

# AFFORDABLE RENTAL HOUSING COMPLEXES (ARHCs)

## User Guide

October 2020



**“ सरकार ने शहरों में प्रवासियों के लिए आवास उपलब्ध कराने के लिए जिस रेंटल स्कीम की घोषणा की है उसमें आप सभी साथियों को मैं सक्रिय भागीदारी के लिए आमंत्रित करता हूँ... ”**

**– नरेन्द्र मोदी**



## PREFACE

In line with Hon'ble Prime Minister's clarion call of 'AtmaNirbhar Bharat', Union Cabinet on 8<sup>th</sup> July 2020, approved Affordable Rental Housing Complexes (ARHCs) as a sub scheme under Pradhan Mantri Awas Yojana (Urban) to provide dignified living with necessary civic amenities to Urban Migrants/Poor near their workplace at affordable rent.

ARHCs is being implemented through two Models:

**Model-1:** Utilizing existing Government funded vacant houses to convert into ARHCs through Public Private Partnership or by Public Agencies for a period of 25 years.

**Model-2:** Construction, Operation and Maintenance of ARHCs by Public/ Private Entities on their own available vacant land for a period of 25 years.

Hon'ble Minister of State (I/C), Ministry of Housing and Urban Affairs (MoHUA) released 'ARHCs Knowledge Pack (AKP)' on 31<sup>st</sup> July 2020 which includes Operational Guidelines of ARHCs, Memorandum of Agreement (MoA) to be signed with States/UTs, Model Request for Proposal (RFP) for selection of Concessionaire by States/UTs/ULBs under Model-1, Expression of Interest (EOI) for shortlisting of Public/Private Entities under Model-2 and Frequently Asked Questions (FAQs).

While the Operational Guidelines of ARHCs provides various provisions applicable for initiating projects under two Models of ARHCs, this User Guide elaborates various provisions and implementation mechanism for the benefit of related Stakeholders. This Guide will help the users to clearly understand the provisions of this Scheme for smooth planning, implementation and monitoring of ARHCs.





## LIST OF ABBREVIATIONS

ARHCs	Affordable Rental Housing Complexes
BMTPC	Building Materials & Technology Promotion Council
CSMC	Central Sanctioning and Monitoring Committee
DPR	Detailed Project Report
DUs	Dwelling Units
EOI	Expression of Interest
EWS	Economically Weaker Section
FAR	Floor Area Ratio
FSI	Floor Space Index
GHTC-India	Global Housing Technology Challenge-India
IEC	Information Education and Communication
JnNURM	Jawaharlal Nehru National Urban Renewal Mission
LIG	Low Income Group
MoA	Memorandum of Agreement
MoHUA	Ministry of Housing and Urban Affairs
NBC	National Building Code
PMAY (U)	Pradhan Mantri Awas Yojana (Urban)
PPP	Public Private Partnership
RAY	Rajiv Awas Yojana
RDOT	Repair/ Retrofit- Develop-Operate-Transfer
RFP	Request for Proposal
SLNA	State Level Nodal Agency
SLSMC	State Level Sanctioning & Monitoring Committee
TIG	Technology Innovation Grant
TSM	Technology Sub-Mission
ULB	Urban Local Body
UT	Union Territory



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## 1. BACKGROUND

- 1.1** COVID-19 pandemic has resulted in reverse migration of workers/ poor in the country. Urban migrants/ poor consisting of workers in manufacturing industries, domestic/ commercial establishments, health sector, service providers, hospitality industry, construction or other such sectors play an important role in the urban economy. These workers coming from rural areas for better employment opportunities generally reside in slums, informal/ unauthorized colonies or peri-urban areas, often compromise with living conditions to save on high rental charges. Commuting long distances to workplaces also has a bearing on their health and productivity. In addition, these migrants/urban poor may not be interested in ownership housing in urban areas rather generally look for affordable rental accommodation to save on expenses.

In the given context, aligning with the vision of “**Aatma Nirbhar Bharat**” - Self-reliant India, Ministry of Housing and Urban Affairs (MoHUA) has launched ARHCs scheme for urban migrants/ poor as a sub-scheme under Pradhan Mantri Awas Yojana-Urban (PMAY-U) to provide ease of living through access to dignified affordable rental housing close to their workplace. Such provisions will not only improve their productivity but will also prevent the growth of slums.

## 2. PURPOSE OF THE USER GUIDE

This document serves as a reference book for States/UTs/ULBs/Parastatals and Private Agencies and provides instructions, guidelines on how to plan and implement the Scheme. It provides an overview of the Scheme, project management practices, implementation mechanism, various activities, attributes, roles and responsibilities of all stakeholders and the accompanying templates to be used by Entities. In one hand, it gives instructions to the States/UTs/ULBs to plan and establish appropriate mechanism for implementation of the scheme and on the other hand, detail instructions and assistance to the Public/Private Entities for project planning, implementation and monitoring.

## 3. SALIENT FEATURES OF THE SCHEME

- 3.1 Coverage & Duration:** This scheme will cover all Statutory Towns, Notified Planning Areas and areas of Development/ Special Area Development/ Industrial Development Authorities or any other area as notified by States/UTs Government. Projects under ARHCs will be applicable for consideration upto the PMAY (U) Mission period i.e. March 2022, however, projects approved during the Mission period will continued to be funded for another 18 months to enable completion of projects.

- 3.2 Target Beneficiaries:** The target 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.

**3.3 Operation & Maintenance:** All expenses pertaining to operation & maintenance of ARHCs will be borne by the Concessionaire/Entity from the income accrued from these projects. An indicative list of maintenance is placed as **Annex-1**.

**3.4 Memorandum of Agreement:** States/UTs will sign the Memorandum of Agreement (MoA) with MoHUA for implementation of ARHCs and extend incentives/benefits proposed in the ARHCs Scheme Guidelines. Necessary direction/Government Order may be issued by the State/UT Government for implementation of ARHCs scheme in their jurisdiction and render all proposed incentives/benefits.

**3.5 Incentives/Benefits:** In order to encourage proactive participation from public/private Entities, following incentives/benefits have been proposed through Government of India and States/UTs/ULBs/ Parastatals:

- a. Exemption of Income Tax and GST on any profits and gains derived from operation of ARHCs.
- b. Provision of 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.
- c. 'Use Permission' changes for houses on vacant land, if needed.
- d. States/UTs will provide 50% additional Floor Area ratio (FAR) /Floor Space Index (FSI) free of cost through necessary changes in local planning and Development Control Regulations (DCR)
- e. States/UTs/ULBs/Parastatals shall follow single window system for approval of design/ drawings and other statutory approvals within 30 days, after which proposed project will be considered as deemed approved for construction.
- f. Necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage, electricity etc. up to project site without any additional cost to Concessionaire/Entities.
- g. 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.

A schematic presentation of above benefits is shown in Fig.1.

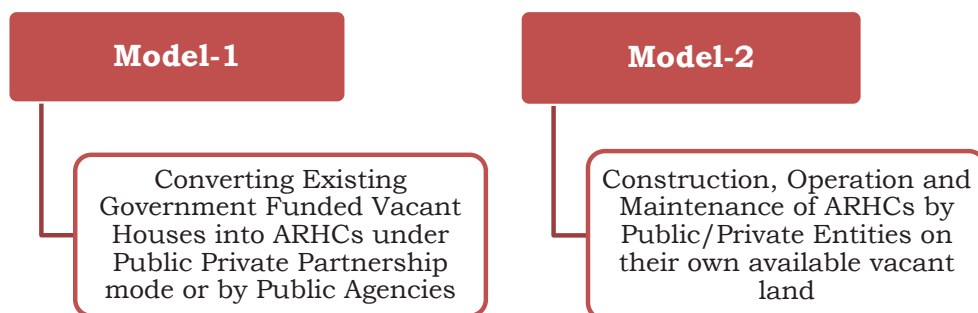




**Fig.1 : Schematic Presentation of Incentives/Benefits**



**3.6 Implementation Models:** The scheme will be implemented through two models as presented below:



## 4. MODEL WISE DETAILS

### 4.1 Model -1: Converting Existing Government Funded Vacant Houses into ARHCs under Public Private Partnership (PPP) mode or by Public Agencies

#### 4.1.1 Features:

- i. **Government Funded Vacant Houses:** A large number of Government funded houses (Central & State Govt.) constructed in cities are lying vacant which may be utilized productively by converting them into ARHCs for migrants/poor. Over the period, these houses may have deteriorated due to unoccupancy and maintenance, which might require repair/retrofit, renovation or infrastructure provision. Such activity will require additional investment to make them livable.
- ii. **Engagement of Concessionaire:** Under this model, private/public agencies termed as “Concessionaire” may be engaged for repairing/retrofitting of dwelling units, buildings and gap filling of internal infrastructure such as water, sewer/septage, sanitation, internal road etc. in identified projects through transparent bidding process. Concessionaire will be responsible for investing own fund to make the houses livable, i.e. provision of on-site infrastructure such as internal roads, pathways, common green area, boundary wall, water supply sewerage/septage, drainage, external electrification etc. conforming to NBC/ State/ Local Authority norms. Concessionaire will Repair/Retrofit, Develop, Operate and Transfer (RDOT) ARHCs to ULBs after completion of contract period of 25 years. Requirement of accessibility for senior citizens and differently abled persons shall be met in these complexes as per relevant provisions of NBC.
- iii. **Additional Infrastructure:** Necessary Social Infrastructure (e.g. health center, anganwadi centres, creche, community centers etc.) and Neighborhood Commercial facilities (e.g. shops, grocery store, medical shops, milk booths, ATM etc.) within the campus may also be developed by Concessionaire as per the requirement of the project.

