

Group:3

Promotion of Rental Housing with Focus on Working Women & Industrial Workers

States/UTs:

Chandigarh

Andhra Pradesh

Telangana

Dadar Nagar & Haveli

Previous Experience under ARHC

- Govt Vacant houses converted into ARHCs in many states/Uts
- UT of Chandigarh converted 2195 houses into ARHC from already constructed houses lying vacant
- Rent of Rs3000 per month was fixed with increase of 8% biennially
- Allotment made to the occupant of prefab shelters
- Land costing 1200 Cr recovered by shifting these occupants into ARHCs houses

Issues with ARHC

- Low Maintenance by the allottees
- Cleanliness of complexes and their living habits
- Rent recovery
- High land cost in some cities for future scheme
- Due to small subsidies the pvt entities not showing keen interest in Building ARHC model 2

Proposal for ARHC

- State to provide land at subsidized rate where land cost is high or free of cost to make scheme viable
- Plan approval in a stipulated time
- Gol and state /Uts to come forward to increase the subsidy for ARHC by pvt and public entities
- To construct houses under ARHC with a model to recover construction cost with in 12 years and land at zero cost with ownership with state (BOT model for 25 years) with some upfront subsidy from industry
- To associate industry owners for recovery of rent
- To address cleanliness issues to giving incentive to the complaint with recovery from defaulter