

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 1896  
TO BE ANSWERED ON DECEMBER 14, 2023  
AFFORDABLE RENTAL HOUSING COMPLEX**

**NO. 1896. SHRI MOHANBHAI KALYANJI KUNDARIYA:  
SHRI DIPSINH SHANKARSINH RATHOD:**

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

- (a) the salient features of Affordable Rental Housing Complex (ARHC);**
- (b) the details of functional ARHCs units in Gujarat;**
- (c) the criteria fixed for determining the rental rates for ARHC units;**
- (d) the number of migrant beneficiaries who have availed themselves of the benefits in the districts of Morbi and Rajkot;**
- (e) whether there are any plans for expanding the ARHC initiative in Gujarat and if so, the details thereof; and**
- (f) whether any assessments or feedback mechanisms are in place to evaluate the satisfaction and needs of residents in ARHC units and if so, the details thereof?**

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

**(a) to (e): Ministry of Housing and Urban Affairs (MoHUA) has launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of Pradhan Mantri Awas Yojana - Urban (PMAY-U) to provide dignified living to urban migrants/poor near their workplace. This scheme is being implemented through two models as under:**

**Model-1: Utilizing existing Government funded vacant houses constructed under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) and Rajiv Awas Yojana (RAY) to convert into ARHCs through Public Private Partnership (PPP) or by Public Agencies,**

**...2/-**

**Model-2: Construction, Operation & Maintenance of ARHCs by Public/Private Entities on their own available vacant land.**

**ARHCs scheme is being implemented in all Statutory Towns as per Census 2011 and Towns notified subsequently, Notified Planning Areas and areas of Development/Special Area Development/Industrial Development Authorities. Projects under ARHCs will be applicable for consideration and funding till PMAY-U Mission period.**

**Beneficiaries for ARHCs belong to Economically Weaker Section/Low Income Group 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.**

**Further, the details of ARHCs scheme are available in its Operational Guidelines at <http://arhc.mohua.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf>.**

**As per the Operational Guidelines of ARHCs, 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.**

**Projects of ARHCs under both Models are approved based on the proposals received from State/Union Territory (UT) Governments. A total of 1,769 units are functional in Gujarat so far in the city of Surat and Ahmedabad and 698 units have been converted into ARHCs in Rajkot. There is no further proposal from Gujarat for conversion of houses into ARHCs including Morbi so far under Model-1.**

**(f): As per the Operational Guidelines of ARHCs, following mechanisms are in place to evaluate the satisfaction and needs of residents in ARHC units:**

- (i) Concessionaire/Entity submits the 'Project Compliance Report' to concerned Urban Local Body (ULB) on quarterly basis for monitoring the implementation.**
- (ii) States/ULBs/Parastatals review the project status and implementation of contract terms on a periodic basis as per requirement and take suitable measures for smooth implementation of scheme.**