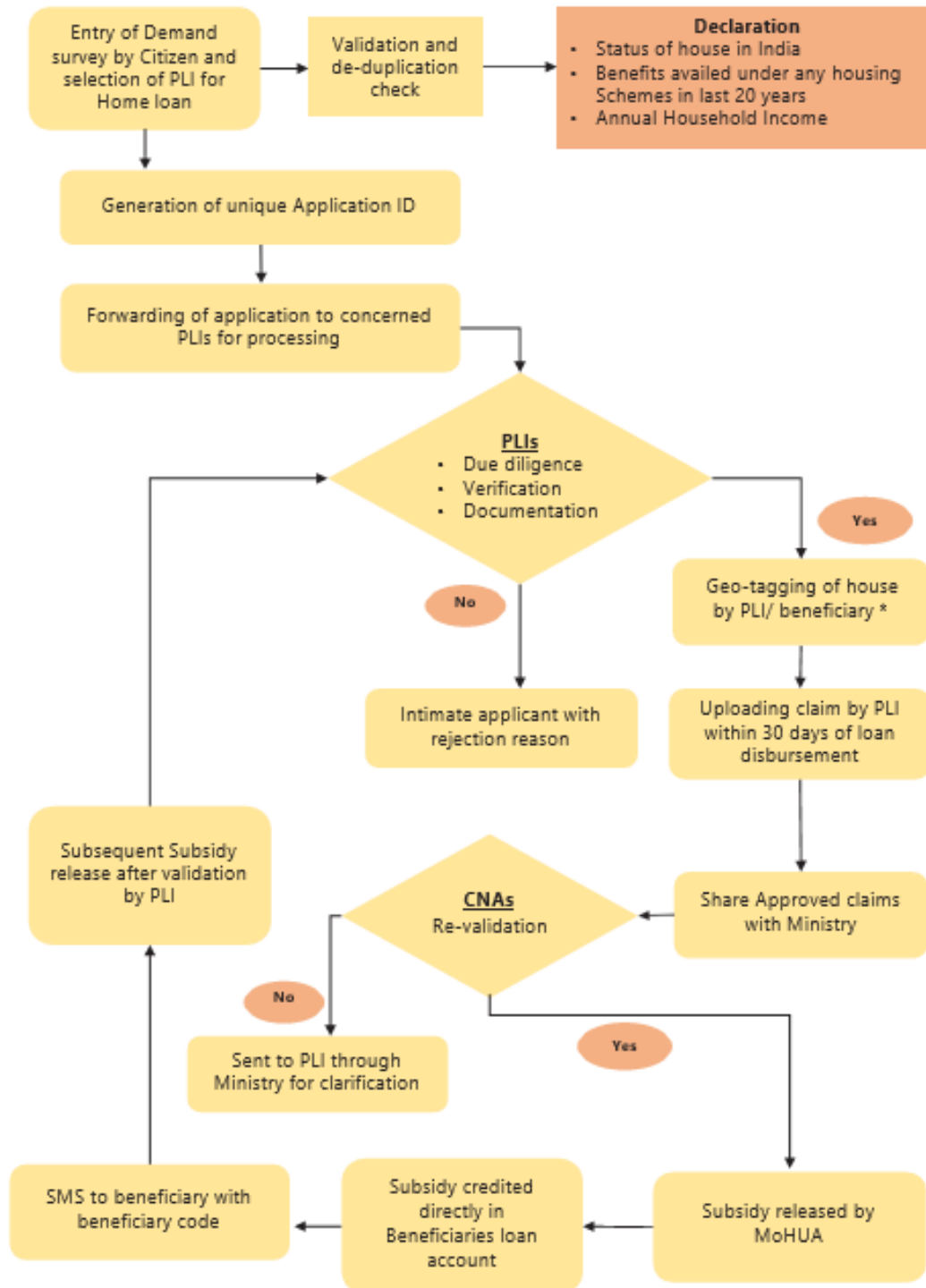
Flowchart depicting steps in AHP Vertical (Public sector)



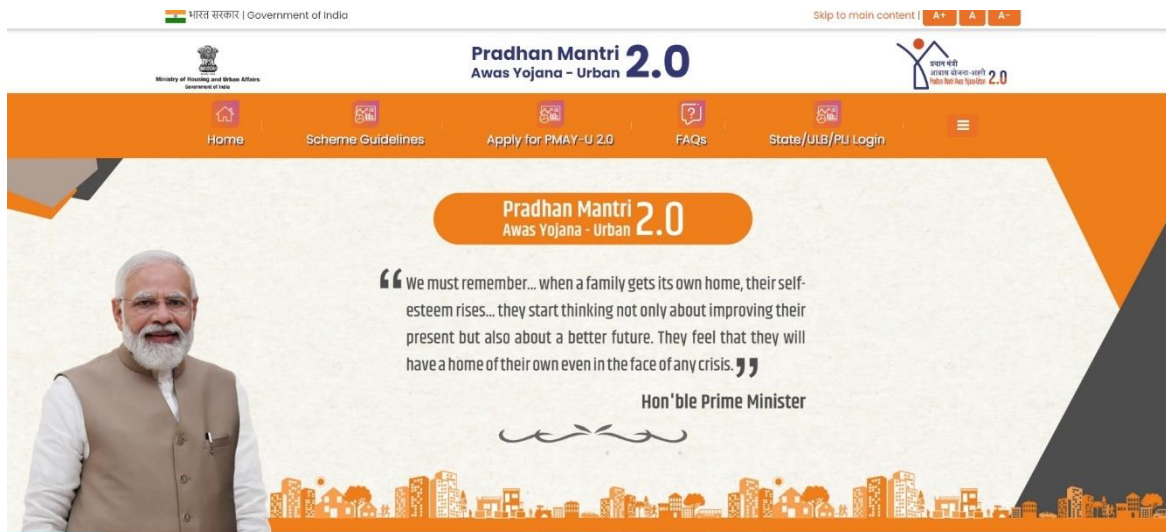
Flowchart depicting steps in AHP Vertical (Private sector)



Flowchart depicting steps in ISS Vertical



PMAY-U 2.0 MIS



The Ministry of Housing and Urban Affairs (MoHUA) has launched the Pradhan Mantri Awas Yojna- Urban 2.0, to provide financial assistance to 1 crore urban poor and middle-class families through state/union territories (UTs)/ PLIs to construct, purchase or rent a house at an affordable cost in urban areas in 5 years starting from 1 September 2024.

The PMAY U- 2.0 website is developed for record keeping, documentations and knowledge sharing among the stakeholders at the National, State and ULB level. These include the State/UTs/ ULBs/ Parastatals, and other public/private implementing agencies.

The PMAY-U 2.0 MIS website can be accessed at URL - https://pmaymis.gov.in/pmaymis2_2024/pmaydefault.aspx .

Users can find a wide range of information on the website, including details about the PMAY-U 2.0 mission, operational guidelines, progress at a glance, details regarding the four

verticals [Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS)], FAQs, latest updates and media coverage on the scheme as well as the photos and videos in the event gallery.

The PMAY-U 2.0 website features a dedicated Management Information System (MIS) that facilitates User logins for stakeholders, including MoHUA, States, UTs, ULBs, and other implementing agencies.

