

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

**RAJYA SABHA  
UNSTARRED QUESTION NO. 3574  
TO BE ANSWERED ON APRIL 04, 2022**

**AFORDABLE RENTAL HOUSING COMPLEX**

**NO. 3574. SHRI DEREK O' BRIEN:**

**SMT. VANDANA CHAVAN:**

**SHRI KUMAR KETKAR:**

**SHRI TIRUCHI SIVA:**

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

- (a) whether Government has identified number of vacant houses under Model I of Affordable Rental Housing Complexes (ARHCs), if so, number of houses, year-wise, State/UT-wise;
- (b) whether Government has identified number of houses to be constructed under ARHCs Model II, if so, number of such houses, year-wise, State/UT-wise;
- (c) whether Government has set city-wise targets for migrants, if so, whether any State-wise need-based assessment was done;
- (d) if so, details thereof;
- (e) whether city-wise calculations of rental amount under ARHC Model I has been done, if so, details of rent fixed and collected; and
- (f) the Central Assistance allocated sanctioned and utilized under both models?

**ANSWER**

**THE MINISTER OF STATE IN THE  
MINISTRY OF HOUSING AND URBAN AFFAIRS**

**(SHRI KAUSHAL KISHORE)**

(a): Ministry of Housing and Urban Affairs (MoHUA) has 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. 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.

Under Model-1 of the scheme, out of total 83,534 existing government funded vacant houses constructed under JnNURM and RAY in different States/ Union Territories, 5,478 houses have been converted into ARHCs and 7,483 units are under process of getting converted as ARHCs and are at various stages of completion across the country. The State/UTs wise details are at Annexure.

(b): Under Model-2 of the scheme, MoHUA has issued Expression of Interest (EoI) three times so far to invite proposals from Public/Private Entities to construct ARHCs on their own available vacant land. In response, so far, proposals for construction of 78,885 new ARHC units have been sanctioned.

The State-wise details of proposals sanctioned under Model-2 is at Annexure.

(c) & (d): No, Sir. There are no fixed city-wise targets. This is demand based scheme.

(e): No, Sir. As per scheme guidelines, affordable rent of ARHCs is fixed by the local authority based on a local survey.

(f): Under Model-1 of the scheme, the required investment to Repair/ Retrofit the existing buildings to make it liveable will be made by Concessionaire which would be recovered through rental income during the concession period i.e. 25 years. Under Model-2, the required investment for construction, operation and maintenance of ARHCs will be made by the Public/private Entity which would be recovered through rental income during the project period of 25 years. However, MoHUA has provisioned for an additional grant in the form of Technology Innovation Grant (TIG) for projects using innovative & alternate technology. So far, TIG of ₹175 crore has been approved by the Ministry for construction of 78,885 new ARHC units, out of which ₹83.26 crore has been released to Building Materials and Technology Promotion Council (BMTPC) for further releases to Public/Private Entities.

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**Annexure referred in reply to RSUSQ No. 3574 due for answer on 04.04.2022**

A. State/UT-wise details of number of exiting Government funded vacant houses constructed under JnNURM and RAY to be converted into ARHCs under Model-1 of the Scheme

(As on 21.03.2022)

S. No.	Name of the States/UTs	No. of Govt. Funded vacant Houses to be converted into ARHCs	No. of Houses Converted into ARHCs
1	Arunachal Pradesh	752	-
2	Chandigarh	2,195	2,195
3	Delhi	29,112	-
4	Gujarat	4,414	2,467
5	Haryana	2,545	-
6	Himachal Pradesh	314	-
7	Madhya Pradesh	364	-
8	Maharashtra	32,345	-
9	Nagaland	664	-
10	Rajasthan	4,884	480
11	Uttar Pradesh	5,232	-
12	Uttarakhand	377	-
13	Jammu & Kashmir	336	336
<b>Total</b>		<b>83,534</b>	<b>5,478</b>

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
<b>Total</b>			<b>78,885</b>