

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
STARRED QUESTION NO. 172
ANSWERED ON 17.03.2025**

AFFORDABLE RENTAL HOUSING COMPLEXES

***172. SHRI ASHOKRAO SHANKARRAO CHAVAN:**

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

- (a) whether migrant workers are coming to tier-1 and tier-2 cities in search of jobs/employment leading to increasing pressure on affordable rental housing and if so, details thereof;
- (b) total number of houses constructed by Government under Affordable Rental Housing Complexes (ARHCs), a sub-scheme of Pradhan Mantri Awas Yojna (PMAY) under Model-1 and Model-2 till now, State-wise;
- (c) whether Government has set any target for construction of affordable housing units for migrant workers and other poor coming to cities for employment for next five years considering their influx to cities; and
- (d) if so, amount of funds sanctioned for the purpose?

ANSWER

THE MINISTER OF HOUSING AND URBAN AFFAIRS

(SHRI MANOHAR LAL)

- (a) to (d): A statement is laid on the Table of the House.

STATEMENT REFERRED IN REPLY TO RAJYA SABHA STARRED QUESTION NO. 172 FOR 17.03.2025 REGARDING AFFORDABLE RENTAL HOUSING COMPLEXES.

(a) to (d): Urbanization and migration are interconnected phenomenon associated with better occupational, educational & economic opportunities. Census of India conducts enumeration of population including migration on decadal basis in the country and the last Census was conducted in 2011. Ministry of Housing and Urban Affairs (MoHUA) does not maintain any data on migration.

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:

- 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,
- Model-2: Construction, Operation & Maintenance of ARHCs by Public/Private Entities on their own available vacant land.

A total of ₹173.89 crore of Technology Innovation Grant (TIG) has been sanctioned, of which ₹83.26 crore has been released under ARHCs. The State/Union Territory (UT)-wise number of ARHCs sanctioned and completed under both models is at Annexure.

Based on the learning from the experiences of 9 years 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 for 1 crore additional 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). The total investment is ₹10 lakh crore including Government Subsidy of ₹2.30 lakh crore. Moreover, in-principle approval of more than 6.75 lakh houses have been provided to 30 States/UTs which have signed Memorandum of Agreement (MoA) to implement PMAY-U 2.0 for eligible beneficiaries. The scheme guidelines are available at https://pmaymis.gov.in/PMAYMIS2_2024/Operational-Guidelines-of-PMAY-U-2.pdf

PMAY-U is a demand driven scheme. Approval of projects and houses is dependent on urban population and eligibility, willingness and demand of potential beneficiaries. States/UTs have been empowered to approve the projects for the beneficiaries identified by them through a demand survey, based on eligibility criteria. ARH vertical of PMAY-U 2.0 specifically aims to promote creation of rental housing for Economically Weaker Section (EWS)/Lower 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.

ARH vertical aims to create a conducive environment by incentivizing Public/Private entities to leverage investment for creating affordable rental housing stock in cities.

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	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