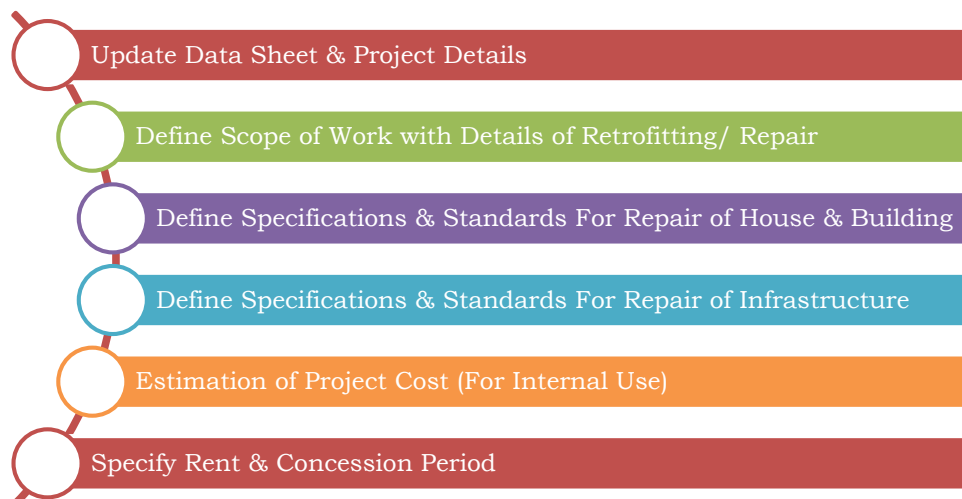
#### 4.1.2 Process of Implementation

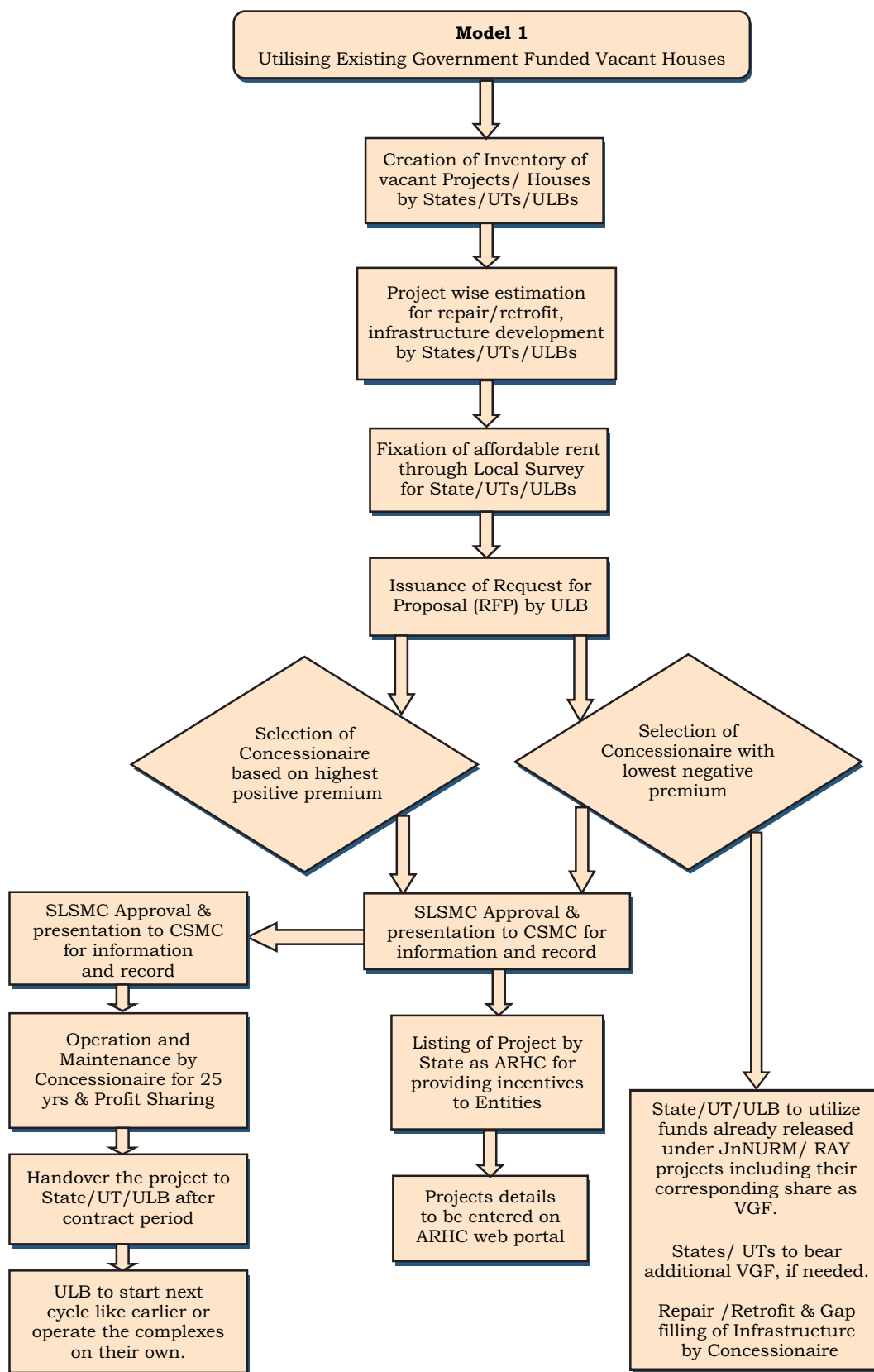
- i. **Inventory:** An inventory of existing vacant projects/complexes to be converted into ARHCs will be prepared by States/UTs/ULBs with details of number of houses and infrastructure availability. The identified projects should be free



from all disputes and litigations pertaining to land, payments to contractor, beneficiaries etc. The inventory of these projects along with the cost estimation for repair/retrofit will be updated by States/UTs/ULBs on ARHC website, as described in subsequent sections.

- ii. **Fixation of Rent:** Initial affordable rent of ARHCs will be fixed by the local authority based on a local survey prior to the issuance of RFP. Subsequently, rent will be enhanced biennially by 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of operational of project / signing the contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.
- iii. **Request for Proposal (RFP):** For selection of project wise/ city wise/ State wise/ UT wise Concessionaires, Request for Proposal (RFP) will be published by States/ UTs/ULBs, based on model RFP circulated by MoHUA, after customization as per local requirements. While customizing RFP, the State/UT/ULB should consider following aspects:
  - a) Data sheet to be appropriately filled (para 22 of Section I of RFP)
  - b) Project details needs to be provided (Para C of Section II/ToR)
  - c) Inventory items required for repair and retrofitting along with infrastructure gaps (Internal and Social) must be detailed during customisation
  - d) Scope of work as mentioned in the Model RFP must be clearly defined (Para D of Section 2/ToR)
  - e) To maintain uniformity, specification of items to be repaired/ retrofitted shall not be very different from the original specifications as far as possible
  - f) Detailed BOQ of Repair/ Retrofitting or any new construction proposed shall be prepared by ULB for internal use
  - g) ULB shall also work out estimated cost of the project for comparison of quotes by other bidders
  - h) Architectural drawings of the project should be available. If not available, such drawings may be prepared for convenience for estimation and execution
  - i) Monthly rent should be specified rent based on local survey along with period of contract i.e. 25 years





