

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 2595
ANSWERED ON 24/03/2025
STATUS OF ARHCs SCHEME**

2595. SHRI SUJEET KUMAR:

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

- (a) whether Government is implementing the Affordable Rental Housing Complexes (ARHCs) scheme to provide affordable rental housing for migrant workers and the urban poor;
- (b) the number of ARHCs constructed so far under the scheme and the targets set for the next few years;
- (c) the measures taken to incentivize private sector participation in the construction and management of ARHCs; and
- (d) the steps being taken to ensure adequate facilities such as water supply, sanitation, and public transport in and around ARHCs to improve the quality of living for beneficiaries?

ANSWER

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

- (a) to (d): Yes. 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) 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.

Under Model-1, so far, 5,648 existing Government funded vacant houses have been converted into ARHCs in different States/Union Territories (UTs). Under Model-2, MoHUA has approved proposals for 82,273 new ARHC units in 7 States, of which 35,425 have been completed and remaining are under different stages of initiation/construction. These ARHCs provide dignified living with all civic amenities to the eligible beneficiaries at an affordable rate.

As per the operational guidelines of ARHCs, various benefits/incentives were proposed by the Government to encourage proactive participation of Public/Private Entities in the construction and management of ARHCs.

As per the scheme guidelines, on-site infrastructure services such as internal roads, pathways, green area & open spaces, boundary wall, water supply, sewerage/septage, drainage, external electrification etc. are mandatory in ARHC projects to make it livable

for the beneficiaries. In addition, the Public/Private Entities themselves or through associated Institutions/Organizations may organize suitable point-to-point public transport to the site, if needed.

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 to construct, purchase and rent a house by 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 scheme guidelines of PMAY-U 2.0 may be accessed at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>. ARH vertical of PMAY-U 2.0 is based on learnings of ARHC and aims to construct rental housing projects for Economically Weaker Section (EWS)/Low 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.
