

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

**UNSTARRED QUESTION NO. 5434
TO BE ANSWERED ON APRIL 03, 2025**

RENTAL HOUSING FOR INDUSTRIAL WORKERS

NO. 5434. SHRI SRIBHARAT MATHUKUMILLI:

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

- (a) whether the dormitory-type rental housing scheme for industrial workers has been implemented and if so, the details thereof, location-wise;**
- (b) the details of the funds sanctioned along with the progress made under the said scheme, particularly in industrial clusters including those in Andhra Pradesh;**
- (c) whether the participation of the private sector in the said scheme has been limited due to regulatory hurdles such as low Floor Area Ratio (FAR) and Ground Coverage Ratio (GCR) compared to international standards which restrict both horizontal and vertical expansion and if so, the details thereof;**
- (d) the measures taken/being taken by the Government to address these regulatory hurdles and encourage greater private-sector participation in the said scheme; and**
- (e) whether the Government proposes to introduce any policy and regulatory reforms as highlighted by NITI Aayog to integrate workers' accommodation into industrial planning, if so, the details thereof and if not, the reasons therefor?**

ANSWER

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

- (a) to (e): 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 including industrial workers near their workplace through single/double bedroom units or dormitory beds in the country, including Andhra Pradesh. 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.

So far, no proposal under ARHCs has been received from the State Government of Andhra Pradesh. The State/UT-wise number of ARHCs sanctioned, completed under both models along with the details of Technology Innovation Grant sanctioned under Model-2 by the Ministry in the country are at Annexure.

The scheme has witnessed active participation of Private Sector in Model-2. As per the Scheme Guidelines, public/private entities are encouraged to invest in the rental housing sector and develop ARHCs through various benefits/incentives provided by Governments.

Further, In the Union Budget 2024-25, Government has announced rental housing with dormitory-type accommodation for industrial workers to be facilitated in public-private partnership (PPP) mode with Viability Gap Funding (VGF) support and commitment from anchor industries. For this purpose, ₹2,500 crore has been provisioned in 2025-26 budget.

Further, learning from the experiences of 9 years implementation of PMAY-U, MoHUA has 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 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). The scheme guidelines are available at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>.

ARH vertical of PMAY-U 2.0 aims to create a conducive environment by incentivizing Public/Private Entities to leverage investment for creating affordable rental housing stock. It promotes the creation of adequate rental housing for eligible EWS/LIG beneficiaries including industrial workers who do not want to own a house but require housing for short term basis. As per scheme guidelines of PMAY-U 2.0, Public/Private Entities can construct, operate and maintain ARH projects containing Single/Double bedroom unit or dormitory beds to provide accommodation for eligible beneficiaries.

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	Name of 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		Name of Entity	Total Units	Construction completed
	State	City			
1	Tamil Nadu	Sriperumbudur	SPR City Estates Pvt. Ltd.	18,112	6,160
2		Sriperumbudur	SPR Construction Pvt. Ltd.	3,969	3,969
3		Hosur	Tata Electronic Pvt. Ltd.	13,500	6,576
4		Chennai	State Industries Promotion Corporation of Tamil	18,720	18,720
5		Chennai	Chennai Petroleum Corporation Ltd.	1,040	-
6		Chennai	SPR Construction Pvt. Ltd.	5,045	-
7	Chhattisgarh	Raipur	Indian Oil Corporation Ltd.	2,222	-
8	Assam	Kampur Town	Guwahati Refinery Indian Oil Corporation Ltd.	2,222	-
9	Uttar Pradesh	Prayagraj	Indian Oil Corporation Ltd.	1,112	-
10	Gujarat	Surat	Mitsumi Housing Pvt. Ltd.	453	-
11	Telangana	Nizampet	Sivani Infra Pvt. Ltd.	14,490	-
12	Andhra Pradesh	Kakinada	Coastal Developers Pvt. Ltd.	736	-
13		Vizianagram	Coastal Developers Pvt. Ltd.	652	-
Total				82,273	35,425