**Fig.2 : Process of issuing RFP and selection of Concessionaire**

- iv. Selection Parameters:** While selecting the Concessionaire, affordable rental amount and period of concession shall be considered as fixed parameters and selection will be made on the basis of bidder offering maximum positive premium to ULBs. In case of negative premium, bidder requiring lowest negative premium will be selected and will be eligible for Viability Gap Funding (VGF). A detailed process of issuing RFP and selection of Concessionaire is depicted in Fig-2.
- v. Listing of projects:** All projects under this Scheme will be required to be listed as 'ARHC Projects' by States/UTs. Listing of projects will enable Concessionaire to claim incentives/ benefits provided by Central Government and State/UTs/ULBs/Parastatals.
- vi. Information to State Level Sanctioning and Monitoring Committee:** States/UTs after obtaining approval from State Level Sanctioning and Monitoring Committee (SLSMC) constituted under PMAY (U) will appraise Central Sanctioning and Monitoring Committee (CSMC) about ARHCs for information and records as per **Annex-2**.
- vii. Rent Agreement:** Concessionaire and Tenants (including institutions) will sign a rent agreement abiding to applicable rules and regulations. Tenants will abide by the contract terms and vacate premises without any dispute.
- viii. Handover the project:** States/UTs/ULBs/Parastatals after signing of contract shall handover the existing vacant houses/buildings to Concessionaire for repair/retrofit, development and operation of ARHCs for a period of 25 years.
- ix. Transfer of projects to ULBs:** After completion of contract period i.e. 25 years, Concessionaire will hand over ARHCs to ULB. Thereafter, ULB may restart next cycle of concession agreement like earlier or operate complexes from their own resources.

#### **4.1.3 Roles and responsibilities**

- a) Role of States/UTs (State Level Nodal Agencies)
  - i. Signing of MoA with MoHUA
  - ii. Issue necessary orders/ circulars for implementation, incentives, and benefits
  - iii. Project approval, listing and monitoring by SLSMC
- b) Role of ULBs/Parastatals
  - i. Preparing project inventory of houses available for converting as ARHCs.
  - ii. Fixing the initial affordable rent based on local survey, prior to issuance of RFP.
  - iii. Selection of Concessionaire through RFP after following online bidding process.
  - iv. Handing over the encumbrance free site/project to the Concessionaire for repair/retrofit and operation for 25 years.
  - v. Provide necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage etc. up to project site without





- any additional cost.
- vi. Facilitate tie up between Concessionaire and Public/Private bodies for migrants in factories, industries/ institutions requiring rental accommodation for ensuring occupancy and continued revenue.
- vii. Quality assurance of repair/retrofitting, infrastructure development of existing vacant houses.
- viii. Monitoring of ARHCs to ensure its functioning as per Scheme Guidelines.

#### **Illustrative example for implementation of Model-1:**

*Let's assume that Aurangabad Municipal Corporation (AMC), Maharashtra has 450 Government funded vacant houses, proposed to be converted into ARHCs. Following steps will be taken by AMC:*

**Step 1:** Fill the inventory of 450 houses on ARHC website.

**Step 2:** Estimate the cost of repair/retrofit and conduct local survey to fix affordable rent prior to issuance of RFP.

**Step 3:** Issue the customized RFP for selection of Concessionaire and update on ARHC website.

**Step 4:** After evaluation of bids, select the Concessionaire offering maximum premium.

**Step 5:** State/UT to 'List' the project forwarded by AMC as ARHC after due process and extend benefits proposed as per Operational Guidelines.

**Step 6:** Sign an agreement with selected Concessionaire and hand over the site for construction/repair/retrofit.

**Step 7:** State Government of Maharashtra to appraise CSMC about the project for information and record.

**Step 8:** Concessionaire to repair/retrofit and make the project livable.

**Step 9:** Concessionaire to tie up with local industry/companies/ manufacturers/ service providers etc. for sustained occupancy by in-block allotment.

**Step 10:** Concessionaire to start the operation of ARHCs for the targeted beneficiaries and share the profit with ULB as per agreement.

**Step 11:** ULB to monitor the operation of ARHC to ensure its functioning as per Scheme Guidelines.

**Step 12:** Concessionaire to return the ARHCs after contract period in livable condition to the ULB for initiating next cycle of operation.

## **4.2 Model -2: Construction, Operation and Maintenance of ARHCs by Private/ Public Entities on their own available vacant land**

### **4.2.1 Features**

- i. **Concept:** Model-2 seeks for Construction, Operation and Maintenance of ARHCs by Private/Public agencies termed as "Entities" on their own available vacant land. All projects under ARHCs shall be exclusively used for rental housing purposes for aforesaid target groups for a minimum period of 25 years.



- ii. **Entities:** Entities may consist of Public/Private bodies including landowners, developers, promoters, manufacturing units, industries, institutions, associations, Central Government organisations/ parastatals implementing ARHCs on their own available vacant land.
- iii. **Project Structure:** ARHCs under this model shall be a mix of at-least 40 Dwelling Units (DUs) and Dormitories with basic civic infrastructure facilities such as water, sanitation, sewerage/ septage, road, electricity along with necessary social/commercial infrastructure for urban migrant/poor of EWS/LIG categories. DUs will comprise of single bedroom up to 30 sqm/ double bedroom up to 60 sqm with living area, kitchen, toilet and bathroom and Dormitory Bed of up to 10 sqm carpet areas each. One single bedroom unit of up to 30 sqm carpet area is considered equivalent to 3 Dormitory beds. However, construction of maximum of one-third units (33%) in a specific project with 2 bedrooms, living room, kitchen, toilet and bathroom is allowed (up to 60 sqm carpet area).  
*For example, if total number of DUs in one project is 120, the Entity may have any combination of single bedroom / double bedroom / dormitory bed, but number of double bedrooms cannot be more than 40.*
- iv. **Additional Facilities:** In addition, common facilities such as recreation room, sick room, common dining hall, visitor s room, sports facilities etc. for different categories of prospective occupants may also be created.
- v. **Requirement of Land:** The proposed land for ARHCs should have clear title & free from encumbrance. It should be sufficient enough for constructing at least 40 DUs or equivalent number of dormitory beds as prescribed. It should also be serviced by infrastructure such as road, electricity, water and sewerage and convenient access to major road corridors and expressways.
- vi. **Occupancy:** Entity may use ARHCs to provide accommodation to their own workers/ labours as well as accommodate neighbouring establishments. However, for sustained occupancy and continued revenue, Entity may tie up with other Entities/Organizations to mobilise migrant labour/ urban poor through Aggregators.
- vii. **Innovative Technologies:** Innovative and Alternate technologies maybe used for construction of ARHCs which inter alia, includes monolithic concrete construction using Aluminum / Slip formwork systems, Precast prefab concrete construction system, EPS Core panel systems, Glass Fiber Gypsum panel system. Sandwich panel system, stay in place form work systems including hybrid systems using combination of RCC/ Steel frame and approved walling systems. For complete list of approved technologies, websites of [www.cpwd.gov.in](http://www.cpwd.gov.in), [www.ghtc-india.gov.in](http://www.ghtc-india.gov.in), [www.bmtpc.org](http://www.bmtpc.org) may be referred.
- viii. **Technology Innovation Grant (TIG):** A Technology Innovation Grant (TIG) for projects using innovative & alternate technology for speedier, sustainable, resource efficient and disaster resilient construction has been provisioned. TIG of Rs. 1,00,000/- per dwelling unit in case of double bedroom (upto 60 sqm carpet area), Rs. 60,000/- per Dwelling Unit (upto 30 sqm carpet area) in case of single





bedroom and Rs. 20,000 per Dormitory Bed (upto 10 sqm carpet area) shall be released by MoHUA.

- ix. Rent Mechanism:** Initial, affordable rent of ARHCs will be fixed by Entity as per local survey. Subsequently, Entity can increase rent biennially at 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of signing contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.

*For Example: If rent is fixed in the beginning of operation of ARHC is Rs.3000/- per month in January 2021. It will increase to Rs 3240/- per month from January 2023 and in January 2026, it should not increase to more than Rs.3600/- per month.*

#### 4.2.2 Process

- i. Expression and Interest:** Interested Entities having available vacant land can participate under Model-2 through an Expression of Interest (EoI) issued by MoHUA initially, where they can submit their application with necessary documents on dedicated website [www.arhc.mohua@gov.in](http://www.arhc.mohua@gov.in). Entity can apply in an independent capacity as Single Business Entity or Partner or Associate with other Entities as Consortium/Partnership/Joint Venture for land arrangement, project financing, implementation and operation & maintenance.
- ii. Shortlisting:** Concerned ULB will download the application from the ARHC website and evaluate them for shortlisting of Entities after the last date of submitting the application. ULB shall shortlist the prospective Entities securing at least 60 marks in aggregate, using the qualifying criteria given below:

S. No.	Evaluation Criteria	Maximum Marks
1.	Availability of land with clear title and free from encumbrance	30
2.	Financial strength	25
3.	Previous work experience of construction of residential projects	25
4.	Work plan and Methodology for project implementation (to be submitted)	20
	<b>Total</b>	<b>100</b>

- iii. Detailed Project Report (DPR):** Shortlisted Entities shall have to submit DPRs for the proposed ARHC to the concerned ULB and upload a copy on ARHC website. Suggested content of the DPR is given at **Annex – 3**.
- iv. Evaluation of DPR:** DPRs will be evaluated by ULB for approving the projects following due procedures. A list of suggestive indicators for evaluation of DPR is attached as **Annex – 4**. An indicative design of Dwelling Unit and Dormitory is placed at **Annex – 5** for guidance. An Entity is free to submit design of its own within framework of the provisions of Operational guidelines
- v. Statutory Approval:** Entity will submit the application for approval of layout/building plan with necessary supporting documents as per requirement of respective approving authorities. ULBs shall provide statutory approvals through single window system within a time bound period i.e. 30 days from the date of



receiving the application through online or physical submission beyond which the project will be considered as deemed approved for construction.

