

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

**LOK SABHA
STARRED QUESTION NO.74**

TO BE ANSWERED ON DECEMEBER 02, 2021

AFFORDABLE RENTAL HOUSING COMPLEXES SCHEME

**No. 74. SHRI BIDYUT BARAN MAHATO:
SHRI PRATAPRAO JADHAV:**

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

- (a) whether an Affordable Rental Housing Complexes (ARHCs) scheme for migrants who went back home during lockdown has been approved by the Government under Pradhan Mantri Awas Yojana-Urban (PMAY-U) and if so, the details thereof;**
- (b) the time-frame and the details of the roll-out of the first phase of the ARHCs scheme, State-wise;**
- (c) the extent to which existing protections against tenant eviction and provisions for rent control shall apply to properties under the scheme;**
- (d) the manner in which the Government proposes to undertake and expedite the beneficiary mapping process;**
- (e) the scope for purchase of property rented under the scheme by beneficiaries at a given point of time in future; and**
- (f) the details of beneficiaries under the scheme, State/UT-wise?**

ANSWER

**THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)**

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

STATEMENT

Statement referred in reply to Lok Sabha Starred Question No. 74 for 02.12.2021 regarding 'affordable rental housing complexes scheme'

(a): Yes, Sir. The details of the ARHCs Scheme are available at <http://arhc.mohua.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf>.

(b): The projects received from States/Union Territories (UTs) under ARHCs are to be considered for approval till PMAY-U Mission period i.e. March 2022. Scheme has already been rolled out for all States/ UTs.

(c): In order to safeguard the interest of stakeholders including protections against tenants eviction and avoid conflict/complication, ARHCs have been kept outside the purview of existing State Rental Laws of concerned States/UTs. ARHCs will be governed by the legislation enacted fresh or amended from the existing legislation based on Model Tenancy Act (MTA) circulated to the States/ UTs for speedy dispute resolution.

(d): As per Scheme guidelines, Public/Private Entities may use ARHCs to provide accommodations to their own workers/labourers as well as serve the requirement of neighbouring Entities. Further, guidelines permit collaboration with other Entities/Organizations or get migrant labourers/urban poor through Aggregators by deducting the rent directly from the salary/fee/any kind of remuneration etc. of tenants.

(e): ARHCs scheme is to provide rental accommodation to migrant labourers/urban poor only and there is no provision for purchase of the dwelling unit by beneficiaries.

(f): The State/UT-wise details of the existing vacant houses converted into ARHCs for the beneficiaries and ARHCs sanctioned for Public/ Private Entities to be constructed on their available land are at Annexure.

Annexure referred in reply to LS SQ No. 74 due for answer on 02.12.2021

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	No. of beneficiaries allotted
1	Chandigarh	Chandigarh	2,195	2,195
2	Gujarat	Surat	393	393
3	Gujarat	Ahmedabad	1,376	1,376
4	Rajasthan	Chittorgarh	480	480
Total			4,444	4,444

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	Total Units
1	Sriperumbudur, Tamil Nadu	SPR City Estates Pvt. Ltd.	18,112
2	Sriperumbudur, Tamil Nadu	SPR Construction Pvt. Ltd.	3,969
3	Hosur, Tamil Nadu	Tata Electronic Pvt. Ltd.	11,500
4	Chennai, Tamil Nadu	State Industries Promotion Corporation of Tamil Nadu	18,720
5	Chennai, Tamil Nadu	Chennai Petroleum Corporation Ltd.	1,040
6	Raipur, Chhattisgarh	Indian Oil Corporation Ltd.	2,222
7	Kampur Town, Assam	Guwahati Refinery Indian Oil Corporation Ltd.	2,222
8	Prayagraj, Uttar Pradesh	Indian Oil Corporation Ltd.	1,112
9	Surat, Gujarat	Mitsumi Housing Pvt. Ltd.	453
10	Chennai, Tamil Nadu	SPR Construction Pvt.Ltd.	5,045
11	Nizampet, Telangana	Sivani Infra Pvt.Ltd.	14,490
Total			78,885