



# PMAY Affordable Rental Housing Complex (ARHC) Scheme Application / Registration Form

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## Affordable Rental Housing Complex

Ease of living for Migrant Workers /Urban Poor

Rental accommodation for Migrants, Urban poor in Industrial sector, Service Industry, Manufacturing sectors, Institutions & Associations.

- Use of existing Government funded Housing Stock (JnNURM/RAY) as ARHCs
- Incentivising Private/ Public Agencies for construction of ARHCs

The image shows a row of modern, multi-story apartment buildings with balconies, set against a clear sky. The buildings are light-colored with dark window frames and balconies. A tall street lamp is visible in the foreground.

**Central government** has launched Affordable Rental Housing Complexes (ARHC) Scheme 2020 under the flagship Pradhan Mantri Awas Yojana. In this PMAY ARHC scheme, govt. will provide **affordable rental accommodation to migrant workers** & urban poor to ensure ease of living. The migrants and poor people will have to pay less rent on housing and save more money from their income. People can apply online by filling PMAY Affordable Rental Housing Complex (ARHC) Scheme application / registration form at official website [arhc.mohua.gov.in](http://arhc.mohua.gov.in).

ARHC Scheme will be implemented by converting govt funded houses in major cities into affordable rental housing accommodations or complexes through PPP mode. This PMAY 1BHK

Rental housing scheme will enable migrant labourers and urban poor to get houses on lesser rent in the area of their working.

The Union govt. of India will provide incentives business companies, state govt's, agencies, associations to provide low rent housing facility to its workers.

## **Affordable Rental Housing Complex Scheme (ARHC) Apply Online Form**

As migrant labour and urban poor faces challenges in getting houses at an affordable rent, so the govt. has launched Affordable Rental Housing Complex Scheme 2020.

### **PMAY Affordable Rental Housing Complexes Application / Registration**

Just like applications are invited for other housing scheme, the central govt. is inviting PMAY Affordable Rental Housing Complex Scheme Apply Online Form 2020 from private / public entities. Here is the complete process to fill ARHC registration form & make subsequent login:-

**Step 1:** Firstly visit the official website at <http://arhc.mohua.gov.in/>

**Step 2:** At the homepage, click at the “**Login**” tab present in the main menu or directly click [this link](#)

**Step 3:** The **Affordable Rental Housing Complexes Scheme Login page** will appear as shown below:-

ARHC Mohua Gov MOU Login Page

**Step 4:** At this page, scroll over the “**Registration**” tab and click at the “**Private / Public Entities**” link as shown above. Afterwards, the **ARHC online registration form** will appear as shown below:-

ARHC Online Registration Form

**Step 5:** Here applicants can enter all the details accurately and submit the completely filled in ARHC registration form to complete the application process.

To get houses on rent, migrant workers / urban poor will have to fill ARHC Application / Registration form. These online application forms may be invited through the MoHUA official website or through the dedicated portal [arhc.mohua.gov.in](http://arhc.mohua.gov.in). As soon as the apply online form filling process will start, we will update it here.

Ministry of Housing and Urban Affairs (MoHUA) will issue detailed guidelines for this PM Awas Yojana ARHC Scheme 2020. Finance Minister Nirmala Sitharaman has announced this PMAY ARHC Scheme as a component of **Atmanirbhar Bharat Abhiyan** (self reliant India campaign) on 14 May 2020.

## **Principles and Objectives of ARHC Scheme 2020**

The central govt. has launched ARHC scheme with the following principles and objectives:-

1. To address the vision of 'AatmaNirbhar Bharat Abhiyan' significantly by creating a sustainable ecosystem of affordable rental housing solutions for urban migrants/ poor.
2. To achieve overall objective of "Housing for All" encompassing the need of affordable rental housing for urban migrants/ poor. ARHCs will provide them dignified living with necessary civic amenities near their place of work.
3. To create a conducive environment by incentivizing Public/ Private Entities to leverage investment for creating affordable rental housing stock to take care of their own requirements for workforce and also cater to neighboring areas, if they have available vacant land.

## **Coverage and Duration of Affordable Rental Housing Complex Scheme**

**A)** ARHCs will be implemented in all Statutory Towns as per Census 2011 and Towns notified subsequently, Notified Planning Areas and areas of Development/ Special Area Development/ Industrial Development Authorities. States/UTs may consider any project as ARHCs in any other areas after due notification.

