Pradhan Mantri Awas Yojana – Urban (PMAY-U)

Prelims: *Current events of national and international importance | Schemes*

Why in news?

The PMAY-U is one of the initiatives by the Ministry of Housing and Urban Affairs to enhance urban housing and development.

Land & Colonisation – ***State subjects****.*

- **PMAY-U 2.0 –** It is the **revamped version** of Pradhan Mantri Awas Yojana.
- **Launched on –** September 17, 2024, this new phase will be implemented for a period of five years, from 2024 to 2029.
- It is also known as Prime Minister's Housing Scheme (Urban).
- **Original PMAY-U –** Launched on June 25, 2015, with the goal of providing housing for all in urban areas.
- **Aim –** To provide ***all-weather pucca houses*** to all eligible urban households across the country with the ***vision of 'Housing for All'***.
- **Implemented –** Under the Ministry of Housing and Urban Affairs
- **4 Verticals/Components –**
  - Beneficiary Led Construction (BLC),
  - Affordable Housing in Partnership (AHP),
  - Interest Subsidy Scheme (ISS) and
  - Affordable Rental Housing (ARH)
- **Beneficiaries –** Families belonging to EWS, lower & middle income segments including slum dwellers, women, PwDs, and senior citizens having no pucca house anywhere in the country, are eligible to purchase or construct a house under PMAY-U 2.0.
- **Financial Assistance –** Under PMAY-U 2.0, ***1 crore additional families of urban India*** will receive financial support of **up to Rs. 2.50 lakh** by the Government to construct or purchase a pucca house in cities.
- **Progress Achieved –**

    - 122.06 lakh houses sanctioned (including 10.43 lakh under PMAY-U 2.0).
    - Out of which 113.85 lakh houses grounded.
    - 96.02 lakh houses completed/delivered as of 24 Nov 2025.
- **Affordable Housing Policy –** States/UTs must frame AHP to provide various reforms and incentives for public/private agencies includes measures like *nominal (<1%) stamp duty/registration charges* for houses up to 60 sqm.
- **Regulatory Frameworks –**
    - **Real Estate (Regulation and Development) Act (RERA), 2016** – To ensures transparency and accountability in real estate.
    - **Model Tenancy Act (MTA)** – To balance the tenant-landlord rights and provides speedy dispute resolution.
    - **Transit Oriented Development (TOD)** – To integrate land use and transport planning to develop compact growth centres near transit stations.
    - It encourages mixed land-use, reduces pollution/congestion, and ensures EWS housing allocation.

References

1. PIB | Initiatives to Enhance Urban Housing and Development
2. PMAY-U | PMAY-U 2.0

SHANKAR IAS PARLIAMENT
Information is Empowering