

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 3752

TO BE ANSWERED ON AUGUST 09, 2017

AFFORDABLE HOUSING ON PPP MODE

No. 3752 SHRI PASHUPATI NATH SINGH :
 DR. KIRIT SOMAIYA :

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

- (a) whether the Government has constituted a Committee for preparing draft model documents for providing affordable housing on Public Private Partnership (PPP) basis;
- (b) if so, the works undertaken so far after the constitution of the said Committee on affordable housing on PPP basis;
- (c) whether a final report has been prepared by the said Committee constituted by the Government and if so, the details thereof;
- (d) the strategy formulated by the Government with regard to preparing a draft model for affordable housing on PPP basis; and

- (e) whether the Government is considering to sanction more Floor Area Ratio (FAR) to builders in lieu of construction of affordable houses for the poor and if so, the details thereof?

ANSWER

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN AFFAIRS

(RAO INDERJIT SINGH)

- (a) to (e): A committee on Public Private Partnership (PPP) in Affordable Housing was set up by the then Ministry of Housing & Urban Poverty Alleviation to facilitate participation of private sector in the affordable housing sector.

The Committee in its report elaborated various issues in the delivery of affordable housing and the solutions to these challenges through development of sound PPP models for effective delivery through various models for PPP in Affordable Housing.

Based on the report of the Committee, this Ministry has drafted a Model PPP Policy for Affordable Housing and uploaded the same on the website of the Ministry for wider circulation.

Government has launched Pradhan Mantri Awas Yojana (Urban) [PMAY(U)] Mission on 25.06.2015 to provide central assistance to the implementing agencies through States and UTs for providing houses to all eligible families/beneficiaries. The Mission comprises four components viz., In-Situ Slum Redevelopment (ISSR); Affordable Housing through Credit-Linked Subsidy; Affordable Housing in Partnership (AHP); and Subsidy for Beneficiary-Led Individual Housing Construction (BLC).

PMAY (U) Mission envisages private sector participation under the Affordable Housing in Partnership and Slum Redevelopment components of the mission. A central grant of Rs. 1 lakh per house on average under the slum redevelopment programme and @ 1.5 lakh per EWS house under the AHP component is admissible under the mission.

The guidelines of PMAY (U) provide that the private partner for Slum Redevelopment would be selected through open bidding process. State Governments and cities would, if required, provide additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) for making slum redevelopment projects financially viable.