**B)** Projects under ARHCs will be applicable for consideration and funding till PMAY (U) Mission period i.e. March 2022.

**C)** Projects approved during the Mission period will continue for another 18 months to enable fund release and completion of projects.

## **Major Beneficiaries of Affordable Rental Housing Complexes Scheme**

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.

Preference under the Scheme shall be given to persons belonging to Scheduled Castes/Scheduled Tribes/Other Backward Classes, Widows and working Women, Divyang, Minorities, subject to beneficiaries being from EWS/LIG segments as provisioned by the Government.

## **Cabinet Approval for ARHCs Scheme under PM Awas Yojana**

An affordable rental housing scheme for migrants who went back to their home states during the COVID-19 lockdown has been approved by the Cabinet on 8 July 2020. The Affordable Rental Housing Complexes (ARHCs) Scheme under the Ministry of Housing and Urban Affairs (MoHUA) will be a sub-scheme under the Pradhan Mantri Awas Yojana (Urban). The ARHC scheme will be implemented with an estimated expenditure of Rs. 600 crore. Initially, ARHC scheme aims to cover around 3 lakh beneficiaries.

## **What is the Need for PM Affordable Rental Housing Complexes Scheme**

Covid-19 pandemic has resulted in massive reverse migration of workers and urban poor in the country. These labourers come from rural areas or small towns for seeking better employment opportunities in urban areas. Usually, these migrants live in slums, informal / unauthorized colonies or peri-urban areas to save rental charges. They spend a lot of time on roads by walking/ cycling to workplaces, risking their lives to cut on the expenses.

A large part of workforce in manufacturing industries, service providers in hospitality, health, domestic/commercial establishments, and construction or other sectors, labourers, students etc

who come from rural areas or small towns seeking better opportunities will be the target beneficiary under ARHCs.

## **Affordable Rental Housing Complexes Scheme Details**

Govt. has launched this ARHC Scheme under PM Awas Yojana to ensure ease of living at affordable rent by the following measures:-

- Converting government funded housing in the cities (JnNURM / RAY) into Affordable Rental Housing Complexes (ARHC) under PPP mode through concessionaire.
- Incentivizing manufacturing units, industries, institutions, associations to develop Affordable Rental Housing Complex (ARHC) on their private land and operate.
- Incentivizing State Government Agencies / Central Government Organizations on the similar lines to develop Affordable Rental Housing Complexes (ARHC) and operate.

Affordable Rental Housing Complexes ARHC Scheme

## **Implementation of ARHC Scheme 2020**

The ARHC scheme will have a 2 pronged approach for the effective implementation. First is the existing vacant government funded housing complexes will be converted into ARHCs through a concession agreement for 25 years. As per the official data, there are 1.2 lakh such govt. houses available under Jawaharlal Nehru National Urban Renewal Mission (JNNURM), PMAY and other state govt's housing schemes. Out of these, Maharashtra has 35,000 accommodations while Delhi has 30,000 accommodations.

Concessionaire will make the complexes livable by repair/retrofit and maintenance of rooms. Moreover, govt. will fill up infrastructure gaps like water, sewer/ septage, sanitation, roads among others. States/UTs will select concessionaire through transparent bidding. Complexes will revert to Urban Local Bodies after 25 years to restart the next cycle earlier or to run on their own.

Secondly, special incentives like use permission, 50% additional Floor Area Ratio or Floor Space Index, concessional loan at priority sector lending rates, tax reliefs at par with affordable housing among others will be offered to private and public entities to develop ARHCs on their own

available vacant land for 25 years. ARHCs will create a new ecosystem in urban areas making housing available at affordable rent close to places of work and will cut down unnecessary travel, congestion and pollution.

The investment under ARHCs is expected to create new job opportunities. Government funded vacant housing stock will be converted into ARHCs for economically productive use. ARHC scheme would create a conducive environment for entities to develop ARHCs on their own vacant land which will enable new investment opportunities and promote entrepreneurship in rental housing sector.

As the detailed information about ARHC scheme has been out, check the PMAY Affordable Rental Housing Complexes (ARHC) scheme details through the link here – <https://pmay-urban.gov.in/uploads/guidelines/Operational-Guidelines-of-ARHCs.pdf>

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