

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 2101  
TO BE ANSWERED ON FEBRUARY 12, 2026  
STATUS OF ARHCS IN RAJASTHAN**

**NO. 2101. SMT. MAHIMA KUMARI MEWAR:  
SHRI BHOJRAJ NAG:  
SHRI KHAGEN MURMU:**

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

- (a) the income group identified and targeted under the Affordable Rental Housing Complexes (ARHCs) vertical of the Pradhan Mantri Awas Yojana – Urban (PMAY-U) 2.0 in the country, particularly in Rajasthan;**
- (b) whether the Government has set any targets in terms of the number of private/public agencies and the estimated time for their enrolment for the construction of ARHCs; and**
- (c) if so, the details thereof?**

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

- (a) to (c): 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) in July 2020 to address the housing need faced by migrant workers, urban poor and informal sector labourers from Economically Weaker Section (EWS)/Low Income Group (LIG) category across the country including Rajasthan. This scheme has been implemented through two models.**

**Under Model-1, a total of 5,783 Government funded vacant houses have been converted into ARHCs, so far, including 480 dwelling units in Chittorgarh, Rajasthan. Additionally, proposals for converting 7,413 existing Government funded vacant houses into ARHC units have been processed in the States of Gujarat, Himachal Pradesh, Haryana, Madhya Pradesh and Rajasthan. Further, based on the proposals submitted by States/UTs under Model 2, MoHUA has approved proposals for construction of 83,298 new ARHC units in several States with Technology Innovation Grant (TIG) of ₹175.95 crore. Out of this, 36,450 ARHC units have been completed on ground, showcasing rapid on-ground implementation, proactive participation from Public/Private Entities.**

**Further, based on the learnings of ARHCs, a dedicated vertical of Affordable Rental Housing (ARH) has been provisioned under PMAY-U 2.0 which aims to promote construction of affordable rental housing close to the workplaces of the intended beneficiaries including urban migrants/industrial workers/working women/students/urban poor etc. The ARH vertical is implemented through two models:**

**Model-1: Converting existing Government funded vacant houses into ARH through Public Private Partnership mode or by Public Agencies.**

**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.**

**The Scheme Guidelines of PMAY-U 2.0 are available at <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-PMAY-U-2.pdf>.**

**Under ARH vertical, enabling eco-system is created by incentivizing Public/Private Entities for their maximum participation and leveraging investment for creating affordable rental housing stock across the country. These include fast-tracked, single-window approvals through a green-channel process; 50% additional FAR with free TDR; exemptions from land conversion and statutory charges; and parity of municipal service charges with residential projects to further encourage participation and reduce construction costs. Further, increased TIG of ₹5,000 per sqm. of carpet area has been provisioned to incentivize public and private entities to build new ARH units.**

**In this regard, an Expression of Interest (EOI) has been issued by the Ministry for submission of project proposals for construction of new ARH units by all interested Public/Private Entities under PMAY-U 2.0. The web link for EOI is at <https://pmay-urban.gov.in/ARH-EOI.pdf>.**

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