



HOUSING FOR ALL

AFFORDABLE RENTAL HOUSING COMPLEXES (ARHCs) and AFFORDABLE HOUSING

Date : 04.03.2025 Time : 3.30pm



Tamil Nadu Urban Habitat Development Board

State Level Nodal Agency for PMAY(U)



Affordable Rental Housing Complexes (ARHCs)

- The Affordable Rental Housing Complexes envisaging the construction of dwelling units / dormitories in statutory towns to ease the living of migrant workers through access to dignified affordable housing near their work places.
- The **public/ private entities** are being permitted to construct, operate and maintain such complexes on their own land for 25 years by themselves.
- The GOI will provide **Technology Innovation Grants (TIG)** and the urban local bodies may provide the trunk infrastructure facilities for these projects.



Cont....

- The Government vide **G.O.(Ms).No.145 Housing and Urban Development SC1(2) Department Dated 25.09.2020** has accorded administrative approval and executed the memorandum of agreement with GOI.
- Affordable Rental Housing Complexes, shall provide :
 - a) 50% additional Floor Area Ratio (FAR) / Floor Space Index (FSI), free of cost.
 - b) Necessary statutory approvals for construction through single window system, within 30 days.
 - c) Access to Trunk Infrastructure facility shall be provided .
 - d) Municipal service charges such as water supply, electricity, house/ property tax, sewerage / septage etc. levied at par with the residential properties.



Status of Applications submitted under ARHCs

Total applications received	Shortlisted applications	Withdrawn by agency	Rejected
12	6	3	3

Status of the DPRs approved by the SLSMC & CSMC

Rs. In lakh

Sl. No	City	Organization	Technology Innovation Grant (Yes/ No)	TIG Amount	No. of Units / Dormitories	Current Status
1	Chennai	State Industries Promotion Corporation of Tamil Nadu	Yes (Monolithic Concrete technology)	3744	18720	Completed
2	Sriperumbudur	SPR Construction Private Limited	Yes (Monolithic Concrete technology)	794.6	3969	Completed
3	Sriperumbudur	SPR City Estates Pvt Ltd	Yes (Monolithic Concrete technology)	3622.4	18112	Partially Completed
4	Hosur	TATA Electronics Power Limited (TEPL)	Yes (Pre fab technology)	2862.00	13500	Partially Completed
5	Chennai	Chennai Petroleum Corporation Limited	Yes (Monolithic Concrete technology)	288	1040	To be Commenced
6	Chennai	SPR CONSTRUCTION Private Limited		1013.0	5045	To be Commenced
Total				12324.40	60386	

1. Vallam-Vadagal - SIPCOT

Site Location

Name of the project	Integrated Dormitory Facility at SIP, Vallam-Vadagal
Location	Vallam Village, Sriperumbudur Taluk, Kancheepuram district)
Proposed Site Extent	20 Acres (Sy.no 295, 296 & 297) 2.07 lakh sq.mts

Development pattern

S.No	Component	Details
1	No. of Towers	13
2	No. of floors per tower	10
3	Tower configuration	Stilt + 10 floors
4	Height of Tower (in Mts)	35
5	Total Dormitory Rooms	3,120
6	Total Dormitories	18,720