- vi. Use Permission:** If the land falls in industrial or other zones, where permission for residential use is not available to the extent of requirement as per the existing Master Plan, if required the Entity may submit request for providing ‘Use Permission’, to the ULB. Use Permission means allowing construction of ARHCs by the concerned Planning Authorities by including it in the list of Permissible Activities, designated in a particular Land Use Zone, as determined in the Zoning Regulations of local Master Plan/Development Plan. Permission may also be granted to use more than the existing permissible limit, without the need of changing land use.
- vii. Additional FAR/FSI:** States/UTs may provide 50% additional Floor Area ratio (FAR) /Floor Space Index (FSI) free of cost through necessary changes in local planning and Development Control Regulations (DCR).
- viii. Listing:** After reviewing and ascertaining all documentary requirements, if the proposed project is found suitable to the context, ULB may forward recommendations of the project to SLNA for approval by SLSMC and “Listing” as ARHCs. A suggestive format for sending recommendation by the ULB to the States/UTs is attached as **Annex – 6**.  
A Check list for State to check the information for Listing received from ULB is attached at **Annex -7**. Along with recommendation to States/UTs for listing, ULB will also provide undertaking, declaring that all protocol of evaluation has been followed and due diligence is carried out to the satisfaction of the ULB. A suggestive format is attached as **Annex-8**.
- ix. Approval of SLSMC/CSMC:** After approval of SLSMC/CSMC, as the case may be, the project will be ‘Listed’ by the State as a ARHCs project and a unique project code will be generated through ARHC website. The ULB will provide the commencement certificate to the selected Entity accordingly. States/UTs shall submit Listed project with basic details to MoHUA as per attached format i.e. **Annex –9**.
- x. Technology Innovation Grant (TIG):** In case of adoption of innovative and alternate technology and corresponding TIG requirement for any project, the DPR will be forwarded by the States/UTs to MoHUA for consideration after the approval of SLSMC. The DPR will be further appraised by BMTPC and presented before CSMC for approval of TIG.
- xi. Release of TIG:** TIG will be applicable only for projects using innovative & alternate technologies which are sanctioned during the PMAY (U) Mission period (March 2022) and completed within 18 months after getting all statutory approvals. After approval from MoHUA, TIG will be released by MoHUA to BMTPC for further release to Entities in 2 equal instalments from capacity building head of PMAY (U) under TSM.

The flowchart showing steps for implementation of ARHCs through Model-2 is as under:



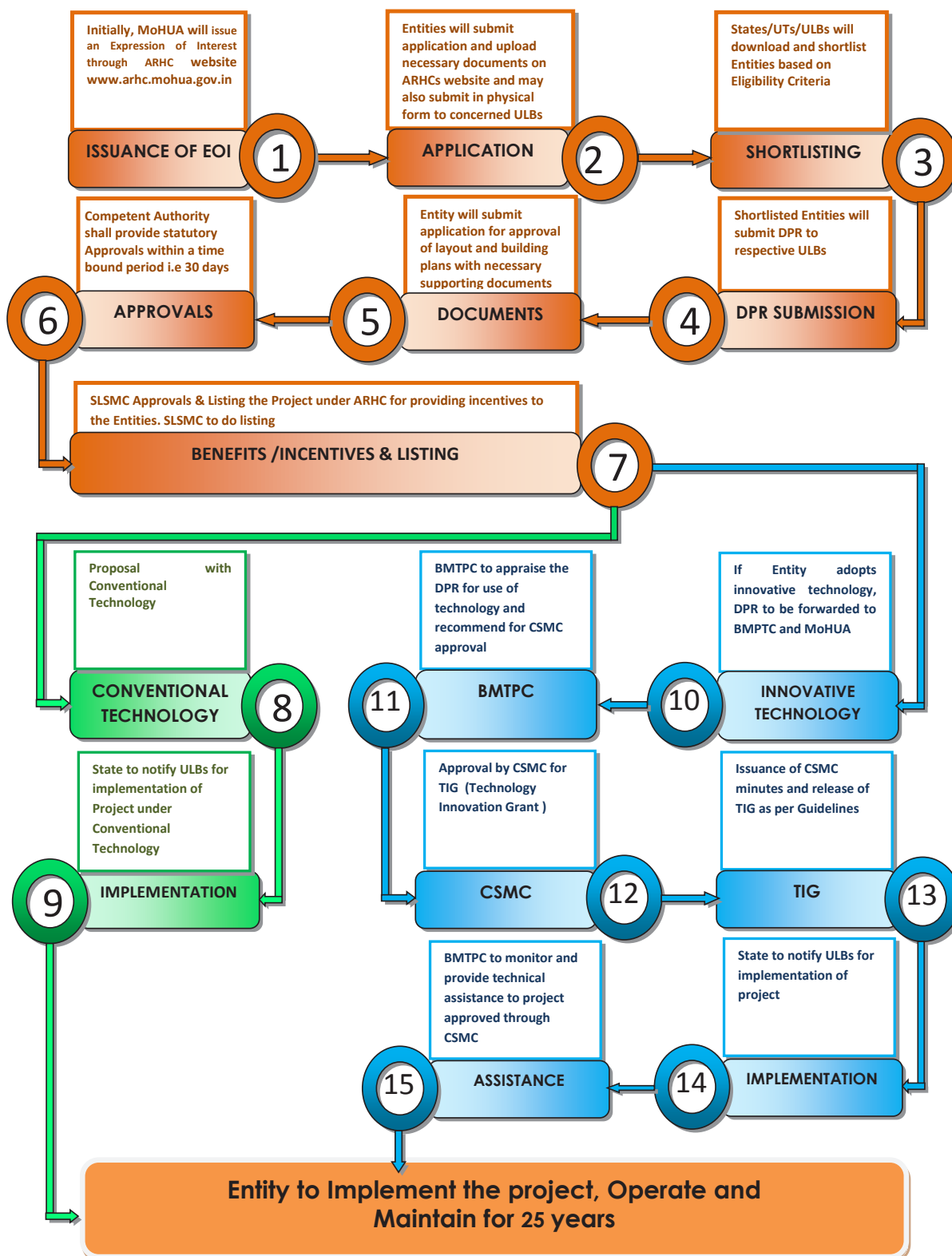


Fig.3 : Flow Chart for Model – 2 (Construct, Operate and Maintain)

### 4.2.3 Roles and Responsibilities

#### States/UTs

- i. Issue necessary orders/ circulars for implementation, incentives and benefits
- ii. Project approval, listing and monitoring by SLSMC
- iii. In case of TIG, submission to BMTPC for appraisal and approval by CSMC Listing of the project as ARHCs after approval of SLSMC.

#### ULBs/Parastatals

- i. Evaluation of EoI for shortlisting of Entities based on qualifying criteria.
- ii. Review DPRs submitted by shortlisted Entities for further evaluation and ascertain feasibility of the project.
- iii. Fix the initial affordable rent based on local survey.
- iv. Provide necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage etc. up to project site without any additional cost.
- v. Recommend the selected project to the State/UT for listing.
- vi. Upload the project information on ARHC website developed by MoHUA.

