

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3218
TO BE ANSWERED ON DECEMBER 18, 2025**

**BENEFITS UNDER PMAY-U IN GUNTHEWARI AREAS IN
MAHARASHTRA**

NO.3218. SHRI VISHALDADA PRAKASHBAPU PATIL:

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

- (a) whether the Government is aware that a large number of families residing in Gunthewari areas in urban centres of Maharashtra are unable to avail benefits under the Pradhan Mantri Awas Yojana-Urban (PMAY-U) due to the mandatory requirement of a formal building construction permit;**
- (b) if so, the details thereof including steps taken to address the issue of mandatory PMAY-U documentation requirements in Gunthewari areas that are yet to be authorised due to bureaucratic processes;**
- (c) the steps taken by the Government to simplify the process of arranging technical documentation required for beneficiaries in tribal and remote areas in Maharashtra undergoing regularisation for boosting inclusivity under PMAY-U; and**
- (d) whether the Government is considering to revise the mandatory requirement of a formal building construction permit for Gunthewari areas to achieve the objective of 'Housing for All' and if so, the details thereof?**

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. The implementation period of PMAY-U scheme, which was earlier up to 31.03.2022, has been extended up to 31.12.2025 to complete sanctioned houses without changing the funding pattern and implementation methodology.**

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).

As per the scheme guidelines of PMAY-U 2.0, the implementing agencies shall validate/verify the information, building plan of the house, ownership documents of land and other details (like economic status and eligibility) etc. submitted by the beneficiary through online/offline mode. However, the layout plan shall not be insisted upon where States/UTs have given the exemption for construction of houses having provision of deemed approval or pre-approved building plan.

Further, to simplify the process of arranging technical documentation required for beneficiaries for availing the Central Assistance, the beneficiaries will also be allowed to Geo-tag the progress of the houses through the applicable modalities and subsequently, the ULBs/implementing agencies shall monitor and approve the Geo-tagging status of the house as captured by the beneficiary for subsequent release of funds to the beneficiaries.

Moreover, as per PMAY-U 2.0 guidelines, States/UTs are required to formulate 'Affordable Housing Policy' and adopt key reforms to attract private investment and create an enabling eco-system for augmenting the affordable housing stock in the country.