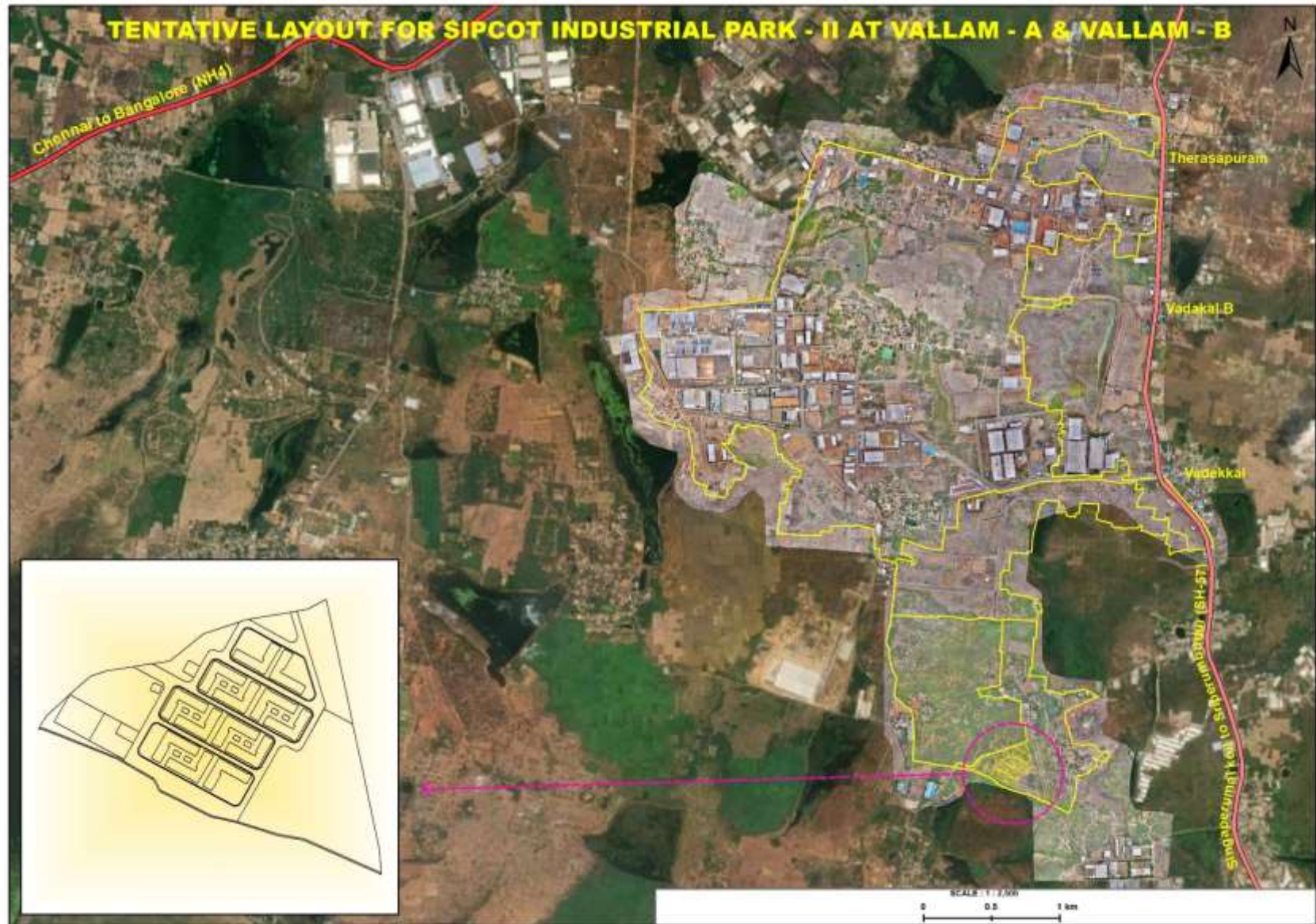
Modern Construction Technology

- Monolithic Concrete Construction Technology with aluminium formwork



MoHUA Secretary Recent Visit

Site Location



Glimpse of SIPCOT site



Glimpse of SIPCOT site





2. M/s SPR SPD Industrial Housing Private Limited

- The **Affordable Rental Housing Complexes (ARHCs)** has been constructed using Monolithic Concrete Construction using Aluminum Formwork technology from France with **3,969 Dormitory Beds and One Double room in G+8** configuration along with all basic and social infrastructure facilities under Model -02 of the Scheme.
- The project is located at Thannadalam,Irrungtukottai,**Bangalore -Chennai Expressway, Sriperumbudur**,Tamil Nadu.
- Name of the Entity is **M/sSPR SPD Industrial Housing Private Limited**.
- The total cost of the**project is ₹85.90 Crore** in which Technology Innovation Grant (TIG) is **₹7.95 Crore**.
- The built-up area of the project is **23,015 Sqm.** with the average built up **area of 7.5 Sqm**for each dormitory bed.
- Proposed rent for per Dormitory bed **is ₹2,000 to ₹8,000/** per month inclusive of monthly maintenance charges.
- The **beneficiaries**for ARHCs will be industrial **workers working in the Foxconn Technology India Private Ltd** and **Salcomp Private Limited** Chennai, Tamil Nadu.
- The **Infrastructure Facilities** in place are Street shops, Grocery Store, Medical Shop, Milk Booths, Water supply, Drainage, Sewerage system, Internal Road, Rain Water Harvesting, Boundary wall and Solar Lighting.

Glimpse of SPR site



3. M/s SPR City Estates Private Limited

Site location

Name of the project	SPR Nokia Telecom SEZ Industrial Housing
Location	Vallam village , Sri perumbudur Taluk,Kancheepuram District,Tamil. Nadu
Proposed Site Extent	8.10 hectare (20 Acres)

Modern Construction Technology

- Using the technology of Monolithic Concrete Construction with the help of formwork technology like aluminium formwork

Development pattern

S.No	Component	Details
1	Floor type	G+8
2	No of Blocks	13
