

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 2463
ANSWERED ON 11/08/2025**

**ASSESSMENT AND EXPANSION OF AFFORDABLE
RENTAL HOUSING IN URBAN AREAS**

2463. MS. SWATI MALIWAL:

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

- (a) whether Government has assessed extent of urban rental housing stress, particularly affecting single women in metropolitan cities, if so, the details thereof;
- (b) number of Affordable Rental Housing Complexes (ARHCs) sanctioned, State/UT-wise, including their current status of construction and the funds allocated, released, and utilised, with specific details for NCT of Delhi;
- (c) total number of beneficiaries housed under ARHC scheme so far, along with key challenges or reasons for limited uptake; and
- (d) whether Government plans to scale up rental housing options through private and PPP models to address urban rental unaffordability, if so, details thereof, including proposed frameworks, timelines?

ANSWER

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

- (a) to (d): 'Land' and 'Colonisation' are State subjects. Therefore, schemes related to housing including rental housing for their citizens are implemented by States/Union Territories (UTs). However, 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 including industrial workers near their workplace through single/double bedroom units or dormitory beds in the country. This scheme is implemented through two models. Beneficiaries of ARHCs are urban migrants/poor from Economically Weaker Section (EWS)/Low Income Group (LIG). They include labour, urban poor (street vendors, rickshaw pullers, other service providers etc.), industrial workers, and migrants working with market/trade associations, educational/health institutions, hospitality sector, working women hostels, long term tourists/visitors, students or any other persons of such category.

Under Model-1, so far, 5,783 existing Government funded vacant houses have been converted into ARHCs in different States/Union Territories (UTs). Under Model-2, MoHUA has approved proposals for construction of 83,298 new ARHC units in 7 States, of which 36,450 have been completed and remaining are under different stages of initiation/construction. A total of ₹175.95 crore of Technology Innovation Grant (TIG) has been sanctioned, of which ₹83.26 crore has been released under ARHCs. The State/UT-wise number of ARHCs sanctioned, completed under both models along with the details of TIG sanctioned, released and utilized under Model-2 by the Ministry in the country are at Annexure.

Further, based on the learnings from the experiences of 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 support 1 crore additional eligible beneficiaries 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>.

PMAY-U 2.0 is a demand driven scheme wherein 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 is implemented through two models:

- Model-1: Converting existing Government funded vacant houses into ARH through PPP mode or by Public Agencies,
- 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.

ARH vertical of PMAY-U 2.0 specifically aims to scale up construction of affordable rental housing stock through creating a conducive environment by incentivizing Public/Private Entities to leverage investment in the sector. It promotes the creation of adequate rental housing for eligible EWS/LIG beneficiaries including industrial workers who do not want to own a house but require housing for short term basis. As per scheme guidelines of PMAY-U 2.0, Public/Private Entities can construct, operate and maintain ARH projects containing Single/Double bedroom unit or dormitory beds to provide accommodation for eligible beneficiaries including single women.

Tenancies in States/ UTs are governed by their respective rental laws. However, Ministry has also shared the Model Tenancy Act (MTA) 2021 with States/UTs for adoption by either legislating new law or amend the existing rental laws on lines of MTA. Model Tenancy Act aims to promote rental housing by balancing and protecting the rights and interests of both the tenants and landlords by regulating renting of premises in an efficient and transparent manner. It will also help in overhauling the legal framework with respect to rental markets across the country by providing speedier dispute resolution mechanism framework and is expected to give a fillip to private participation in rental housing.

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	528
3		Ahmedabad	1,376
4		Rajkot	698
5	Rajasthan	Chittorgarh	480
6	Jammu & Kashmir	Jammu	336
7	Uttarakhand	Lalkuan	100
8		Dehradun	70
Total			5,783

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

S. No.	Name of		Name of Entity	Total Units sanctioned	TIG sanctioned (₹ in Cr.)	Construction completed
	State	City				
1	Tamil Nadu	Sriperumbudur	SPR City Estates Pvt. Ltd.	18,112	36.224	6,160
2		Sriperumbudur	SPR Construction Pvt. Ltd.	4,994	10.004	4,994
3		Hosur	Tata Electronic Pvt. Ltd.	13,500	28.616	6,576
4		Chennai	State Industries Promotion Corporation of Tamil Nadu	18,720	37.44	18,720
5		Chennai	Chennai Petroleum Corporation Ltd.	1,040	2.88	-
6		Chennai	SPR Construction Pvt. Ltd.	5,045	10.13	-
7	Chhattisgarh	Raipur	Indian Oil Corporation Ltd.	2,222	6.612	-
8	Assam	Kampur Town	Guwahati Refinery Indian Oil Corporation Ltd.	2,222	6.612	-
9	Uttar Pradesh	Prayagraj	Indian Oil Corporation Ltd.	1,112	3.312	-
10	Gujarat	Surat	Mitsumi Housing Pvt. Ltd.	453	1.902	-
11	Telangana	Nizampet	Sivani Infra Pvt. Ltd.	14,490	28.98	-
12	Andhra Pradesh	Kakinada	Coastal Developers Pvt. Ltd.	736	1.728	-
13		Vizianagram	Coastal Developers Pvt. Ltd.	652	1.512	-
Total				83,298	175.952	36,450