



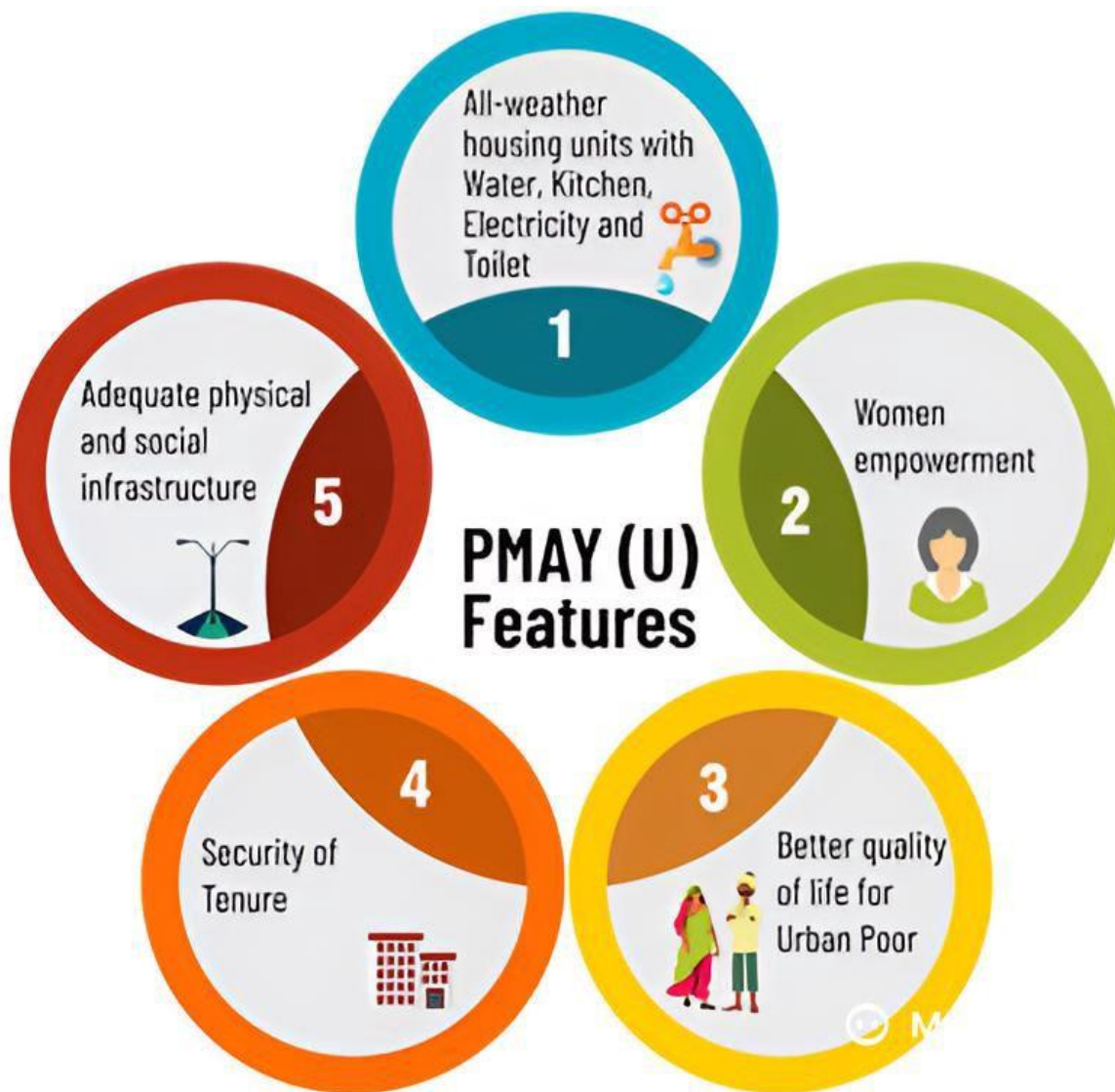
Pradhan Mantri Awas Yojana - Urban (PMAY-U) 2.0

Key Points

- **Launch Year:** 2024 (PMAY-U was originally launched in 2015)
- **Nodal Ministry:** Ministry of Housing and Urban Affairs (MoHUA)
- **Type:** Centrally Sponsored Scheme
 - Interest Subsidy Scheme (ISS) component is Central Sector Scheme
- **Eligibility:** EWS/LIG/MIG families without pucca house; income up to ₹9 lakh
- **Benefits:** Subsidy for all-weather pucca houses
- **Target:** 1 crore urban families (construction, purchase, rental)
- **Total Outlay:** ₹10 lakh crore (₹2.3 lakh crore Central Assistance)

What are the Key Features and Eligibility of PMAY-U 2.0?

- **About: PMAY-U 2.0 (2024)** is the **revamped version** of the original **Pradhan Mantri Awas Yojana - Urban (PMAY-U)** launched in **2015** to ensure **affordable housing for urban households** across India.
 - The scheme aims to **construct, purchase, or rent all-weather pucca houses** for one crore poor and middle-class families.
- **Implementation:** It will be implemented over five years by States, Union Territories, and **Primary Lending Institutions (PLIs)**.
 - The Government has committed an investment of **₹10 lakh crore**, with ₹2.30 lakh crore as subsidy assistance.
- **Eligibility and Beneficiary Criteria:** Eligible families must not own a pucca house anywhere in the country in any family member's name.
 - The scheme targets families under the **Economically Weaker Section (EWS), Low Income Group (LIG), and Middle Income Group (MIG)**.
 - **EWS** families have an annual income up to ₹3 lakh, while LIG income ranges between ₹3 to ₹6 lakh.
 - **MIG families** have annual incomes ranging from ₹6 lakh to ₹9 lakh as per scheme guidelines.
 - Adult earning members **without property ownership** are also considered separate households for eligibility purposes.
- **Coverage Area:** The scheme covers **all statutory towns notified in the Census 2011** and towns notified subsequently by **State Governments**.
 - **Notified Planning Areas** and regions under Urban Development or Industrial Authorities are included under PMAY-U 2.0.



