

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.**

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 funded vacant houses to convert into ARHCs through 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.
- ❖ **ARHC Website-** to view project details, project wise occupancy status.



INCENTIVES PROPOSED FOR PRIVATE/PUBLIC ENTITIES

BY CENTRAL GOVT.	BY STATES/UTS/ULBS/PARASTATALS
<ul style="list-style-type: none"> ○ 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 	<ul style="list-style-type: none"> ○ 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** 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**.