3	No of Dormitories	18112

- Proposed to construct for the Urban Migrants



- The Affordable Rental Housing Complexes (ARHCs) has been constructed using Monolithic Concrete Construction and Precast wall panel system technologies with 6,160 Dormitory Beds in G+4 (Phase one) configuration along with all basic and social infrastructure facilities under Model - 02 of Scheme.
- The project is located at Sriperumbudur C village – Sriperumbudur taluk, Kancheepuram District, Tamil Nadu.
- Name of the Entity is M/s SPR City Estates Private Limited, Tamil Nadu.
- The total cost of phase one of the project is ₹95.00 Crore in which Technology Innovation Grant (TIG) is ₹ 12.32 Crore.
- The built-up area of phase one of the project is 37,332 Sqm with the average built up area of 7.5 Sqm for each Dormitory bed.
- Proposed rent for per dormitory bed is ₹2,000/ to ₹8,000/ per month inclusive of monthly maintenance charges.
- The beneficiaries for ARHCs will be industrial workers working in the Foxconn Technology India Private Ltd. Chennai, Tamil Nadu.
- The Infrastructure Facilities in place are Water heater in Bathrooms, Common Bathrooms, Dining Hall, TV or Study Room, Rain water harvesting system, Rooftop Solar System, CCTV at each floor and at the entrance, Health care Centre, STP, WTP, RO Plant, FPS System, PA System, Manual call button, Emergency lighting etc.

Glimpse of site



4. VRPL - Tata Electronics Private Limited

Site location

Name of the project	Industrial Housing Project
Location	Nagamanglam village, Denkanikottai Taluk, Hosur, Krishnagiri district, Tamil Nadu
Site Extent	Approximately 60 Acres of GoTN land (242,811 Sqm)

Modern Construction Technology

- Prefab concrete construction Technology

Development pattern

S.No	Component	Details
1	Floor type	G+11
2	No of Blocks	13
3	No of Dormitories	13500

- Aim to provide accommodation to employees at an affordable cost.
- Eligible employees hail from Economically Weaker Section (EWS) and Lower Income Group (LIG)

External Pics:



Internal Pics:



