

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

LOK SABHA

UNSTARRED QUESTION NO. 1487

TO BE ANSWERED ON DECEMBER 15, 2022

HOUSES SANCTIONED UNDER ARHCs

NO. 1487. SHRI VINCENT H. PALA:

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

- (a) whether the number of houses sanctioned under the Affordable Rental Housing Complexes (ARHCs) be able to fix the demand-supply mismatch and meet the goal of 'Housing for All';**
- (b) if so, the details thereof and if not, the reasons therefor;**
- (c) the details of the rental prices set by the Government has to avoid exploitation of the tenants and meet affordability criteria;**
- (d) whether the Government is considering taxing vacant houses to nudge landlords to put their houses on rent as a supplement to the new construction; and**
- (e) if so, the details thereof?**

ANSWER

THE MINISTER OF STATE IN THE

MINISTRY OF HOUSING AND URBAN AFFAIRS

(SHRI KAUSHAL KISHORE)

(a) & (b): Affordable Rental Housing Complexes (ARHCs) was launched as a sub-scheme under Pradhan Mantri Awas Yojana – Urban (PMAY-U) to provide affordable rental accommodation for the urban migrants/poor near their workplace. However, Ministry of Housing and Urban Affairs is implementing PMAY-U, under the vision of Housing for All since 2015 to provide pucca house to the eligible urban families across the country. Against the validated demand of 1.12 crore houses, as on 28.11.2022, 1.20 crore houses have been sanctioned by the Ministry based on the project proposals submitted by States/Union Territories (UTs), out of which 1.06 crore have been grounded and more than 64 lakh have been completed/delivered to the beneficiaries as on 28.11.2022.

(c): In order to avoid exploitation of tenants, the Operational Guidelines of ARHCs prescribes that the initial affordable rent of ARHCs will be fixed by the local authority based on a local survey. Subsequently, rent will be enhanced biennially by 8%, subject to maximum funding of 20% in aggregate, over a period of 5 years, effective from the date of signing the contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.

(d) & (e): No, Sir. There is no such proposal under consideration.
