

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 219
TO BE ANSWERED ON FEBRUARY 03, 2021
AFFORDABILITY UNDER ARHCs SCHEME

NO.219. SHRI SANJAY SINGH:

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

- (a) the parameters used by Government to define and ensure “affordability” under Affordable Rental Housing Complexes (ARHCs) scheme;
- (b) the steps taken by Government to ensure that the conditions of the houses are ‘habitable’ for the tenants in the ARHCs model; and
- (c) what form of tenure security will be provided to the residents of these complexes to prevent their eviction or housing loss?

ANSWER

THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)

(a):The scheme of Affordable Rental Housing Complexes (ARHCs) has been designed to provide dignified living with civic amenities for urban migrant/poor close to their workplace at affordable rent. In order to ensure “affordability” under the scheme, the beneficiaries will be from Economically Weaker Section (EWS)/Low Income Group (LIG) 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. Further, the initial affordable rent for these complexes will be fixed based on a local survey which may be enhanced biennially by 8% subject to maximum increase of 20% in aggregate over a period of 5 years.

(b): In order to ensure that the conditions of houses are ‘habitable’ for the tenants in the ARHCs model, the existing Government funded vacant housing complexes will be used as ARHCs for a period of 25 years under Repair/Retrofit, Develop, Operate and Transfer (RDOT) on Public Private Partnership (PPP) Mode. The complexes under ARHCs shall have water supply, electricity, kitchen and toilet including other social infrastructure facilities.

(c): In order to safeguard the interest of stakeholders and avoid conflict, Operational Guidelines provide that ARHCs scheme is to be kept outside the purview of existing State Rental Laws by States/Union Territories (UTs). ARHCs will be operated through a rental agreement between tenants and Concessionaire/Entities abiding to applicable rules and regulations.