

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 905
TO BE ANSWERED ON SEPTEMBER 17, 2020
DEVELOPMENT OF ARHCs**

**NO. 905. SHRI GAUTHAM SIGAMANI PON:
SHRI GAJANAN KIRTIKAR:**

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

- (a) whether the Government proposes to develop Affordable Rental Housing Complexes (ARHCs) as a sub-scheme under the Pradhan Mantri Awas Yojana-Urban for the urban migrants and if so, the details thereof including its aims and objectives;**
- (b) whether the Government has fixed any criteria for eligibility under AHRC scheme and if so, the estimated number of beneficiaries thereunder;**
- (c) whether the Government has identified the places where ARHCs will come up and whether the private players will also be involved for developing ARHCs in urban centres on their available vacant land and if so, the details thereof;**
- (d) whether the Government is planning to convert Housing Complexes of the Government that are vacant into ARHCs and if so, the number of such houses identified State/UT-wise especially in Tamil Nadu; and**
- (e) the other steps taken by the Government to provide affordable houses on rent when workers, service providers, students etc. move from rural areas to urban centers?**

ANSWER

**THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)**

(a)to(b): Yes, Sir. Scheme for Affordable Rental Housing Complexes (ARHCs), a sub-scheme under Pradhan Mantri Awas Yojana–Urban

.../2.

(PMAY-U), for providing accommodation at affordable rent to urban migrants/ poor has been launched on 31.07.2020 by the Ministry of Housing and Urban Affairs (MoHUA). This scheme has been designed in line with the vision of “AatmaNirbhar Bharat”.

The objective of this scheme is to provide dignified living with necessary civic amenities to urban migrants/poor near their workplace at affordable rent. It also aims to create a conducive environment by incentivizing Public/ Private Entities to leverage investment for creating affordable rental housing stock, if they have available vacant land.

This Scheme will be 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 vacant land.

The beneficiaries for ARHCs will be urban migrants/poor from Economically Weaker Section (EWS)/ Low Income Group (LIG) category. A total of 2.95 lakh beneficiaries have been envisaged to be benefitted by this Scheme, initially.

(c)to (e): Yes, Sir. Private players will be encouraged to participate under both models of the Scheme. Under Model-1, State/ UT Governments will select a Concessionaire through Request for Proposal (RFP) to develop existing Government funded vacant housing complexes to be used as ARHCs for a period of 25 years under Repair/Retrofit, Develop, Operate and Transfer (RDOT) mode.

Large chunks of vacant lands are lying unutilized with Industries, Trade Associations, Manufacturing Companies, Educational/ Health Institutions, Development Authorities, Housing Boards, Central/ State Public Sector Undertakings (PSUs) and other such Entities. Under Model-2, ARHCs will be constructed, operated and maintained by these Public/Private entities on their own available vacant land for 25 years by themselves.

The States/UTs including Tamil Nadu are under process of identifying such projects which are dispute free and readily available for converting into ARHCs after making them liveable.

Workers, service providers, students, etc. who move from rural areas to urban centres are part of target beneficiaries of ARHCs. They may avail these accommodation facilities on affordable rent through aggregators.