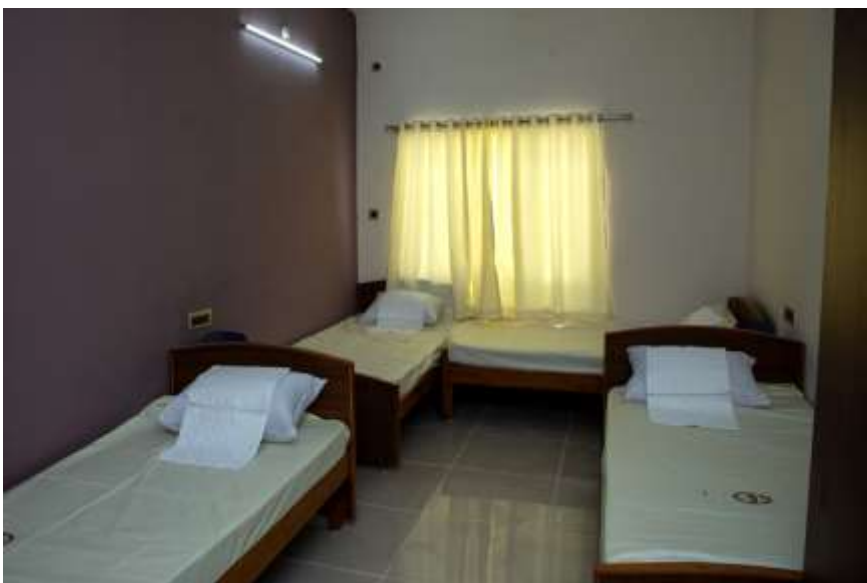
Working Women's Hostel

Type	Location	Configuration	With Food	Without Food
Working womens Hostel	Villupuram-Retrofit	2 Sharing Non AC		3,500
		4 Sharing Regular Bed Non AC		2,500
		4 Sharing Bunk Bed Non AC		2,000
	Tambaram-Green Field	2 Sharing AC		10,620
		2 Sharing Non AC		7,800
		4 Sharing Regular Bed Non AC		4,500
		4 Sharing Bunk Bed Non AC		4,500
VRPL	Hosur	4 Sharing Regular Non AC	7,500	
Foxconn	Vallam Vadagal	6 Sharing Regular Non AC		2,650
Industrial Housing-Under Construction	GangaiKondan	6 Sharing Regular Non AC		2,750
Industrial Housing-Under Construction	Irungattukottai	6 Sharing Regular Non AC		2,750
Industrial Housing-Under Construction	Irungattukottai	6 Sharing Regular Non AC		3,200

Hostel Facilities



Hostel Facilities





AFFORDABLE HOUSING PMAY (U) - Housing For All

Tamil Nadu Urban Habitat Development Board

State Level Nodal Agency for PMAY(U)

AHP – CSMC Approved Funding Pattern

Sl. No	Component	Implementing Agency	No. of Projects	No of units	Project cost	GoI Grant Share	GoTN Share	Institutional Share / TDR / Others	Beneficiary Share
Amount in Rs. Crores									
1	Vertical III – AHP	TNUHDB	340	140366	16638.03	2105.49	9004.44	1891.43	3636.68
2	LHP	TNUHDB	1	1152	118.97	63.36	35.63	2.70	17.28
Total			341	141518	16757.00	2168.85	9040.07	1894.13	3653.96

Summary of Progress: AHP (as on 31.01.2025)

Sl. No	Vertical	No. of Projects	No. of units approved	Project cost (Rs in Cr.)	Projects/ Completed	Projects/ Progress	Exp. Incurred (Rs in cr.)
1	AHP	340	140366	16638.03	192 / 71685	148 / 68681	11490.68
2	LHP	1	1152	118.97	1 / 1152		118.97
Grand Total		341	141518	16757.00	193 / 72837	148 / 68681	11609.65



GOs/ Initiatives for AHP

1. Model Sale Deed and Tripartite Agreement

In the meeting held in August 2021, the Board has approved the Model Sale Deed & Tripartite Agreements which has been the demand of various PLIs

2. GO No.: 54 dated 17.12.2021 – Fixation of Beneficiaries share

The beneficiaries contribution is reduced considerably vide G.O 54 and as per the demand they are allowed to pay their Contribution in monthly installments.

3. GO No.: 55 dated 17.12.2021 – “Nam Kudiruppu Nam Poruppu”

Nam Kudiiruppu Nam Poruppu scheme has launched to form Residential Welfare Association and enable the members to carry on routine maintenance more efficiently with their participation..



