

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.

COVID-19 pandemic has resulted in reverse migration of urban migrants/ poor in the country. Urban migrants stay in slums/ informal settlements/ unauthorised colonies/ peri-urban areas to save cost on housing. They need decent rental housing at affordable rate at their work sites.

In order to address this need, Ministry of Housing & Urban Affairs has initiated Affordable Rental Housing Complexes (ARHCs), a sub-scheme under PradhanMantri AWAS Yojana- Urban (PMAY-U). This will provide ease of living to urban migrants/ poor in Industrial Sector as well as in non-formal urban economy to get access to dignified affordable rental housing close to their workplace.

WHY?

1. Large scale reverse migration of urban migrants/ poor due to COVID-19.
2. Urban migrants stay in slums/ informal settlements/ unauthorized colonies/ peri-urban areas to save cost on housing.
3. Non availability of housing close to workplace adversely impacts productivity.

WHAT?

Affordable Rental Housing Complexes (ARHCs) as a Sub-scheme under PradhanMantriAwas Yojana-Urban (PMAY-U) to provide affordable rental housing to urban migrants/ poor, close to their workplace.

Two-pronged implementation strategy: -

1. Utilizing existing Government funded vacant houses to convert into ARHCs through Public Private Partnership (PPP) or by Public Agencies
2. Construction, Operation and Maintenance of ARHCs by Public/ Private Entities on their own available vacant land

FEATURES OF ARHCs

1. 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.
2. ARHCs to be considered till PMAY (U) Mission period i.e. March 2022.
3. 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.
4. To be exclusively used for rental housing for a minimum period of 25 years.
5. 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).
6. 2.95 lakh beneficiaries will be benefited by ARHCs, initially

[ARHC Website- to view project details, project wise occupancy status.](#)

INCENTIVES PROPOSED FOR PRIVATE/PUBLIC ENTITIES

Sl No	BY CENTRAL GOVT	BY STATES/UTS/ULBS/PARASTATALS
1	Concessional project finance under Affordable Housing Fund (AHF) & Priority Sector Lending (PSL)	Use Permission changes, if needed 50% additional FAR/FSI, free of cost Statutory approval of ARHC projects through Single window system (within 30 days)
2	Exemption in Income Tax & GST on any profit & gains from ARHCS	Trunk infrastructure up to the project site
3	Technology Innovation Grant (TIG) for promoting use of innovative technology	Municipal charges at par with residential property

EXPECTED BENEFITS?

- i. Decent living environment 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 vacant land available 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.

Frequently Asked Questions:

[FAQs on ARHCs](#)

ARHC whiteboard animation link

1. (English) (CLICKABLE LINK)
<https://www.youtube.com/watch?v=Zr33Lr03mSE>
2. (Hindi) (CLICKABLE LINK)
<https://www.youtube.com/watch?v=IBsclHMy2o>