

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 2498
ANSWERED ON 10/08/2026**

**AFFORDABLE RENTAL ACCOMMODATION FOR MIGRANT WORKERS AND
STUDENTS**

2498. SMT. MAYA CHINTAMAN IVNATE:

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

- a) whether Government is aware that the utilization of Government houses available under the Affordable Rental Housing Complexes (ARHC) scheme has been significantly lower than expected;
- b) whether special steps are being taken to promote ARHC projects in the industrial and educational zones of Nagpur and Vidarbha;
- c) whether Government proposes to prioritize proximity of industrial areas and higher educational institutions for ARHC projects; and
- d) the current status of the implementation of technology innovation grants and the Model Tenancy Act under ARHC?

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 including Rajasthan. 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. Out of total approved units, 40,630 ARHC units have been completed. The State/UT-wise details of ARHCs are at Annexure-I.

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.

As per the scheme guidelines of PMAY-U 2.0, all Statutory Towns as per Census 2011 and towns notified subsequently and areas falling within the boundary of Notified Planning Areas, Notified Planning/ Development area under the jurisdiction of Industrial Development Authority/Special Area Development Authority/Urban Development Authority or any such Authority under State legislation which is entrusted with the functions of urban planning and regulations shall be included for the coverage under the Scheme including ARH vertical. 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>.

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>. So far, based on the project proposal submitted by States/UTs/Private Entities, the Ministry has sanctioned 12,846 ARH units in the State of Andhra Pradesh, Gujarat and Maharashtra under ARH vertical (Model-2) of PMAY-U 2.0. Out of these, 8,601 EWS Dwelling Units have been sanctioned in Amaravati District of Maharashtra. The Ministry has so far not received any proposal for construction of ARH units from the State of Maharashtra in the industrial and educational zones of Nagpur.

As per Scheme guidelines, Government will provide Technology Innovation Grant (TIG) under Technology & Innovation Sub-Mission (TISM) for the ARH project using innovative & alternate technology for speedier, sustainable, resource efficient and disaster resilient construction. A TIG of ₹3,000 per sqm on carpet up area (including internal infrastructure) shall be released by MoHUA as Central Assistance and State/UT Government shall release ₹2,000/sqm as part of State Share for construction of ARH projects. TIG will be applicable only for projects using innovative and alternate technologies and should be completed within 18-24 months in all respect, after getting all statutory approvals.

Further, Scheme Guidelines stipulate that States/UTs/ULBs/Concessionaire and tenants (including institutions) will sign a rent agreement abiding to applicable rules and regulations. Tenants will abide by the contract terms and vacate premises without any dispute. ARH shall be governed by Model Tenancy Act (MTA) or modification of their existing laws in the line of MTA for speedy resolution.

A. State/UT-wise details of the existing Government 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	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	10,756
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	40,630