

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

LOK SABHA

UNSTARRED QUESTION NO. 5053

TO BE ANSWERED ON MARCH 25, 2021

CONSTRUCTION OF AFFORDABLE HOUSES FOR MIGRANTS

NO. 5053. SHRI JAYADEV GALLA:

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

- (a) the incentives to be provided to private entrepreneurs, industries and other involved in constructing/creating affordable houses for migrant labourers proposed under Atmanirbhar Bharat;**
- (b) whether the Government has taken any initiative to construct/create affordable houses on rent through its agencies like NBCC, CPWD, etc.;**
- (c) if so, the details thereof; and**
- (d) whether any guidelines have been issued in this regard and if so, the details thereof?**

ANSWER

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

(a) : The incentives to be provided to private entrepreneurs, industries and others involved in creating Affordable Rental Housing Complexes (ARHCs) for migrant labourers proposed under Atmnirbhar Bharat are mentioned below:

- (i) Exemption of Income Tax on any profits and gains derived from operation of Affordable Rental Housing Complexes (ARHCs) on similar lines as that of 'Affordable Housing' under section 80-IBA of Income Tax Act, 1961.**
- (ii) Exemption of Goods and Services Tax (GST) on any profits and gains derived from operation of ARHCs at par with rental services of residential premises, vide Notification No. 12 of 2017- Central Tax (Rate) dated 28th June 2017.**

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- (iii) Project finance/loan at lower interest rate through concessional window under Affordable Housing Fund (AHF) by Housing Finance Companies (HFCs) and Priority Sector Lending (PSL) by Commercial Banks.**
 - (iv) Provision of “Use Permission” changes for houses on vacant land, if needed.**
 - (v) 50% additional Floor Area Ratio (FAR)/Floor Space Index (FSI) free of cost.**
 - (vi) Single window approval of design/drawings and other statutory approvals within 30 days.**
 - (vii) Necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage, electricity etc. up to the project site without any additional cost to Entity.**
 - (viii) Municipal services such as water supply, electricity, house/property tax, sewerage/septage charge etc. for operation of ARHCs will be levied at par with residential projects.**
 - (ix) Additional grant in the form of TIG (₹ 60,000/- for one Bedroom, Hall and Kitchen (BHK), ₹ 10,000/- for each bed of dormitory and ₹ 1,00,000/- for each 2 BHK is provisioned by Ministry of Housing and Urban Affairs (MoHUA) for using innovative, sustainable, green and disaster-resilient technologies as well as building materials for cost effective, faster and quality construction of ARHCs.**
- (b) & (c): Yes, Sir. Government of India has issued Expression of Interest (EoI) for shortlisting of Public/Private Entities to construct, operate and maintain ARHCs on their own available vacant land for a period of 25 years under Model-2 of the scheme. Subsequently, 58 Public/Private Entities have submitted their proposals for construction of 79,350 Units. Further, EoI has been issued once again to receive more proposal under Model-2 of the scheme from the interested Public/Private Entities including CPWD or NBCC.**
- (d) The Operational Guidelines along with User Guide for implementation of ARHCs under both Models of the scheme has been made available to all concerned Stakeholders and the e-versions of the same are also available at ARHC website i.e. <https://arhc.mohua.gov.in>.**