**For illustration** of Model-2 following scenario is presented as Box 2:

#### Illustrative example for implementation of Model-2:

Let us assume that **M/s Indus Builder & Developer (IBD)**, Nashik, Maharashtra has been facing problem of availability of labour for construction due to reverse migration of their regular workforce and their productivity is suffering considerably during COVID- 19 pandemic. They are keen to call back their workers. They have vacant land in industrial area in Nashik and well aware about ARHCs scheme launched by MoHUA. The firm has decided to construct ARHCs comprising of 400 DUs and 600 dormitory beds in their available vacant land to accommodate their own workers and also labourers of nearby industries. Following steps are involved for implementation of the project:

- **Step 1:** M/s Indus Builder & Developer (IBD) **submits application** in response to EoI floated by MoHUA in website <https://arhc.mohua.nic.in> for construction of **400 DUs and 600 dormitory beds** on the vacant land available with them in Nashik and copy of the same to be submitted in the office of Nashik Municipal Corporation (NMC).
- **Step 2:** NMC to download the applications submitted by interested firms from ARHC website on date and time prescribed in the published EoI. Thereafter, NMC to initiate evaluation process for Shortlisting and to publish the **final list of shortlisted firms**.
- **Step 3:** After evaluation, IBD gets 85 marks in qualifying criteria and gets shortlisted, NMC to **inform the IBD about their selection** and advice them to prepare and submit the DPR for the project.

*contd.*





- **Step 4: IBD to prepare** DPR covering the details given in Annex 3 of this User Guide and submit to NMC with all required Annexure and also upload it on ARHC website. IBD proposes a mix of 100 double bedroom DUs, 300 Single bed room DUs and 600 dormitories with all required necessary amenities and infrastructure as per Operational Guidelines of ARHCs. The Entity proposes to use **Monolithic Concrete using Aluminium Formwork system** to reduce the construction period, hence, proposed for TIG also.
- **Step 5:** NMC to **scrutinize the DPR** as per the checklist at Annex 4 of this User Guide.
- **Step 6:** If the DPR is found to be in order, **ULB to recommends it for listing.** In case the DPR not found in order, the ULB may inform IBD accordingly. In this case, it is assumed that DPR is in order and all the norms prescribed in the Operational Guidelines of ARHCs have been followed.
- **Step 7:** NMC to forward details given in Annex of User Guide of ARHCs to SLNA with **recommendations for approval and listing of the project.**
- **Step 8:** SLSMC considers the project for ARHCs and recommend to CSMC for considering the project for TIG. SLSMC also considers for Listing the project and to provide incentives of Use Permission, additional FAR, Municipal services at par with residential project and providing trunk infrastructure up to project site. Instructions in this regard are issued to ULB by the State Level Nodal Agency (SLNA). With the issuance of Minutes of the SLSMC, the project is listed as ARHC.
- **Step 9:** DPR to be forwarded to BMTPC for technical appraisal.
- **Step 10:** BMTPC to appraise the DPR and present before CSMC and CSMC approves the project for release of TIG. TIG is released by MOHUA to BMTPC after issuance of CSMC Minutes for further release to Entity.
- **Step 11:** IBD simultaneously submits Layout/ building plan with all necessary supporting documents for securing statutory approval along with request for Use Permission changes, as the proposed land falls under Institutional land use title.
- **Step 12:** NMC follows a single window system and provides approval within 30 days from the date receiving application.
- **Step 13:** The Entity initiates the construction of project after receiving commencement order from ULB.
- **Step 14:** IBD ties up with neighbouring industries, manufacturers, service providers etc. to allot the houses and dormitories in block.
- **Step 15:** Rent of ARHCs is fixed by the Entity as per local survey i.e. **Rs. 4000 for double bed rooms DU, Rs. 3000 for single bedroom DU and Rs. 1000 for dormitory** bed.
- **Step 16:** The construction of ARHC project to be completed within 18 months of all statutory approval.
- **Step 17:** Once project is completed, the operation of ARHCs will start where urban migrants/poor availed the opportunity to live closer to their workplace and Entity started earning profit.



## 5. ADMINISTRATIVE STRUCTURE

The Scheme will be administered by MoHUA through States/UTs in line with PMAY (U) guidelines. Joint Secretary & Mission Director (Housing for All), MoHUA will be the Nodal Officer for monitoring of ARHCs on behalf of the MoHUA. MoHUA and concerned State/UT shall take all administrative and financial matters decisions pertaining to this scheme through SLSMC and CSMC (in case of TIG) for smooth implementation of the scheme. At State/UT level, nodal department for operationalizing of ARHCs scheme will be Urban Development/ Housing Department of respective States/UTs headed by its Principal Secretary/ Secretary as being done for PMAY(U) projects.

## 6. MONITORING & EVALUATION

- i. For effective monitoring of the Scheme, a dedicated ARHCs website has been developed for the purpose of documentation, knowledge sharing and monitoring. Concessionaire/ Entity will upload project details of ARHC, Rent Agreement (with institutions), project wise occupancy status on the website on periodic basis.
- ii. MoHUA will conduct a Social Audit of ARHCs through credible institutions including technical institutions and architectural/ planning/design institutes. Expenditure for Social Audit shall be met from existing PMAY (U) funds.
- iii. States/UTs to 'List' the projects as ARHCs after verification/scrutiny and allot Unique Project Code for each project on the aforesaid website.
- iv. Under both models of the Scheme, Concessionaire/Entity shall submit 'Project Compliance Report' to concerned ULB on quarterly basis for monitoring the implementation as per the Operational Guidelines.
- v. A Mid-Term Evaluation of the Scheme will be carried out by MoHUA as per existing guidelines. Accreditation of ARHCs projects will be done by ULBs.
- vi. States/ULBs/Parastatals shall review the project status and implementation of contract terms on a periodic basis as per requirement and take suitable measures for smooth implementation of scheme.

## 7. CAPACITY BUILDING

Capacity building activities such as trainings, workshops and other associated activities at various levels may be carried by States/UTs for enhancing the capacities of various stakeholders in implementation of ARHCs.

MoHUA and States/UTs shall also undertake IEC activities for creating awareness about ARHCs by developing and disseminating information aimed at various stakeholders with the approval of competent authority. Expenditure for Capacity Building and IEC activities shall be met from the existing PMAY (U) funds.





## 8. ACCREDITATION OF ARHCs

In order to strengthen the monitoring systems, follow good governance practices and quality assurance, MoHUA through States/UTs shall undertake an 'accreditation' process by engaging credible Independent Facilitating Agencies (IFA) including technical institutions such as IITs/ NITs etc.

The objectives of accreditation for ARHCs are as follows:

- Provide quality life with dignity to urban migrants /poor
- Ensuring revenue generation to Urban Local Body
- Increased productivity and revenue to Concessionaire/Entities
- Reduction in growth of informal settlements/slums

Accreditation process involves 9 parameters i.e.

- 1 Quality of Construction
- 2 Basic civic amenities
- 3 Infrastructure
- 4 Social amenities
- 5 Operation & Maintenance:
- 6 Effective revenue collection
- 7 Optimal & Appropriate use of ARHCs
- 8 Records & Documentation
- 9 Grievance Redressal

Based upon above parameter, a star marking method shall be adopted i.e

- 5 stars for clearing 9 parameters
- 4 stars for clearing 8 parameters
- 3 stars for clearing 7 parameters

However, from above 9 parameters, 7 parameters are mandatory i.e. Trunk Infrastructure, Basic Civic Amenities, Social Amenities, Quality of Construction, Operation & Maintenance, Effective revenue collection, Optimal & Appropriate use of ARHCs.



## **USER MANUAL**

## **ARHC WEBSITE**





## 9. USER MANUAL ARHC WEBSITE

### • ARHC Website (<https://arhc.mohua.gov.in/>)

Ministry of Housing and Urban Affairs (MoHUA) has designed and developed **ARHC website** as a central platform for Record Keeping, Documentation, Knowledge Sharing among stakeholders at States/UTs/ULBs/ Parastatals, Concessionaire & Entities (Public/ Private agencies) level.

ARHC website could be accessed through <https://arhc.mohua.gov.in/>.

User can avail the information from the ARHCs website which includes; About ARHCs, Operational Guidelines, Model RFP, EOI, Detailed presentation on Scheme, ARHCs at a Glance, FAQs, Latest Update on the scheme and Photo, video and event gallery.

This website is also been linked with social media handle account of the Mission like Twitter, Facebook and Youtube.

ARHC website has been integrated with the website of other stakeholders and PMAY (Urban) Mobile Application.

This website has a dedicated Management Information System based on user logins for MoHUA, States, UTs, ULBs, BMTPC, Concessionaires, Entities etc. for sharing information, knowledge dissemination and monitoring the progress of ARHCs projects. Stakeholders can also monitor the ARHCs from inception to operationalization of ARHC projects for a period of 25 years.

Dashboard and detailed reports at each level are also available for each type of stakeholders.

This system provides facility to all interested Public/Private agencies to register themselves and submit their applications against Request for Proposal (RFP)/ Expression of Interest (EOI) for both Model 1 & 2 for a period of 25 years.

An Application tracker incorporated in the system will enable Public/Private agencies to track the status of their submitted application.