Adoption of Innovative Technology in AHP projects under PMAY(U)

- In order to reduce the cost , time and maintain uniform quality, Tamil Nadu Urban Habitat Board has been adopting the following innovative Technology in various AHP projects.
 - Pre - fab Technology
 - Monolithic RCC Concrete Construction (Mivon technology)

1. Prefab Technology

The following AHP Projects have been completed with Prefab technology

Sl. No	City	Name of the Project	No of Units	No. of Floors
1	Chennai	Nalla Thaneer Odai Kuppam	480	S+9
2	Chennai	Athipattu Ph III	540	S+9
TNUHDB			1020	
3	Erode	Periyar Nagar, Perumpallam Odai and Karungalpalyam	1072	G+3
TNHB			1072	
Total (TNUHDB + TNHB)			2092	

2. Monolithic RCC Concrete Construction (Mivon technology)

Sl. No	City	Name of the Project	No of Units	No. of Floors
1	Kancheepuram	Kilkathirpur	2112	G+3
2	Chennai	Gowthamapuram	840	S+14
3	Chennai	TT Block	468	S+13
4	Chennai	NVN Nagar	840	S+14
5	Chennai	Poochi Athipedu	1152	S+4
6	Chennai	Santhosh Nagar	410	S+14
7	Chennai	Santhosh Nagar Ph II	150	S+14
8	Chennai	Kargil Nagar	1200	S+15
9	Chennai	Foreshore Estate	1188	G+4
10	Chennai	Srinivasapuram Ph I	480	S+14
11	Kancheepuram	Murungamangalam	1260	G+4
12	Chennai	Manali New Town Phase II	2992	S + 14
13	Chennai	Manali New Town Ph III	368	S + 14

2. Monolithic RCC Concrete Construction (Mivon technology)

Sl. No	City	Name of the Project	No of Units	No. of Floors
14	Chennai	Moolakuthalam	648	S+9
15	Chennai	Moolakothalam Phase II	396	S+11
16	Chennai	Valeeswaran Koil Thottam	580	S+9
17	Chennai	Valeeswaran Koil Thottam ph II	50	S+11
18	Tiruchengode	Patel Nagar Varagurampatty	720	G+3
19	Tiruchengode	Patel Nagar - Phase -II	128	G+3
20	Chthiode TP	Gandhi Nagar - Nallagoundampalayam	1824	G + 3
21	Chthiode TP	Kamraj Nagar in Nallagoundampalayam	608	G + 3
22	Chithode TP	Anna Nagar in Nallagoundampalayam	832	G + 3
TNUHDB			19246	

Chennai – Ashipattu Ph III
No. of Unit: 540, Project Cost : 70.20 crore



Chennai – Manali New Town Ph I

No. of Unit: 288 Project Cost : 3168.00 lakh



Chennai – K.P Park – phase I & II

No. of Unit 864 & 1056, Project Cost : 7128.00 & 13913.00 Lakh



Pattukottai – Maharaja Samuthiram
No. of Unit: 336 Project Cost : 2815.43 lakh



PMAY - AHP – Photos of tenement schemes

Monolithic Concrete
Construction Technology
Chennai – NVN Nagar -
No. of Units: 840
Project Cost : Rs.113.30 Crore



PMAY - AHP – Photos of tenement schemes



Monolithic Concrete Construction
Technology - Chennai – Jogithottam -
No. of Units: 416
Project Cost : Rs.58.66 Crore

Iconic Project – LHP (GHTC) - Perumbakkam

Light House Project
adopting Prefab Technology
at Chennai Perumbakkam
under Global Housing
Technology Challenge -
India – No. of Units: 1152
Project cost : Rs.116.27 Cr



ADB - Inclusive, Resilient and Sustainable Housing for Urban Poor Sector Project (IRSHPU SP) - Project overview

Impacts

Inclusive, resilient and sustainable affordable housing for urban poor, workers including working women, and industrial workers, adopting innovative affordable and sustainable housing delivery models.

