

Affordable Rental Housing Complexes (ARHCs)

At a Glance

Hon'ble Prime Minister has given a clarion call for 'AtmaNirbhar Bharat' and has laid the roadmap for making Self-Reliant India. ARHC is a significant move and pro-poor measure to improve ease of living for very important segment of the economy.

WHY?

- Large scale **reverse migration** of urban migrants/ poor due to COVID-19.
- Urban migrants **stay in slums/ informal settlements/ unauthorised colonies/ peri-urban areas to save cost on housing.**
- Non availability of housing close to workplace **adversely impacts productivity.**
- Requirement of Affordable rental housing rather than ownership

WHAT?

- **Affordable Rental Housing Complexes (ARHCs)** as a sub-scheme under Pradhan Mantri Awas Yojana- Urban (PMAY-U) to provide affordable rental housing to urban migrants/ poor, close to their workplace.
- **Two-pronged implementation strategy:-**
 - i. Utilizing existing Government (central/ state) funded vacant houses to convert into ARHCs under Public Private Partnership (PPP) or by Public Agencies
 - ii. Construction, Operation and Maintenance of ARHCs by Public/ Private Entities on their own available vacant land

Features of ARHCs

- Beneficiaries for ARHCs will be varied groups of urban migrants/ poor from EWS/ LIG categories including industrial & construction workers, migrants working with market/ trade associations, educational/ health institutions, hospitality sector, long-term tourists/ visitors, students etc.
- ARHCs to be considered till PMAY (U) Mission period i.e. March 2022.
- ARHCs will be a mix of single bedroom unit of up to 30 sqm/ double bedroom unit of up to 60 sqm with living area, kitchen, toilet and bathroom; and dormitory bed of up to 10 sqm carpet areas each, including all common facilities.
- To be exclusively used for rental housing for a minimum period of 25 years.
- **Employment generation-** about 11.74 crore person days estimated (3.89 crore person days of direct and 7.84 crore person days as indirect employment).
- **2.95 lakh beneficiaries** will be benefited by ARHCs, initially.
- Project details & project wise occupancy status may be viewed at ARHC Website- www.arhc.mohua.gov.in

Incentives proposed for Private/ Public Entities

By Central Government

- Concessional project finance under Affordable Housing Fund (AHF) & Priority Sector Lending (PSL)
- Exemption in Income Tax & GST on any profit & gains from ARHCS
- Technology Innovation Grant (TIG) for promoting use of innovative technology

By States/UTs/ULBs/Parastatals

- Use Permission changes, if needed
- 50% additional FAR/FSI, free of cost
- Statutory approval of ARHC projects through Single window system (within 30 days)
- Trunk infrastructure upto the project site
- Municipal charges at par with residential property

Expected Benefits?

- I. Decent living environment** for urban migrants/ poor close to workplaces at affordable rates.
- ii. Sustained supply of workforce** and increased productivity for Industries and Manufacturing units.
- iii. Opportunity to convert existing Government funded vacant houses** into ARHCs for economically productive use.
- iv. Encourage Private/Public Entities to efficiently utilize their available vacant land** for developing ARHCs.
- v. Propel new investment opportunities** and promote **entrepreneurship** in rental housing sector by creating new job opportunities.
- vi. Strengthening of Municipal Finances** at ULB level.
- vii. Prevent further proliferation of slums.**

ARHCs offers a win-win-win situation for all stakeholders namely urban migrants/ poor, Public/Private entities and Government.

