

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 1848  
TO BE ANSWERED ON SEPTEMBER 22, 2020**

**LAND FOR ARHCs**

**NO. 1848. SHRI SUNIL KUMAR SINGH:**

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

- (a) the steps taken by the Government to make land accessible for Affordable Rental Housing Complexes (ARHCs);**
- (b) the manner in which the Government is going to unravel liquidity issues for the desperate looking money market in wake of COVID-19;**
- (c) the impetus the Government intends to give to the Public Private Partnership under Affordable Rental Housing Complexes; and**
- (d) whether the Government has objective of obliging workers and even travelers likewise under the said scheme and if so, the details thereof?**

**ANSWER**

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

- (a): Affordable Rental Housing Complexes (ARHCs), a sub-scheme under Pradhan Mantri Awas Yojana - Urban (PMAY-U) will be implemented by Public/Private bodies either by converting the existing Government funded vacant complexes into ARHCs or by constructing, operating and maintaining ARHCs on their own available vacant land.**
- (b): This scheme has been formulated in line with the vision of “Aatma Nirbhar Bharat” to create a sustainable ecosystem of affordable rental housing solutions for urban migrants/ poor. It envisages to create a conducive ecosystem for Public/ Private Entities through policy incentives which will leverage investment for creating affordable rental housing stock.**

**(c): In order to provide impetus to the Public Private Partnership under this scheme, following incentives/ benefits have been proposed by Government of India and State/UT Governments as mentioned below:**

- i. Exemption of Income Tax on any profits and gains derived from operation of ARHCs on similar lines as that of 'Affordable Housing' under section 80-IBA of Income Tax Act, 1961;**
- ii. Exemption of GST on any profits and gains derived from operation of ARHCs at par with rental services of residential premises vide Notification No. 12 of 2017- Central Tax (Rate) dated 28<sup>th</sup> June, 2017;**
- iii. Project finance/loan at lower interest rate through concessional window under Affordable Housing Fund (AHF) by Housing Finance Companies (HFCs) and Priority Sector Lending (PSL) by Commercial Banks;**
- iv. Provision of "Use Permission" changes for houses on vacant land, if needed;**
- v. 50% additional Floor Area Ratio (FAR)/ Floor Space Index (FSI) free of cost;**
- vi. Single window approval of design/ drawings and other statutory approvals within 30 days;**
- vii. Necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage, electricity etc. up to the project site without any additional cost to Entity;**
- viii. Municipal services such as water supply, electricity, house/ property tax, sewerage/ septage charge etc. for operation of ARHCs will be levied at par with residential projects; and**
- ix. Additional grant in the form of Technology Innovation Grant (TIG) is provisioned by Ministry of Housing and Urban Affairs (MoHUA) for using innovative, sustainable, green and disaster-resilient technologies as well as building materials for cost effective, faster and quality construction of ARHCs. TIG of Rs. 60,000/- per house (Single Bedroom), Rs. 1,00,000/- (Double Bedroom) and Rs. 20,000/-per Dormitory Bed will be provided as per Scheme Guidelines.**

**(d): Yes, Sir. Beneficiaries for ARHCs 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.**

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