

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 2770  
ANSWERED ON 18/08/2025**

**AFFORDABLE RENTAL HOUSING COMPLEXES AND GENDER  
INCLUSION IN URBAN DEVELOPMENT**

**2770. SMT. GEETA ALIAS CHANDRAPRABHA:**

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

- (a) the national progress of the PM Awas Yojana-Urban's Affordable Rental Housing Complexes, including gender-inclusive guidelines;
- (b) the extension of Affordable Rental Housing Complexes to peri-urban areas in the State of Uttar Pradesh, including efforts to address housing shortages for migrant workers, promote inclusive urban development, and ensure access to basic amenities in newly developed residential areas; and
- (c) the extension of Affordable Rental Housing Complexes to Auraiya-Etawah's peri-urban areas for seasonal migrant workers, with at least 25 per cent of units reserved for women-headed households?

**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) to provide dignified living to urban migrants/poor near their workplace in the country. 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.

Preference under the scheme is given to persons belonging to Scheduled Castes/Scheduled Tribes/Other Backward Classes, Widows and working Women, Divyang, Minorities, subject to beneficiaries being from Economically Weaker Section (EWS)/Low Income Group (LIG) segments as provisioned by the Government. The operation guidelines are available at <https://arhc.mohua.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf>.

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

No proposal for construction of ARHC units in Auraiya-Etawah's peri-urban areas in the State of Uttar Pradesh for seasonal migrant workers has yet been submitted.

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**Annexure referred in reply to RS USQ No. 2770 due for answer on 18.08.2025**

**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 and construction completed by Public/Private Entities under Model-2 of the scheme:**

S. No.	Name of		Name of Entity	Total Units sanctioned	Construction completed
	State	City			
1	Tamil Nadu	Sriperumbudur	SPR City Estates Pvt. Ltd.	18,112	6,160
2		Sriperumbudur	SPR Construction Pvt. Ltd.	4,994	4,994
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				83,298	36,450