

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 4379  
TO BE ANSWERED ON MARCH 27, 2025**

**GOVERNMENT FUNDED VACANT HOUSES UNDER ARHC**

**NO. 4379. SHRI S JAGATHRATCHAKAN:**

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

- (a) the details of the number of the Government-funded vacant houses that were identified for the Affordable Rental Housing Complexes (ARHC) Scheme under the Pradhan Mantri Awas Yojana-Urban in Tamil Nadu;**
- (b) the number of these units converted into rental housing units;**
- (c) the steps taken/being taken by the Government to expedite the conversion of the remaining vacant Government-funded houses into ARHC units for ensuring wider implementation of the scheme, State-wise, particularly in Tamil Nadu and other southern States; and**
- (d) the details of the plans to address the challenges faced by Public-Private Partnerships in the construction of Greenfield ARHC units in Tamil Nadu?**

**ANSWER  
THE MINISTER OF STATE IN THE  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
(SHRI TOKHAN SAHU)**

**(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 in the country including Tamil Nadu. 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.**

The operation guidelines are available at <https://arhc.mohua.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf>.

There are no government funded vacant houses available in Tamil Nadu for conversion into ARHCs. Moreover, Under Model-1, so far, 5,648 existing Government funded vacant houses have been converted into ARHCs in other States/Union Territories (UTs). However, under Model-2, MoHUA has approved proposals for 82,273 new ARHC units in 7 States, of which 35,425 have been completed in Tamil Nadu.

The Ministry conducts regular review with the States/UTs and various Public/private Agencies on progress of the scheme including ARHC projects for timely completion.

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 construct rental housing projects for Economically Weaker Section (EWS)/Low Income Group (LIG) beneficiaries including migrant workers and other poor who do not want to own a house but require housing for short term basis. Various incentives have been provisioned under PMAY-U 2.0 to promote Public/Private sector for construction of Greenfield ARH projects. The scheme guidelines of PMAY-U 2.0 may be accessed at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>.