

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 4754
TO BE ANSWERED ON AUGUST 21, 2025**

STATUS OF PMAY-U IN BHIWANDI

NO. 4754. SHRI BALYA MAMA SURESH GOPINATH MHATRE:

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

- (a) whether it is a fact that most of houses sanctioned under the Pradhan Mantri Awas Yojana-Urban (PMAY-U) in Bhiwandi city of Maharashtra are not yet completed and if so, the details thereof;**
- (b) the details of the number of houses sanctioned, under construction and completed in Maharashtra, district-wise, particularly in Bhiwandi;**
- (c) whether the Government proposes to implement Affordable Rental Housing Complexes (ARHCs) in semi-urban industrial areas such as Bhiwandi and if so, the details thereof;**
- (d) whether the Government has provided timely approvals and financial assistance to the proposals sent by the State Governments; and**
- (e) if so, the details thereof, particularly in respect of Maharashtra?**

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

(a)to(e): 'Land' and 'Colonization' are State subjects. Therefore, schemes related to housing for their citizens are implemented by States/Union Territories (UTs). However, the Ministry of Housing and Urban Affairs (MoHUA) supplements the efforts of States/Union Territories (UTs), by providing Central Assistance under Pradhan Mantri Awas Yojana-Urban (PMAY-U) since 25.06.2015 to provide pucca houses to eligible urban beneficiaries across the country. The details of the number of houses sanctioned, under construction and completed in Maharashtra, district-wise, particularly in Bhiwandi is at Annexure-I.

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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.

MoHUA launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of PMAY-U to provide dignified living to Economically Weaker Section (EWS)/Low Income Group (LIG) urban migrants/poor including industrial workers near their workplace through single/double bedroom units or dormitory beds in the country, including Maharashtra. No proposal under ARHCs has been received from the State Government of Maharashtra.

Further, based on 9 years of experience and learning from implementing PMAY-U, MoHUA has revamped the scheme and launched PMAY-U 2.0 'Housing for All' Mission with effect from 01.09.2024 to assist 1 crore additional eligible urban beneficiaries 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 of PMAY-U 2.0 may be accessed at <https://pmay-urban.gov.in>. ARH vertical of PMAY-U 2.0 is based on learnings of ARHC and aims to construct rental housing projects for Economically Weaker Section (EWS)/Low Income Group (LIG) beneficiaries including migrant workers and other poor who do not want to own a house but require housing for short term basis.

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 are included for the coverage under the Scheme for all verticals.

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.

District-wise Number of houses sanctioned, grounded for construction and completed in Maharashtra, particularly in Bhiwandi under PMAY-U & PMAY 2.0

Sr. No.	District	No. of Houses sanctioned	No. of Houses Grounded for construction	No. of Houses completed
1	Ahilyanagar	21,560	21,087	19,728
2	Akola	14,082	12,294	9,786
3	Amravati	25,608	22,137	17,496
4	Beed	17,856	14,329	9,105
5	Bhandara	5,847	5,245	4,295
6	Buldhana	8,540	6,971	6,001
7	Chandrapur	10,084	8,477	6,525
8	Chhatrapati Sambhajinagar	43,156	30,604	26,269
9	Dharashiv	8,916	7,084	4,964
10	Dhule	6,092	5,815	5,470
11	Gadchiroli	4,426	3,802	3,058
12	Gondia	7,434	6,012	2,855
13	Hingoli	12,038	9,648	6,062
14	Jalgaon	28,598	27,246	25,073
15	Jalna	13,730	11,434	7,826
16	Kolhapur	13,618	13,045	12,762
17	Latur	16,265	14,454	10,957
18	Mumbai Suburban	1,41,518	1,41,518	1,37,796
19	Nagpur	66,518	62,669	42,353
20	Nanded	26,668	23,282	17,609
21	Nandurbar	3,632	3,466	2,743
22	Nashik	64,811	64,353	63,190
23	Palghar	49,113	48,922	42,416
24	Parbhani	22,385	19,059	10,427
25	Pune	2,23,478	2,08,884	2,01,640
26	Raigad	63,844	61,604	49,963
27	Ratnagiri	3,871	3,869	3,792
28	Sangli	11,163	10,368	9,270
29	Satara	24,183	13,630	11,537
30	Sindhudurg	1,757	1,665	1,277
31	Solapur	61,651	54,413	32,218
32	Thane* (including Bhiwandi)	1,95,844	1,88,779	1,71,805
33	Wardha	8,962	8,030	6,767
34	Washim	4,674	3,682	3,014
35	Yavatmal	18,516	14,091	9,499
Total		12,50,438	11,51,968	9,95,548

* In Bhiwandi, all 10,656 sanctioned house are grounded for construction and of which 8,383 houses have been completed