

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1507

ANSWERED ON 09/12/2024

STATUS OF AFFORDABLE RENTAL HOUSING COMPLEXES SCHEME (ARHC)

NO. 1507. SHRI B. PARTHASARADHI REDDY:

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

- (a) the detailed status report of the Affordable Rental Housing Complexes Scheme introduced in 2020;
- (b) the number of ARHCs which have been sanctioned, State-wise since 2020;
- (c) the number of ARHCs which have completed construction, State-wise since 2020;
- (d) whether this has been able to mitigate the housing shortage for migrant workers in cities;
- (e) whether there is a need to extend the scheme; and
- (f) if so, the details of the plan thereof?

ANSWER

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

- (a) to (f): Ministry of Housing and Urban Affairs (MoHUA) launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of Pradhan Mantri Awas Yojana - Urban (PMAY-U) in July 2020 to provide dignified living to urban migrants/poor near their workplace. This scheme is implemented through two models:
 - 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.

The State/UT-wise number of ARHCs sanctioned and completed under both models are at Annexure.

Learning from the experiences of PMAY-U, MoHUA has launched PMAY-U 2.0 'Housing for All' Mission with effect from 01.09.2024 for implementation in urban areas across the country to construct, purchase and rent a house by eligible beneficiaries at affordable cost through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS).

As on date, 29 States/UTs have signed Memorandum of Agreement (MoA) to implement PMAY-U 2.0 as per scheme guidelines. The scheme guidelines are available at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>. ARH vertical of PMAY-U 2.0 aims to promote creation of rental housing for Economically Weaker Section (EWS)/Lower Income Group (LIG) beneficiaries who do not want to own a house but require housing for short term basis. ARH is implemented through two models:

- i. Model-1: Converting existing Government funded vacant houses into ARH through PPP mode or by Public Agencies,
- ii. Model-2: Construct, Operate and Maintain rental housing by Private/Public Entities for urban poor, working women, employees of Industries, Industrial Estates, Institutions and other eligible EWS/LIG families.

Under Model-2, Public/Private Entities may construct, operate and maintain ARH projects containing of Single/Double bedroom unit or dormitory beds to provide accommodation for eligible beneficiaries. The scheme includes all Statutory Towns and areas falling under the jurisdiction of Industrial Development Authority/Special Area Development Authority/Urban Development Authority/Planning Authority in all States/UTs which participate under PMAY-U 2.0 by signing of MoA with MoHUA.

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

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

S. No.	Name of		Name of Entity	Total Units	Construction completed
	State	City			
1	Tamil Nadu	Sriperumbudur	SPR City Estates Pvt. Ltd.	18,112	6,160
2		Sriperumbudur	SPR Construction Pvt. Ltd.	3,969	3,969
3		Hosur	Tata Electronic Pvt. Ltd.	13,500	6,576
4		Chennai	State Industries Promotion Corporation of Tamil Nadu	18,720	18,720
5		Chennai	Chennai Petroleum Corporation Ltd.	1,040	-
6		Chennai	SPR Construction Pvt. Ltd.	5,045	-
7	Chhattisgarh	Raipur	Indian Oil Corporation Ltd.	2,222	-
8	Assam	Kampur Town	Guwahati Refinery Indian Oil Corporation Ltd.	2,222	-
9	Uttar Pradesh	Prayagraj	Indian Oil Corporation Ltd.	1,112	-
10	Gujarat	Surat	Mitsumi Housing Pvt. Ltd.	453	-
11	Telangana	Nizampet	Sivani Infra Pvt. Ltd.	14,490	-
12	Andhra Pradesh	Kakinada	Coastal Developers Pvt. Ltd.	736	-
13		Vizianagram	Coastal Developers Pvt. Ltd.	652	-
Total				82,273	35,425