

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 54  
ANSWERED ON 03/02/2025**

**AFFORDABLE RENTAL HOUSING COMPLEXES**

**54. SHRI KESRIDEVSINH JHALA:**

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

- (a) whether Government has initiated Affordable Rental Housing Complexes (ARHCs), a sub-scheme under the Pradhan Mantri Awas Yojana - Urban (PMAY-U), in Rajkot and Morbi which are major hubs of the industrial sectors in Gujarat to provide ease of living to urban migrants/poor;
- (b) if so, the details thereof; and
- (c) if not, the time likely to be taken for its implementation?

**ANSWER**

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

- (a) to (c): 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 has been 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, a total of 698 existing government funded vacant houses have been converted into ARHCs in Rajkot. The Ministry has not received any proposal for Morbi in any of the models of ARHCs so far.

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). 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.

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