The screenshot displays the ARHC website interface. At the top, there's a navigation bar with links like 'ABOUT ARHC', 'DASHBOARD', 'EOI', 'TENDER', 'CONTACT US', 'LOGIN', and 'LINKS'. Below this is a banner featuring a quote from Prime Minister Narendra Modi and a call to action: 'ON VULNERABILITY ATLAS OF INDIA - CLICK HERE TO REGISTER'. The main content area is titled 'Affordable Rental Housing Complexes (ARHCs) for Migrant Workers/ Urban Poor' and includes text about the COVID-19 pandemic's impact on urban migrants. It also features a circular diagram showing the 'Outcome' of the scheme, a 'SOCIAL MEDIA POST' section with a tweet, and a 'TIMELINE' section. Below the timeline are two models: 'MODEL-1' and 'MODEL-2', each with a flowchart. At the bottom, there's a 'Contact Us' section with a QR code, contact details, and social media links for Facebook, Twitter, YouTube, My Gov, and UMANG.

## Model 1: Monitoring of Project through ARHCs website

**Step 1:** ULB shall visit ARHC website by entering URL <https://arhc.mohua.gov.in/>.



**Step 2:** ULB shall login to ARHC website by entering user-id and password provided by MoHUA.





**Step 3:** After successfully login, the system will display home page of ULB along with the dashboard and reports. On the left hand Panel, system displays options under Model-I and Model- II.

The screenshot shows the ULB dashboard. On the left is a sidebar with navigation options: Dashboard, Model I (Inventory of Vacant Houses, RFPs Details, Selected Concessionaries Details, Project Detail, SLSMC approval), and Model II (EOI Document, Application Received, Appendix-5). The main area is titled 'Dashboard' and contains a search bar with 'Search', 'Reset', and 'Add New Inventory' buttons. Below the search bar are tabs for 'Draft Inventory', 'Published Inventory', 'Inventory-RFP Issued', 'Inventory - Concessionaire Selected', and 'All Inventory'. A table displays inventory items with columns: Sr.No, Scheme Sponsored by, Project Name, Project Code, State Name, District, City, Nodal Officer, and Action. The table contains one row with the following data:

Sr.No	Scheme Sponsored by	Project Name	Project Code	State Name	District	City	Nodal Officer	Action
1	Centre	DDA-2	ARHC-DDA-21	Delhi	NDMC	NDMC	RAM KUMAR	

**Step 4:** ULB will select option to **Add Inventory of vacant houses**. On the page, ULB officials will enter Basic details like -

1. Scheme Sponsored by
  - JnNURM
  - RAY
  - State Specific
2. Name of the project
3. Project Code
4. Nodal Officer details of the project
5. Location of the project.

The screenshot shows the 'Inventory of Vacant Houses (Scheme/Project wise)' form. The form is divided into two tabs: 'BASIC DETAILS' and 'INFRASTRUCTURE'. The 'BASIC DETAILS' tab is active and contains the following fields:

- 1. Inventory Type: Block (dropdown)
- 2. Scheme Sponsored by: Scheme Sponsored by (dropdown)
- 3. Name of the Project \*
- 4. Project Code \*
- 5. Name of Implementing Agency/ Urban Local body \*
- 6. NODAL OFFICER DETAILS:
  - Title: Mr. (dropdown)
  - First Name \*
  - Middle Name
  - Last Name \*
  - Designation \*
  - Department \*
  - Email id \*
  - Mobile No \*
- 7. LOCATION OF THE PROJECT:
  - State/UT: Delhi (dropdown)
  - District: NDMC (dropdown)
  - City: NDMC (dropdown)

At the bottom of the form are buttons for 'Save & Proceed', 'Reset', and 'Cancel'. Below the form is a section for 'Inventory Details' and a footer with 'Terms & Conditions', 'Privacy Policy', 'Hyperlinking Policy', 'Copyright Policy', and '© 2020 Ministry of Housing and Urban Affairs, Govt. of India. All rights reserved'.

**Step 5:** After entering the basic details of the project, ULB will enter location wise inventory details -

- A. Project Address
- B. Housing Details
- C. Infrastructure details

Dashboard

**Model I**

List of Inventory

List of RFPs

List of Selected Concessionaries

List of Project

SLSMC approval

**Model II**

EOI Document

Application Received

Appendix-5

Dashboard > Inventory of Vacant Houses

**Inventory of Vacant Houses (Scheme/Project wise)**

BASIC DETAILS
INFRASTRUCTURE

⊕ Basic Details
⊖ Inventory Details

Sr.No	Address	Total Houses EWS	Total Houses LIG	Vacant Houses EWS	Vacant Houses LIG	Action
<a href="#" style="background-color: #3498db; color: white; padding: 2px 10px; text-decoration: none;">Add Location</a>						

**8. PROJECT ADDRESS**

Address\*

Pin Code\*

**A. HOUSING DETAILS**

	EWS
i) Total No. of Houses*	<input style="width: 100%;" type="text"/>
ii) Total No. of Vacant Houses*	<input style="width: 100%;" type="text"/>
iii) No. of Vacant Houses proposed for ARHC*	
a. Relocation *	<input style="width: 100%;" type="text"/>
b. Rental *	<input style="width: 100%;" type="text"/>
c. AHP *	<input style="width: 100%;" type="text"/>
c. Total (a+b+c)	<input style="width: 100%;" type="text"/>
iv) No. of Vacant Houses need for Repair/ Retrofitting (under ARHC)	<input style="width: 100%;" type="text"/>
a. Plaster *	<input style="width: 100%;" type="text"/>
b. Painting *	<input style="width: 100%;" type="text"/>
c. Doors/ windows *	<input style="width: 100%;" type="text"/>
d. Plumbing/ Hardware/ Sanitary*	<input style="width: 100%;" type="text"/>
e. Electrical*	<input style="width: 100%;" type="text"/>
f. Flooring/Tiling*	<input style="width: 100%;" type="text"/>
g. Any Other, Specify	
Item Name	<input style="width: 100%;" type="text"/>



**Step 6:** Under Housing details, ULB will enter following information:

1. Total No. of Houses
2. Total No. of Vacant Houses
3. Total No. of Vacant Houses proposed for ARHC.

If Inventory is of RAY Project, then the ULB will enter break-up of Total Vacant Houses proposed for ARHC as listed below:

1. Rental
2. Relocation
3. AHP

**Step 7:** ULB will enter the status of repairing required for vacant houses proposed for ARHC.

**Step 8:** ULB will enter the Infrastructure details of the inventory of the selected location in four parameters:

1. Internal Infrastructure
2. Social Infrastructure
3. Neighbourhood commercial
4. External Infrastructure and its connectivity with internal infrastructure

ULB will enter details in comparison i.e. what was there in the approved DPR and what is the present status of the infrastructure facilities. After this, ULB will select whether particular infrastructure has been completed or is there some gap filing to be done. Moreover, ULB will enter remark against each parameter.

**B. INFRASTRUCTURE DETAILS**

**a. Internal Infrastructure**

		As Per DPR	Present Status		Remarks
i) Roads	EWS			Completed	▼
ii) Drainage	EWS			Completed	▼
iii) Electricity	EWS			Completed	▼
iv) Stormwater Drains	EWS			Completed	▼
v) Any Other, Specify					<a href="#">Add +</a>

**b. Social Infrastructure**

		As Per DPR	Present Status		Remarks
i) Health Center	EWS			Completed	▼
ii) Anganwadi	EWS			Completed	▼
iii) Creche	EWS			Completed	▼
iv) Community Centre	EWS			Completed	▼
v) Any Other, Specify					<a href="#">Add +</a>

**c. Neighborhood Commercial**

		As Per DPR	Present Status		Remarks
i) Street Shops	EWS			Completed	▼
ii) Grocery Store	EWS			Completed	▼
iii) Medical Shops	EWS			Completed	▼
iv) Milk Booths	EWS			Completed	▼
v) ATM	EWS			Completed	▼

**d. External Infrastructure and its connectivity with internal infrastructure**

		As Per DPR	Present Status		Remarks
i) Water Supply	EWS			Completed	▼
ii) Sewerage	EWS			Completed	▼
iii) Road	EWS			Completed	▼
iv) Stormwater Drainage	EWS			Completed	▼
v) External Electrification	EWS			Completed	▼
vi) Solid Waste Management	EWS			Completed	▼
vii) Any Other, Specify					<a href="#">Add +</a>

[Save as Draft](#) [Reset](#) [Cancel](#)

**Step 9:** To add inventory details of another location in same project, ULB official will click on Add Location Button and repeat steps from 6 to 9 i.e. Project Address, Housing Details and Infrastructure details of the location.

