

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

**RAJYA SABHA  
UNSTARRED QUESTION NO. 1174**

**TO BE ANSWERED ON FEBRUARY 13, 2023**

**AFFORDABLE RENTAL HOUSING COMPLEXES**

**NO. 1174. SHRI MASTHAN RAO BEEDA:**

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

- (a) whether Government has set targets to the State Governments to develop Affordable Rental Housing Complexes in the country;
- (b) if so, the details thereof;
- (c) the details of Viability Gap Funding (VGF) required for implementation of Affordable Rental Housing Complexes Model-II across the country;
- (d) whether Government proposes to provide the VGF required to the States; and
- (e) 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) & (b): 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.

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, 5,648 houses have been converted into ARHCs from States/ Union Territories (UTs) of Chandigarh, Gujarat, Rajasthan, Uttarakhand and Jammu & Kashmir. Under Model-2 of the scheme, so far, proposals for construction of 82,273 new ARHC units have been sanctioned. The State-wise details of proposals sanctioned under both models are at Annexure.

(c) to (e): Under Model-2, there is no provision for Viability Gap Funding (VGF) by the Central/State/UT Governments and 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, Technology Innovation Grant (TIG) has been provisioned for the projects using innovative construction technologies for construction of ARHCs under Model-2. So far, the Ministry has sanctioned ₹178.28 crore as TIG for use of innovative construction technologies. 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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**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
<b>Total</b>			<b>5,648</b>	<b>4,470</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	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
<b>Total</b>				<b>82,273</b>