

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

LOK SABHA

STARRED QUESTION NO. 60

TO BE ANSWERED ON FEBRUARY 06, 2025

AFFORDABLE RENTAL HOUSING COMPLEXES SCHEME

NO. 60. SHRI P P CHAUDHARY:

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

- (a) the total number of urban workers, including street vendors, factory workers and domestic help, who have benefited from Affordable Rental Housing Complexes (ARHCs) scheme, along with their average rental savings as compared to market rates;**
- (b) whether any success stories have emerged from existing ARHC projects showing improved living conditions and financial stability of beneficiaries and if so, the details thereof;**
- (c) whether any assessment has been conducted on the manner in which ARHCs have helped to reduce the time and cost of daily commute for urban workers by providing housing near workplaces and if so, the findings thereof; and**
- (d) whether any innovations are planned in ARHC design to better serve diverse urban migrants, including single women workers and students and if so, the details thereof?**

ANSWER

THE MINISTER OF HOUSING AND URBAN AFFAIRS

(SHRI MANOHAR LAL)

(a) to (d): A statement is laid on the Table of the House.

STATEMENT REFERRED IN REPLY TO LOK SABHA STARRED QUESTION NO. 60* FOR 06.02.2025 REGARDING AFFORDABLE RENTAL HOUSING COMPLEXES SCHEME

(a) to (d): Ministry of Housing and Urban Affairs (MoHUA) 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 implemented through two models:

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

Beneficiaries of ARHCs are urban migrants/poor from Economically Weaker Section (EWS)/Low Income Group (LIG). 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.

Under Model-1, so far, 5,648 existing Government funded vacant houses have been converted into ARHCs in different States/Union Territories (UTs). Under Model-2, MoHUA has approved proposals for 82,273 new ARHC units in 7 States, of which 35,425 have been completed and remaining are under different stages of initiation/construction. These ARHCs provide dignified living with all civic amenities to the eligible beneficiaries at an affordable rate. The State/City-wise progress of ARHCs under both Models is at Annexure.

As per scheme guidelines, the initial affordable rent of ARHCs is fixed by the local authority based on a local survey. Subsequently, rent is enhanced biennially by 8%, subject to a maximum increase of 20% in aggregate, over a period of 5 years, effective from the

date of signing the contract. The same mechanism is followed over the entire concession period i.e. 25 years. The details of beneficiaries living in rental units and rent charged in ARHCs in different States/UTs/Cities are not maintained by this Ministry.

So far, the Ministry has not conducted any assessment on reduction of time and cost of daily commute for urban workers by providing housing near workplaces under ARHCs scheme.

Based on the learning from the experiences of 9 years implementation of PMAY-U, MoHUA has revamped the scheme and launched PMAY-U 2.0 'Housing for All' Mission with effect from 01.09.2024 for implementation in urban areas across the country to construct, purchase and rent a house by 1 crore additional eligible beneficiaries at affordable cost through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS).

ARH vertical of PMAY-U 2.0 aims to promote creation of rental housing for EWS/LIG beneficiaries including migrant workers and other poor who do not want to own a house but require housing for short term basis. ARH vertical is implemented through two models:

- i. Model-1: Converting existing Government funded vacant houses into ARH through PPP mode or by Public Agencies,**
- ii. Model-2: Construct, Operate and Maintain rental housing by Private/Public Entities for urban poor, working women, employees of Industries, Industrial Estates, Institutions and other eligible EWS/LIG families.**

ARH vertical aims to create a conducive environment by incentivizing Public/Private entities to leverage investment for creating affordable rental housing stock and prevent growth of slum clusters in cities.

Annexure referred in reply to LS SQ No. 60 due for answer on 06.02.2025

A. State/UT-wise details of the existing Govt. funded vacant houses converted into ARHCs for the beneficiaries under Model-1 of the scheme:

S. No.	Name of State/UT	City	No. of vacant houses converted into ARHCs
1	Chandigarh	Chandigarh	2,195
2	Gujarat	Surat	393
3		Ahmedabad	1,376
4		Rajkot	698
5	Rajasthan	Chittorgarh	480
6	Jammu & Kashmir	Jammu	336
7	Uttarakhand	Lalkuan	100
8		Dehradun	70
Total			5,648

B. State/UT-wise details of ARHC units sanctioned and construction completed by Public/Private Entities under Model-2 of the scheme:

S. No.	Name of		Total Units	Construction completed
	State	City		
1	Tamil Nadu	Sriperumbudur	18,112	6,160
2		Sriperumbudur,	3,969	3,969
3		Hosur	13,500	6,576
4		Chennai	18,720	18,720
5		Chennai	1,040	-
6		Chennai	5,045	-
7	Chhattisgarh	Raipur	2,222	-
8	Assam	Kampur Town	2,222	-
9	Uttar Pradesh	Prayagraj	1,112	-
10	Gujarat	Surat	453	-
11	Telangana	Nizampet	14,490	-
12	Andhra Pradesh	Kakinada	736	-
13		Vizianagram	652	-
Total			82,273	35,425