#### • Add RFP Details

**Step 1:** States/UTs/ULB will publish the RFP as per their requirements for selection of Concessionaire through their e-Procurement Portal/ Govt. of India e-procurement portal. After publishing the RFP, ULB will upload RFP details on ARHC website through **“ADD RFP Details”**.



**Step 2:** ULB will select the option to **“ADD RFP Details”**. System will display screen wherein ULB will select Inventories from the list of submitted inventory for which State/UT has published RFP for selection of Concessionaire.

**Step 3:** After selection of Inventories from the drop-down option, ULB will enter following details:-

1. BID Document No.
2. RFP Details
3. Name of the Portal where RFP has been Published and Uploaded by the State/UT
4. URL of the page where published RFP can be accessible

**Step 4:** After entering the details, ULB will upload copy of published RFP document and important dates related to RFP like:-

1. RFP Publish date
2. RFP Download Start Date
3. Start date for seeking Clarification
4. Last date for submitting Clarification
5. Pre-bid meeting date
6. Start date for Proposal Submission
7. Last date for Proposal Submission
8. Date of opening of Technical Bid
9. Date of opening of Financial Bid.

**Step 5:** ULB will also be able to update the details of corrigendum/addendum related to RFP.

**Step 6:** After submission of RFP details on ARHC website, system will display RFP details on the home page of the website and inside the logins of all stakeholders.



LINKS→

## RFP DETAILS

[illegible]

- **Add Details of selected Concessionaire**

**Step 4:** ULB will enter the following details of concessionaire selected against the published RFP:-

1. Agency Details
2. Correspondence Address
3. Nodal Officer Details
4. CIN Number
5. GST Number
6. PAN Number

**Step 6:** Finally, ULB will enter following dates

1. Agreement Execution Date
2. Start Date of Operation
3. Site Handover Date

Selected Concessionaire Details

RFP Code
Select RFP Code

### RFP DETAILS

Inventory Code	
RFP Details	
RFP Document No	
RFP Details URL	
Date of Issue	
Last Date of Submission	

### CONCESSIONAIRE DETAILS

Agency Name *	Registered Address *
<input type="text"/>	<input type="text"/>
Pin Code *	State
<input type="text"/>	Select State
District	City
Select District	Select City
Correspondence Address same as Registered address	<input type="checkbox"/>
Correspondence Address *	Pin Code *
<input type="text"/>	<input type="text"/>
State	District
Select State	Select District
City	CIN Number
Select City	<input type="text"/>
GST Number *	PAN Number *
<input type="text"/>	<input type="text"/>
Example- 22AAAAA000DAI25	Example- AAAAA0000A

### NODAL OFFICER DETAILS

Title *	First Name *	Middle Name	Last Name
Mr.	<input type="text"/>	<input type="text"/>	<input type="text"/>
Designation *	Email id *	Mobile No *	
<input type="text"/>	<input type="text"/>	+91 <input type="text"/>	

### 3 AGREEMENT DETAILS

Upload Agreement Copy \*

Choose File
No file chosen

The Max upload file size is 20 MB; Upload only \*.pdf file.

Agreement Execution Date \* Start Date of Operation \* Site Handover Date \*

Submit
Reset
Cancel



## • Add Project Details

**Step 1:** After submission of selected concessionaire details on ARHC website, ULB will enter project details as per the **Annexure-2 Format** of the operational guideline.

**Step 2:** ULB will select “**Add Annexure-2**” option displayed against RFP details inside **Concessionaries Selected** report tab.

Dashboard > Annexure-2 (FORMAT A)

Concessionaire Selected | Draft Projects | Published Projects

Sr.No	Inventory Code	RFP-ID	Date Of Issue	Pre bid Meeting	Last Date Submission	Bid Opening	Commercial Bid Opening	
1	ARHCMINV-8004424	ARHCMIRFP0000008	01/11/2020 06:00:00	05/11/2020 01:53:00	11/11/2020 01:53:00	12/11/2020 01:53:00	12/11/2020 03:00:00	Add Annexure-2

**Step 3:** Upon selection of “**Add Annexure-2**” option, system will display screen where ULB will enter project details into three parts:

1. Basic details of the project
2. Details of projects sanctioned under JnNURM/ RAY
3. Details of new proposals under ARHCs

Dashboard > Annexure 2

BASIC DETAILS | DETAILS OF PROJECT SANCTIONED UNDER JnNURM/RAY | DETAILS OF NEW PROPOSAL'S UNDER ARHCs

Basic Details

1. State Name: Delhi

2. City Name: East Delhi MCD

3. Project Name: NDMC

4. Project Code: NDMC-002

5. State Level Nodal Agency: NDMC

6. Implementing Agency: NDMC

Save | Reset | Cancel

Details of Project Sanctioned under JnNURM/RAY

Details of New Proposal's under ARHCs



**Step 4:** Under basic details of the project, ULB will enter the following details:

1. Project Name
2. Project Code
3. Name of the State Level Nodal Agency
4. Name of the Implementing Agency

**Step 5:** After submission of basic details of project, ULB will click on **Save button** and proceed to enter the details of project sanctioned under JnNURM/RAY.

**Step 6:** ULB will enter the following details:-

1. Financial Details
2. Physical Details
3. Area of DU
4. Project Completion Status

**Step 7:** After submission of details of the project, ULB will click on Save button and proceed to enter details of new proposal's under ARHCs.

⊕ Basic Details

⊖ Details of Project Sanctioned under JnNURM/RAY

7. Scheme Sponsored by

centre

7.1 Name of Scheme

JNURM

8. No. of Houses Sanctioned \*

100

9. No. of Houses Completed \*

223

**10. FINANCIAL DETAILS(RS. IN LAKH)**

Central Assistance Released *	Central Assistance Utilized *	State Share Released to Implementing Agency *	State Share Utilized *	Balance Available Fund with State & ULB *
123	100	20	10	33

**11. PHYSICAL DETAILS**

i) No. of Blocks \*

5

ii) No. of Floors in each Block \*

5

iii) No. of Houses in each Floor \*

5

**12. AREA OF DU(IN SQM)**

Built up Area \*

120

Carpet Area \*

90

**13. PROJECT COMPLETION STATUS**

Houses (in %)

50

Infrastructure (in %)

50

Save

Reset

Cancel

⊕ Details of New Proposal's under ARHCs

**Step 8:** ULB will enter following details under new proposal of ARHCs:-

1. Housing details
2. Infrastructure details
3. Project Cost
4. RFP details
5. Selected concessionaire details
6. Per DU Affordable Rent Fixed(per month)
7. Operationalisation date of ARHC
8. Photograph of existing project.

**Step 9:** After submission of all entries, ULB will click on the SUBMIT button to save project details in the system.

**Step 10:** After the submission of project details by ULB, the system will display the project details inside State/UT login to capture SLSMC decision against the project proposal.

**Step 11:** State/UT will upload/ download filled project details in .pdf format and upload signed copy of the SLSMC Minutes and signed copy of Annexure -2.

Annexure 2: Upload Signed Copy

Project Code

TEST0011

Project Name

TEST

State Level Nodal Agency

test

Implementing Agency

Implementing Agency

SLSMC Approval Date

Implementing Agency

Upload the Minutes of SLSMC Meeting

Choose File

No file chosen

(only .pdf format upto 2MB is allowed)

Upload Signed Copy of Annexure 2

Choose File

No file chosen

(only .pdf format upto 2MB is allowed)

Close

Save

Basic Details

Details of Project Sanctioned under JnNURM/RAY

Details of New Proposal's under ARHCs

14 A. HOUSING DETAILS

	EWS	UG
i) Total No. of Houses*	100	0
ii) Total No. of Vacant Houses*	50	0
iii) No. of Vacant Houses proposed for ARHC*	50	0
iv) No. of Vacant Houses need for Repair/ Retrofitting (under ARHC)	25	0
a. Plaster *	5	0
b. Painting *	5	0
c. Doors/ windows *	5	0
d. Plumbing/ Hardware/ Sanitary*	5	0
e. Electrical*	5	0
f. Flooring/Filling*	0	0
g. Any Other, Specify		
Item Name	0	0