What are the Components of PMAY-U 2.0?

- **Beneficiary-Led Construction (BLC):** BLC provides financial assistance to eligible EWS families for constructing houses on their own vacant land.
 - **States and Union Territories** may provide land rights (pattas) to landless families for construction eligibility.
- **Affordable Housing in Partnership (AHP):** Under AHP, **financial aid** is given to beneficiaries for owning houses built in partnership with public or private bodies.
 - **Redeemable vouchers** are provided to purchase houses in approved private projects meeting all required norms.
 - **Technology Innovation Grant (TIG)** of ₹1,000 per square meter is provided for using innovative construction technologies.
 - For innovative technologies, Central TIG of ₹3,000/square meter and State grant of ₹2,000/square meter are provided.
- **Affordable Rental Housing (ARH):** ARH aims to provide hygienic **rental homes** to migrant workers, students, destitute persons, and urban homeless.
 - This vertical is implemented through two models involving the conversion of vacant houses and new constructions.
 - **Model 1** utilizes existing vacant government houses in cities through **Public-Private Partnership** arrangements.
 - **Model 2** allows public or private agencies to build, operate, and maintain new rental housing facilities.
 - **A slum redevelopment grant** of ₹1 lakh per house is provided to eligible slum dwellers

under **the In-situ Slum Redevelopment under PMAY (U)**.

- **Interest Subsidy Scheme (ISS):** ISS offers a **4% interest subsidy** on home loans up to **₹25 lakh** with house cost not exceeding **₹35 lakh**.
 - Subsidy is applicable on the first **₹8 lakh** of the loan and is repayable over a 12-year tenure.
 - A maximum subsidy of **₹1.80 lakh** is transferred in five annual installments to beneficiary accounts.

Components of PMAY (U)



How is PMAY-U 2.0 Funded and Implemented?

- **Funding and Cost Sharing:** PMAY-U 2.0 is implemented as a **Centrally Sponsored Scheme**, except the **ISS component, which is a Central Sector Scheme**.
 - Cost sharing is between the Centre, State, and beneficiary, with fixed ratios depending on the region type.
 - For **Union Territories** without legislatures, the entire cost is borne by the Central Government (**100:0 ratio**).
 - **North-Eastern States, Himachal Pradesh, Uttarakhand, Delhi, J&K, and Puducherry** follow a **90:10** cost-sharing pattern.
 - **Other States** follow a **60:40** sharing ratio, with the State contribution being mandatory under the scheme.
 - The Government provides **₹2.50 lakh assistance** per unit under AHP/BLC, and additional grants for technology use.
- **Technology and Innovation Support:** A dedicated **Technology Innovation Sub-Mission (TISM)** supports the use of green, disaster-resistant, and cost-effective technologies.
 - States must adopt an **Affordable Housing Policy** to access PMAY-U 2.0 benefits and promote public-private participation.
- **Monitoring and Governance:** A real-time dashboard tracks physical and financial progress, house construction status, and central fund disbursement.
 - **Geo-tagging** features integrated with the **BHUVAN and Bharat Map** platforms ensure ground verification of house construction.
 - **A Management Information System (MIS)** connects all stakeholders for tracking demand surveys, fund flows, and beneficiary data.
 - **Direct Benefit Transfers (DBT)** ensure assistance reaches beneficiaries directly in their bank accounts based on the construction stage.
 - A unified **PMAY-U 2.0 web portal** launched in 2024 helps track applications, disbursements, and project progress online.
 - Implementation involves local **Urban Local Bodies (ULBs)** preparing projects

and **State-Level Committees** approving proposals.

- **MoHUA** conducts regular review meetings to resolve challenges like land acquisition, approvals, and beneficiary participation.
- **Convergence with Other Schemes:** States/UTs are encouraged to align PMAY-U 2.0 with schemes such as **AMRUT 2.0, Smart Cities, Swachh Bharat, National Urban Livelihoods, PM Vishwakarma, National Health Mission, PM SVANidhi, Ayushman Bharat, Ujjwala, Ujala**, and relevant state schemes.

Latest Update

- As of **March 2025**, the first **Central Sanctioning and Monitoring Committee** meeting under **PMAY-U 2.0** approved over **3.52 lakh houses** across 10 States and UTs.
 - More than **2.67 lakh houses** were sanctioned specifically for **women**, including single women and widows, and 90 houses were allotted to transgender beneficiaries.
- As of **January 2025**, PMAY-U has sanctioned a total of **118.64 lakh houses** since 2015, with over 90.25 lakh houses completed and delivered to beneficiaries.
- The scheme currently covers 4,618 cities and urban local bodies, including all metropolitan areas across India.

PDF Reference URL: <https://www.drishtiias.com/printpdf/pradhan-mantri-awas-yojana-urban-pmay-u-2>

