

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1838
ANSWERED ON 09/03/2026**

IMPLEMENTATION OF ARHCs UNDER PMAY-URBAN SCHEME

**1838. SHRI S. SELVAGANABATHY:
SHRI DEEPAK PRAKASH:
SMT. KIRAN CHOUDHRY:**

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

- (a) the number of government-funded vacant houses identified for conversion under the Affordable Rental Housing Complexes (ARHC) schemes under Pradhan Mantri Awas Yojana - Urban (PMAY-U) in Tamil Nadu and the current status of respective matter in Jharkhand;
- (b) the number of such houses converted into functional rental housing units;
- (c) the steps taken by Government to expedite the process of conversion of the remaining vacant government-funded houses into ARHC units in Tamil Nadu; and
- (d) the details of the plans to address challenges faced under Public-Private Partnership (PPP) model in development of greenfield ARHC/ARH units in Tamil Nadu?

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) launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of Pradhan Mantri Awas Yojana - Urban (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. The Ministry has not received any proposal for converting the existing Government funded vacant houses into ARHCs under Model-1 from the States of Tamil Nadu and Jharkhand.

Moreover, 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, a total of 61,411 units under ARHCs have been approved for State of Tamil Nadu, of which construction of 40,630 ARHC units have been completed, so far.

Further, based on the learnings of ARHCs, a dedicated vertical of Affordable Rental Housing (ARH) has been provisioned under PMAY-U 2.0. 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>.

ARH vertical of PMAY-U 2.0 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 for development of greenfield projects. 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>.
