

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 74
ANSWERED ON 22/07/2024

AFFORDABLE RENTAL HOUSES UNDER PM AWAS YOJANA

74. SHRI ABDUL WAHAB

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

- (a) the number of affordable rental housing complexes built under PM Awas Yojana, district-wise, State-wise and year-wise;
- (b) the average rent of different types of houses, district-wise, State-wise details thereof;
- (c) the criteria for allocating rental houses; and
- (d) the details of beneficiaries of affordable rental housing under PM Awas Yojana?

ANSWER

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

(SHRI TOKHAN SAHU)

(a) to (d): 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) to provide dignified living to urban migrants/poor near their workplace. This scheme is implemented through two models:

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,

Model-2: Construction, Operation & Maintenance of ARHCs by Public/Private Entities on their own available vacant land.

Beneficiaries for ARHCs belong to Economically Weaker Section/Low Income Group who are urban migrants/poor. They include labour, urban poor (street vendors, rickshaw pullers, other service providers etc.), industrial workers, and migrants working with market/trade associations, educational/health institutions, hospitality sector, long term tourists/visitors, students or any other persons of such category. The State/UT-wise and city-wise number of ARHCs built under both models is at Annexure.

The Operational Guidelines of ARHCs is available at <https://ghc-india.gov.in/filesUpload/Operational-Guidelines-of-ARHCs.pdf>. As per guidelines, 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. The details of persons living in rental units and rent charged in ARHCs in different States/UTs/Cities is not maintained by this Ministry.

A. State/UT-wise and city-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 and city-wise details of ARHC units sanctioned and construction completed by Public/Private Entities under Model-2 of the Scheme:

S. No.	Name of City/State	Name of Entity	Technology being used	Total Units	Construction completed
1	Sriperumbudur, Tamil Nadu	SPR City Estates Pvt. Ltd.	Monolithic Concrete Construction System	18,112	6,160
2	Sriperumbudur, Tamil Nadu	SPR Construction Pvt. Ltd.	Monolithic Concrete Construction System	3,969	3,969
3	Hosur, Tamil Nadu	Tata Electronic Pvt. Ltd.	Precast Concrete Construction System	13,500	6,576
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	Coastal Developers Pvt. Ltd.	Monolithic Concrete Construction System	736	-
13	Vizianagram, Andhra	Coastal Developers Pvt. Ltd.	Monolithic Concrete Construction System	652	-
Total				82,273	16,705