

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1827
ANSWERED ON 09/03/2026**

STATUS OF ARHC IN RAIGAD UNDER PMAY-U 2.0

1827. SHRI DHAIRYASHIL MOHAN PATIL:

Will the Minister of *Housing and Urban Affairs* be pleased to state:

- (a) the number and details of dedicated Affordable Rental Housing Complexes (ARHCs) approved and operational in Raigad district, under the Pradhan Mantri Awas Yojana-Urban (PMAY-U) 2.0, district-wise;
- (b) whether Government has conducted any assessment of the demand for rental accommodation in Raigad district, particularly in industrial clusters adjacent to Panvel, Talaja, and the influence area of Navi Mumbai;
- (c) whether Government proposes to approve dedicated ARHC projects in Raigad district to address the shortage of rental accommodation for industrial workers; and
- (d) if so, the proposed timeline and financial allocation for these projects?

ANSWER

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

(a) to (d): Ministry of Housing and Urban Affairs (MoHUA) has been implementing Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 with an aim to provide all weather pucca houses with basic civic amenities to all eligible urban beneficiaries across the country. 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 construct, purchase and rent a house by 1 crore additional eligible beneficiaries at affordable cost in next five years. The Scheme Guidelines of PMAY-U 2.0 are available at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>.

MoHUA launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of PMAY-U in July 2020 to address the housing need faced by migrant workers, urban poor and informal sector labourers from Economically Weaker Section (EWS)/Low Income Group (LIG) category across the country. This scheme has been implemented through two models.

Under Model-1, a total of 5,783 Government funded vacant houses have been converted into ARHCs, so far. Additionally, proposals for converting 7,413 existing Government funded vacant houses into ARHC units have been processed in the States of Gujarat, Himachal Pradesh, Haryana, Madhya Pradesh and Rajasthan. Further, based on the proposals submitted by States/Union Territories (UTs) under Model-2, MoHUA has approved proposals for construction of 83,298 new ARHC units in several States. Out of this, 40,630 ARHC units have been completed. No proposal under ARHCs has been received from Government of Maharashtra including Raigad district.

Further, based on the learnings of ARHCs, a dedicated vertical of Affordable Rental Housing (ARH) has been provisioned under PMAY-U 2.0 which aims to promote construction of affordable rental housing close to the workplaces of the intended beneficiaries including urban migrants/industrial workers/working women/students/urban poor etc. The ARH vertical is implemented through two models:

Model-1: Converting existing Government funded vacant houses into ARH through Public Private Partnership 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.

Under ARH vertical, enabling eco-system is created by incentivizing Public/Private Entities for their maximum participation and leveraging investment for creating affordable rental housing stock across the country. These include fast-tracked, single-window approvals through a green-channel process; 50% additional Floor Area Ratio (FAR) with free Transferable Development Rights (TDR); exemptions from land conversion and statutory charges; and parity of municipal service charges with residential projects to further encourage participation and reduce construction costs. Further, increased Technology Innovation Grant (TIG) of ₹5,000 per sqm. of carpet area has been provisioned to incentivize public and private entities to build new ARH units.

In this regard, an Expression of Interest (EoI) has been issued by the Ministry for submission of project proposals for construction of new ARH units by all interested Public/Private Entities under PMAY-U 2.0. The web link for EoI is at <https://pmay-urban.gov.in/ARH-EoI.pdf>. The State/UT Governments including Maharashtra are encouraged to submit proposals under ARH vertical for creation of rental housing as per the local demand.
