GOVERNMENT OF INDIA MINISTRY OF HOUSING AND URBAN AFFAIRS

RAJYA SABHA UNSTARRED QUESTION NO. 1174

TO BE ANSWERED ON FEBRUARY 13, 2023

AFFORDABLE RENTAL HOUSING COMPLEXES

NO. 1174. SHRI MASTHAN RAO BEEDA:

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

- (a) whether Government has set targets to the State Governments to develop Affordable Rental Housing Complexes in the country;
- (b) if so, the details thereof;
- (c) the details of Viability Gap Funding (VGF) required for implementation of Affordable Rental Housing Complexes Model-II across the country;
- (d) whether Government proposes to provide the VGF required to the States; and
- (e) if so, the details thereof and if not, the reasons therefor?

ANSWER THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI KAUSHAL KISHORE)

- (a) & (b): Ministry of Housing and Urban Affairs (MoHUA) has launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of Pradhan Mantri Awas Yojana Urban (PMAY-U) to provide dignified living to urban migrants/poor near their workplace. This scheme is being implemented through two models as under:
- i. Model-1: Utilizing existing Government funded vacant houses constructed under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) and Rajiv Awas Yojana (RAY) to convert into ARHCs through Public Private Partnership (PPP) or by Public Agencies,
- ii. Model-2: Construction, Operation& Maintenance of ARHCs by Public/Private Entities on their own available vacant land.

Further, the details of ARHCs scheme are available at http://arhc.mohua.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf.

Under Model-1 of the scheme, 5,648 houses have been converted into ARHCs from States/ Union Territories (UTs) of Chandigarh, Gujarat, Rajasthan, Uttarakhand and Jammu & Kashmir. Under Model-2 of the scheme, so far, proposals for construction of 82,273 new ARHC units have been sanctioned. The State-wise details of proposals sanctioned under both modelsareat Annexure.

(c) to (e): Under Model-2, there is no provision for Viability Gap Funding (VGF) by the Central/State/UT Governments and the required investment for construction, operation and maintenance of ARHCs will be made by the Public/Private Entity which would be recovered through rental income during the project period of 25 years. However, Technology Innovation Grant (TIG) has been provisioned for the projects using innovative construction technologies for construction of ARHCs under Model-2. So far, the Ministry has sanctioned ₹178.28 crore as TIG for use of innovative construction technologies. Out of which, ₹83.26 crore has been released to Building Materials and Technology Promotion Council (BMTPC) for further releases to Public/Private Entities.

A. State/UT-wise details of the existing Govt. funded vacant houses converted into ARHCs for the beneficiaries under Model-1 of the Scheme:

S. No.	State/UT	City	No. of vacant houses converted into ARHCs	Houses occupied by Beneficiaries
1	Chandigarh	Chandigarh	2,195	2,195
2	Gujarat	Surat	393	393
3	Gujarat	Ahmedabad	1,376	1,376
4	Gujarat	Rajkot	698	-
5	Rajasthan	Chittorgarh	480	-
6	Jammu &Kashmir	Jammu	336	336
7	Uttarakhand	Lalkuan	100	100
8	Uttarakhand	Dehradun	70	70
Total			5,648	4,470

B. State/UT-wise details of ARHC units sanctioned for construction by Public/ Private Entities under Model-2 of the Scheme:

S.No.	Name of City/State	Name of Entity	Technology being used	Total Units	
1	Sriperumbudur,	SPR City Estates Pvt. Ltd.	Monolithic Concrete	18,112	
	Tamil Nadu	-	Construction System		
2	Sriperumbudur,	SPR Construction Pvt. Ltd.	Monolithic Concrete	3,969	
	Tamil Nadu		Construction System		
3	Hosur,	Tata Electronic Pvt. Ltd.	Precast Concrete	13,500	
	Tamil Nadu		Construction System		
4	Chennai,	State Industries Promotion	Monolithic Concrete	18,720	
	Tamil Nadu	Corporation of Tamil Nadu	Construction System		
5	Chennai,	Chennai Petroleum	Monolithic Concrete	1,040	
	Tamil Nadu	Corporation Ltd.	Construction System		
6	Raipur,	Indian Oil Corporation Ltd.	Monolithic Concrete	2,222	
	Chhattisgarh		Construction System		
7	Kampur Town,	Guwahati Refinery Indian	Monolithic Concrete	2,222	
	Assam	Oil Corporation Ltd.	Construction System		
8	Prayagraj,	Indian Oil Corporation Ltd.	Monolithic Concrete	1,112	
	Uttar Pradesh		Construction System		
9	Surat,	Mitsumi Housing Pvt. Ltd.	Light Gauge Steel	453	
	Gujarat		Framed Structures		
10	Chennai, Tamil Nadu	SPR Construction Pvt.Ltd.	Aluminum Form Work	5,045	
11	Nizampet,	Sivani Infra Pvt.Ltd.	Monolithic Concrete	14,490	
	Telangana		Construction System	,	
12	Kakinada, Andhra	Coastal Developers	Monolithic Concrete	736	
	Pradesh	Pvt.Ltd.	Construction System		
13	Vizianagram,	Coastal Developers	Monolithic Concrete	652	
	Andhra Pradesh	Pvt.Ltd.	Construction System		
Total					