Outputs

To provide housing units for 6000 urban poor households vulnerable to natural hazards including flood affected areas, health hazards (squatters and payment dwellers).

1

2

3

Support Tamil Nadu Shelter Fund to provide industrial Housing and working women hostels for low income and migrant workers and to create 500 beds for working women and 5000 beds for industrial workers through PPP mode.

Support Regional Planning that Integrates existing and proposed development plans.

Design Innovations for Green and Resilient Affordable Housing

MODELLING AND SIMULATION APPROACH

Simulation



Computational Fluid Dynamics

Understand and optimize wind patterns to increase the overall wind pressure across the site and thereby, improve outdoor thermal comfort.



Irradiation Analysis

Compute the relationship between building and solar geometry in conjunction with the solar irradiation for every hour (across the year).



Solar PV Calculation

Estimate the peak installed capacity and energy production for PV energy systems for a given area factoring in constraints at the terrace level and solar PV azimuth and inclination angle.

Numerical Evaluation

Run-Off Analysis

Understand the lay of the land and study water flow patterns in the event of extreme rainfall and flooding.



Site Water Calculation

Predict and analyze the site water demand for potable and non-potable end uses at the site and building levels.



Waste Management Calculation

Predict and analyze the site waste generation.



Wholistic Master Planning Approach



Nurture— Enhance the Quality of Mind and Body



Engage— Celebrate Everyday Activities



Stimulate— Create Opportunities for Interaction and Livelihood



Thrive— Fostering an Active and Healthy Younger Generation

Legend

- 1 Pedestrian Pathway
- 2 Connecting Pathways
- 3 Green Buffer
- 4 Sports Corner
- 5 Bus Bay
- 6 OSR 1 7 OSR 2
- 8 Sewage Treatment Plant
- 9 Parking
- 10 Market
- 11 Convenience Shops
- 12 Ration Shop
- 13 Anganwadi
- 14 Livelihood Centre
- 15 Nurture/ Active Courtyard
 - A. Outdoor Board Games
 - B. Acupuncture Walk
 - C. Badminton Court
 - D. Outdoor Gym
- 16 Engage/ Functional Courtyard
 - A,B,C,D-Washing and Water Chores
- 17 Stimulate/ Outdoor Living Courtyard
 - A. Livestock Shelter
 - B. Productive Landscape
 - C. Community Gathering
 - D. Library
- 18 Thrive/ Play Courtyard
 - A. Pretend Play
 - B. Standard Play
 - C. Tactile Play
 - D. Flexi Play



Create Neighborhoods



Foster Interactions



Promotes walkability, restricting vehicular movement to the periphery

Transitional Livestock Center

'Eyes on the Street' for safety and security

Incorporates spaces for celebration as well as everyday life, cohesively designed with other open and green spaces

