

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS**

LOK SABHA

UNSTARRED QUESTION NO. 1405

TO BE ANSWERED ON DECEMBER 15, 2022

LAUNCH OF ARHCs

**NO. 1405. SHRIMATI SANGEETA KUMARI SINGH DEO:
DR. JAYANTA KUMAR ROY:**

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

- (a) whether the Government has recently launched Affordable Rental Housing Complexes (ARHCs) scheme for migrants and urban poor and if so, the details thereof;**
- (b) whether the Government proposes reforms to increase efficiency and transparency in property tax collection by Urban Local Bodies (ULBs) to improve revenues and make them self-reliant and if so, the details thereof;**
- (c) whether the Government proposes to examine the demands of housing industry regarding change in income tax law to enable builders reduce their selling prices of apartments and if so, the details thereof;**
- (d) whether the Government has suggested the State Governments to reduce the stamp duty on properties and if so, the details thereof including response received so far; and**
- (e) the other steps being taken by the Government in this regard?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI KAUSHAL KISHORE)**

(a): Yes, Sir. The Ministry of Housing and Urban Affairs (MoHUA) is implementing Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 2020. The Scheme is being implemented through following two Models:

Model-1: Utilising existing Government funded vacant houses in cities by converting them into ARHCs under Public Private Partnership mode or by public agencies.

Model-2: Incentivising Private/Public Entities to Construct, Operate and Maintain ARHCs on their own available vacant land.

ARHCs covers all Statutory Towns as per Census 2011 and Towns notified subsequently, Notified Planning Areas and areas of Development/Special Area Development/Industrial Development Authorities. States/Union Territories (UTs) may consider any project as ARHCs in any other areas after due notification.

Beneficiaries under the Scheme are from Economically Weaker Section (EWS)/Low Income Group (LIG) who are urban migrants/poor. They include labour, urban poor (street vendors, rickshaw pullers, other service providers etc.), industrial workers, and migrants working with market/trade associations, educational/health institutions, hospitality sector, long term tourists/visitors, students or any other persons of such category.

(b): In order to increase efficiency and transparency in property tax collection by Urban Local Bodies (ULBs) to improve revenues and make them self-reliant, following measures have been taken:

- i. Atal Mission for Rejuvenation and Urban Transformation (AMRUT) 2.0 and Swachh Bharat Mission (SBM) (Urban) 2.0 launched on 01 October, 2021 require property tax and user charges reforms.**
- ii. For being eligible for 15th Finance Commission grants for ULBs for the year 2022-23, States are required to notify floor rates of property tax and for the following years, demonstrate increase in property tax collections equivalent to simple average growth rate of State's own GSDP in the most recent five years.**

(c): There is no such proposal.

(d) & (e): In view of Covid-19 pandemic, MoHUA has advised the States/UTs to consider reduction in stamp duty rates on transaction of sale/purchase of immovable property for specific period of time to encourage the home buyers and sellers to expedite their transactions. Government of Maharashtra has reduced the stamp duty charges rates on transaction of immovable property by 3% till 31st December 2020 and by 2% till 31st March 2021 to boost sales of Real Estate Sector. Government of Karnataka also reduced the Stamp Duty and Registration Charges.
