

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

LOK SABHA

UNSTARRED QUESTION NO. 228

TO BE ANSWERED ON FEBRUARY 02, 2023

AFFORDABLE RENTAL HOUSING COMPLEXES

**NO. 228. SHRI SANJAY SADASHIVRAO MANDLIK:
SHRI DHAIRYASHEEL SAMBHAJIRAO MANE:
SHRI SUDHEER GUPTA:
SHRI BIDYUT BARAN MAHATO:
SHRI SHRIRANG APPA BARNE:
SHRI PRATAPRAO JADHAV:**

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

- (a) whether the Government has achieved the target of providing Affordable Rental Housing Complexes (ARHCs) under Pradhan Mantri Awas Yojana –Urban (PMAY-U);**
- (b) if so, the details of affordable rental houses constructed so far and if not, the reasons therefor;**
- (c) the details of total funds sanctioned/utilized for development of ARHCs under the PMAY-U;**
- (d) the total number of beneficiaries under the said scheme;**
- (e) the details of innovative technologies are being used for construction; and**
- (f) whether the Government has developed any formula to calculate the rent of the housing complexes and 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 KAUSHAL KISHORE)**

- (a) to (e): Ministry of Housing and Urban Affairs (MoHUA) has launched Affordable Rental Housing Complexes (ARHCs) on 31.07.2020 as a sub-scheme of Pradhan Mantri Awas Yojana - Urban (PMAY-U) to**

provide dignified living to urban migrants/poor near their workplace during the Mission period. This scheme is being implemented through two models as under:

- 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.**

Further, the details of ARHCs scheme are available at <http://arhc.mohua.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf>.

Under Model-1 of the scheme, so far, 5,648 vacant houses have been converted into ARHCs by States/Union Territories (UTs) of Chandigarh, Gujarat, Rajasthan, Uttarakhand and Jammu & Kashmir. Further, Request for Proposal (RFP) has been issued for 7,413 vacant houses in various States.

Under Model-2, 73 proposals have been received from public/private entities for construction of 1,39,471 units in 18 States/UTs. Subsequently, 13 proposals for constructing 82,273 new ARHC units in 7 States have been approved by the Ministry. So far, Technology Innovation Grant (TIG) of ₹174 crore has been sanctioned by the Ministry for construction of 82,273 new ARHC units using innovative construction technologies. Further, construction of 30,001 new ARHCs units have been started in various States. The State/City-wise details of progress of ARHCs under both models are at Annexure.

- (f): The Operational Guidelines of ARHCs prescribes that the initial affordable rent of ARHCs will be fixed by the local authority based on a local survey. Subsequently, rent will be enhanced biennially by 8%, subject to maximum funding of 20% in aggregate, over a period of 5 years, effective from the date of signing the contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.**

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.	State/UT	City	No. of vacant houses converted into ARHCs	Houses occupied by Beneficiaries
1	Chandigarh	Chandigarh	2,195	2,195
2	Gujarat	Surat	393	393
3	Gujarat	Ahmedabad	1,376	1,376
4	Gujarat	Rajkot	698	-
5	Rajasthan	Chittorgarh	480	-
6	Jammu & Kashmir	Jammu	336	336
7	Uttarakhand	Lalkuan	100	100
8	Uttarakhand	Dehradun	70	70
Total			5,648	4,470

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

S. No.	Name of City/State	Name of Entity	Technology being used	Total Units
1	Sriperumbudur, Tamil Nadu	SPR City Estates Pvt. Ltd.	Monolithic Concrete Construction System	18,112
2	Sriperumbudur, Tamil Nadu	SPR Construction Pvt. Ltd.	Monolithic Concrete Construction System	3,969
3	Hosur, Tamil Nadu	Tata Electronic Pvt. Ltd.	Precast Concrete Construction System	13,500
4	Chennai, Tamil Nadu	State Industries Promotion Corporation of Tamil Nadu	Monolithic Concrete Construction System	18,720
5	Chennai, Tamil Nadu	Chennai Petroleum Corporation Ltd.	Monolithic Concrete Construction System	1,040
6	Raipur, Chhattisgarh	Indian Oil Corporation Ltd.	Monolithic Concrete Construction System	2,222
7	Kampur Town, Assam	Guwahati Refinery Indian Oil Corporation Ltd.	Monolithic Concrete Construction System	2,222
8	Prayagraj, Uttar Pradesh	Indian Oil Corporation Ltd.	Monolithic Concrete Construction System	1,112
9	Surat, Gujarat	Mitsumi Housing Pvt. Ltd.	Light Gauge Steel Framed Structures	453
10	Chennai, Tamil Nadu	SPR Construction Pvt. Ltd.	Aluminum Form Work	5,045
11	Nizampet, Telangana	Sivani Infra Pvt. Ltd.	Monolithic Concrete Construction System	14,490
12	Kakinada, Andhra Pradesh	Coastal Developers Pvt. Ltd.	Monolithic Concrete Construction System	736
13	Vizianagram, Andhra Pradesh	Coastal Developers Pvt. Ltd.	Monolithic Concrete Construction System	652
Total				82,273