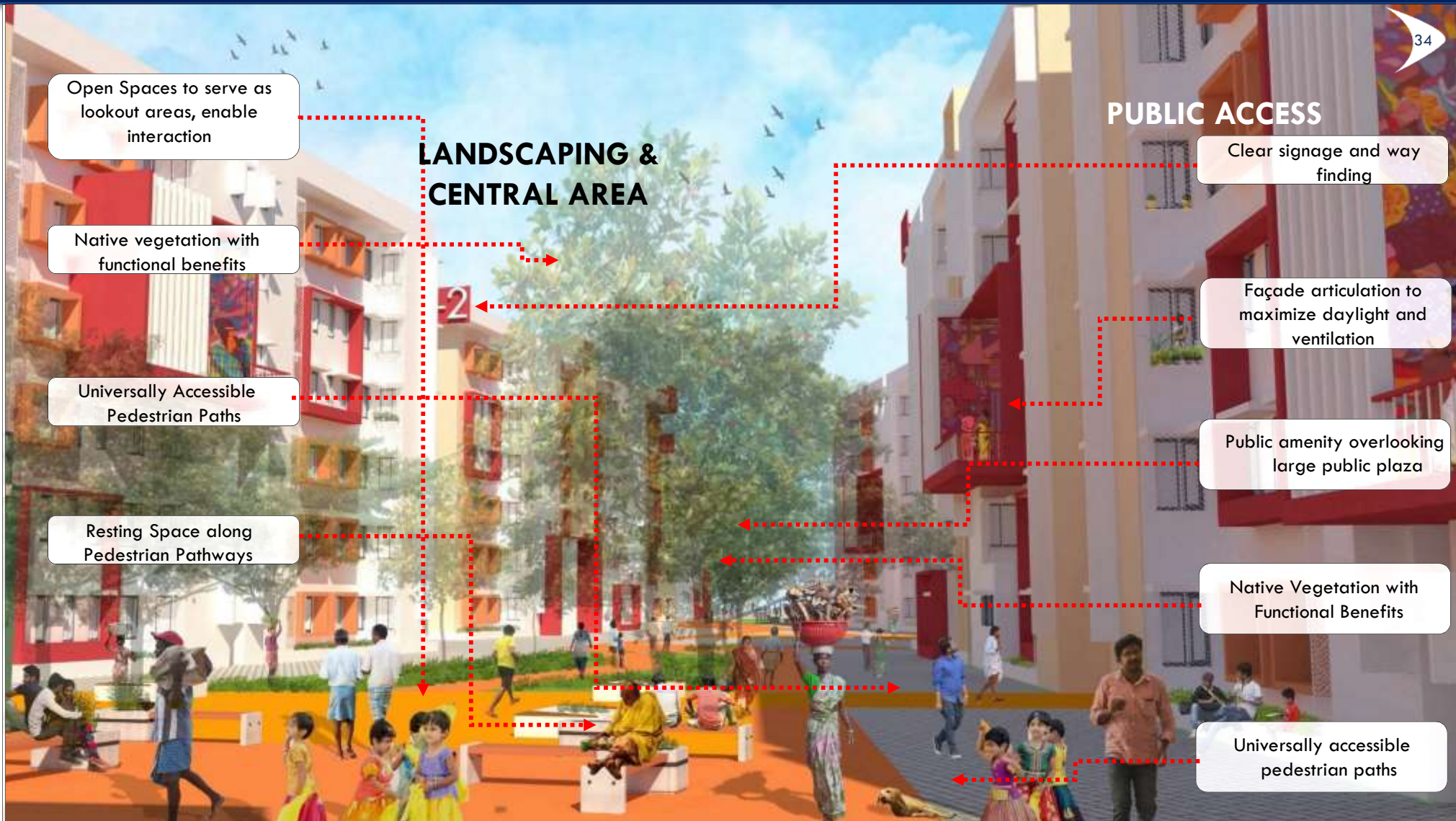
Creates distinct neighborhoods with unique open space design

Dedicated livelihood center

Plan for cohesive and seamless future development

Wholistic Master Planning Approach

34



Ongoing sub projects - status

Kalanivasal - Sivaganga District

- Project details: 900 houses. G+3, 13 blocks
- Started on: 18.07.2022
- Scheduled completion: 31.03.2025
- Progress: Structure Works completed
Development works under progress



Ayyanar Kovil Vallam-Phase-II, Tanjavur District



- Project details: 969 houses. G+5, 13 blocks
- Started on: 27.06.2022
- Scheduled completion: 31.03.2025
- Progress: Structure Works completed
Development works under progress

Ongoing sub projects - status

Reddiarpatti, Tirunelveli District

- Project details: 876 houses. G+3, 19 blocks
- Started on: 28.12.2022
- Scheduled completion: 24.06.2025
- Progress: Structure Works completed
Development works under progress



- Project details: 520 houses. G+3, 8 blocks
- Agreement signed on: 24.12.2024
- Contract period: 18 months
- Progress: Foundation work ongoing



*Thank
You!*