B. INFRASTRUCTURE DETAILS

a. Internal Infrastructure

	As Per DPR	Present Status	Remarks
i) Roads	EWS 100	20	Completed
	UG		Completed
ii) Drainage	EWS 100	20	Completed
	UG		Completed
iii) Electricity	EWS 100	20	Completed
	UG		Completed
iv) Stormwater Drains	EWS 100	20	Completed
	UG		Completed
v) Any Other, Specify			Add +

b. Social Infrastructure

	As Per DPR	Present Status	Remarks
i) Health Center	EWS 100	20	Completed
v) Any Other, Specify			Add +

c. Neighborhood Commercial

	As Per DPR	Present Status	Remarks
i) Street Shops	EWS 100	20	Completed
	UG		Completed
ii) Grocery Store	EWS 100	20	Completed
	UG		Completed
iii) Medical Shops	EWS 100	20	Completed
	UG		Completed
iv) Milk Booths	EWS 100	20	Completed
	UG		Completed
v) ATM	EWS 100	20	Completed
	UG		Completed

d. External Infrastructure and its connectivity with Internal Infrastructure

	As Per DPR	Present Status	Remarks
iv) Milk Booths	EWS 100	20	Completed
	UG		Completed
v) ATM	EWS 100	20	Completed
	UG		Completed

e. External Infrastructure and its connectivity with Internal Infrastructure

	As Per DPR	Present Status	Remarks
i) Water Supply	EWS 100	20	Completed
	UG		Completed
ii) Sewerage	EWS 100	20	Completed
	UG		Completed
iii) Road	EWS 100	20	Completed
	UG		Completed
iv) Stormwater Drainage	EWS 100	20	Completed
	UG		Completed

15 PROJECT COST (RS. IN LAKH)

Housing Component	Infrastructure	Total
123	100	223

16. RFP Issuance Date \*

30/09/2020

17. Concession Agreement Date \*

30/09/2020

18. Name & Address of Concessionaire\*

Aditya and Nave Delhi

19. Per DU Affordable Rent Fixed (Rs. in per Month)\*

2000

20. Whether convergence with other Central/ State schemes has been ensured?

Yes No

21. Likely date of operationalisation of ARHC

01/01/2021

22. Attach photographs of existing project

Choose File

ANNEXURE-2-1.png

Uploading

The max upload file size is 5 MB. Upload only \*.jpg, \*.png, \*.png files.

View file

Choose File

ANNEXURE-2-1.png

Upload File

The max upload file size is 5 MB. Upload only \*.jpg, \*.png, \*.png files.

View file

Save as Draft

Submit

Reset

Cancel



## Model 2: Submission of Application by Public/Private Entities against EOI on ARHCs website

**Step 1:** Public/Private Entities may visit ARHC website by entering URL <https://arhc.mohua.gov.in/>

**Step 2:** ARHC website will display details of the published EOI in the EOI Page section inside the Tender Menu.

**Step 3:** Public/Private Entities will be able to read EOI document along with its terms and conditions.

**Step 4:** Interested Public/Private Entities will click on **register button** to register themselves on ARHC website. During registration, Entities will enter following details on screen.



ABOUT ARHC
DASHBOARD
IEC
TENDER
CONTACT US
LOGIN
LINKS

### Registration form

All \* fields are mandatory

Name of Enterprises / Business \*  
उद्यम / व्यवसाय का नाम

Type of Organisation / Business \*  
संगठन / व्यवसाय का प्रकार

Registered address \*  
पंजीकृत पता

State \*  
राज्य

City/ Area/ Municipality \*  
शहर

Postal Code \*  
डाक कोड

GST No. \*

Name of Owner / Applicant as printed on Aadhaar Card

First Name \*  
पहला नाम

Last Name \*  
अंतिम नाम

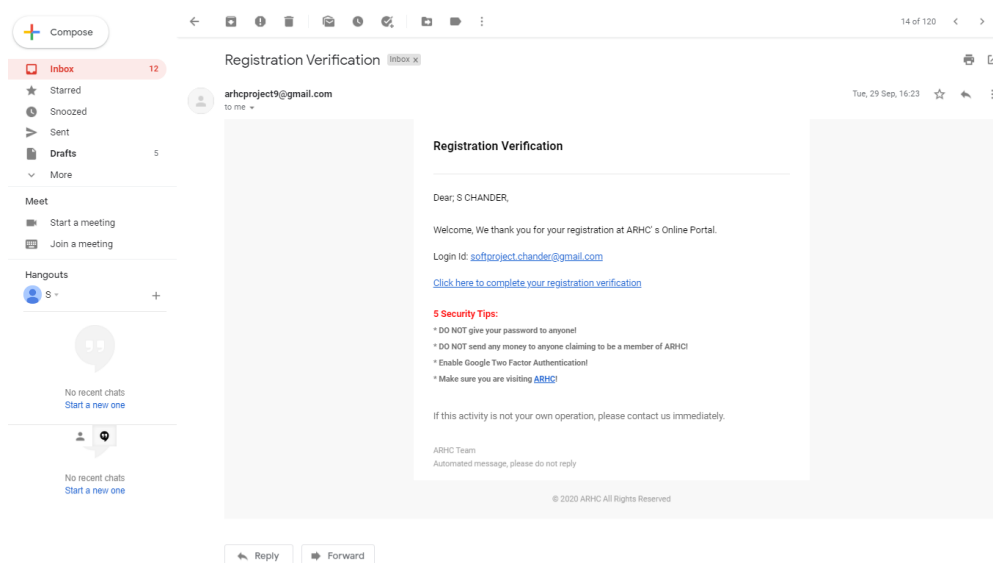
Mobile No. \*  
मोबाइल नंबर

Email Id. \*  
ईमेल आईडी

Verify the captha \*  
कैप्चा सत्यापित करें

Submit

**Step 5:** After submission of desired information, Entities will click on **submit** Button to save record. On successful submission of record, system will send a registration confirmation link on the email id entered during the registration process.





**Step 6:** After clicking on the confirmation link, system will display a screen to Public/Private Entity to enter the desired password and to re-enter the password to confirm and save. On submission of the password, entity will click on the **Submit** button to prompt the system to save password against registered email-id of the entity.

[ABOUT ARHC](#)
[DASHBOARD](#)
[IEC](#)
[TENDER](#)
[CONTACT US](#)
[LOGIN](#)
[LINKS](#)

### Create Your Password

Login Id: softproject.chander@gmail.com

Password:

Confirm Password:

**Submit**

**Step 7:** After successful registration of account on ARHC website, Public/Private Entity will login again from the registered email-id and password.

[ABOUT ARHC](#)
[DASHBOARD](#)
[IEC](#)
[TENDER](#)
[CONTACT US](#)
[LOGIN](#)
[REGISTRATION](#)
[LINKS](#)

## Affordable Rental Housing Complexes ARHCs

Ease of living for Urban Migrants/ Poor

### LOGIN

User ID \*

Password \*

Type the characters in the box below: \*

ZBMCQH

[Forgot your ARHC password ?](#)

**Login**

**Step 8:** After successful login, the system will display the home page of Public/Private Entity along with the dashboard and report.

[ABOUT ARHC](#)
[DASHBOARD](#)
[IEC](#)
[TENDER](#)
[CONTACT US](#)
[LOGIN](#)
[REGISTRATION](#)
[LINKS](#)

### Private/Public Entities Dashboard

Dashboard

Expression of Interest (EOI)

Step 1- Application Form

APPLICATION SUBMITTED			TECHNICALLY EVALUATED			APPLICATION APPROVED		
DETAILS	CATEGORY-1	CATEGORY-2	DETAILS	CATEGORY-1	CATEGORY-2	DETAILS	CATEGORY-1	CATEGORY-2
TIG	0	0	TIG	0	0	TIG	0	0
Non -TIG	0	0	Non -TIG	0	0	Non -TIG	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>

DPR SUBMITTED			DPR APPROVED			SLAC/SLSMC/CSMC APPROVED		
DETAILS	CATEGORY-1	CATEGORY-2	DETAILS	CATEGORY-1	CATEGORY-2	DETAILS	CATEGORY-1	CATEGORY-2
TIG	0	0	TIG	0	0	TIG	0	0
Non -TIG	0	0	Non -TIG	0	0	Non -TIG	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>

[Active EOI](#)
[Archive EOI](#)

**Step 9:** In the centre of the page, system will display details of published EOI in an Active EOI Tab. Entity may click on **“Add Application” button** which is displayed against the published EOI.

Active EOI		Archive EOI				
S.No.	EOI NO	Organisation	Issue Date	Submission Date	Bid Opening Date	
1	EOI-123456	AGENCY NAME	30/09/2020 12:10:00	30/11/2020 12:11:00	16/12/2020 12:11	<a href="#">Add Application</a>
2	EOI-01102020-1	AGENCY NAME	01/10/2020 00:53:00	29/10/2020 00:53:00	30/10/2020 00:53	<a href="#">Add Application</a>
3	MOHUA/0020/2020-21	MOHUA-	01/10/2020 08:56:00	23/10/2020 10:27:00	30/10/2020 10:27	<a href="#">Add Application</a>
4	MOHUA/0020/2020-21	testing	01/10/2020 10:27:00	23/10/2020 10:27:00	30/10/2020 10:27	<a href="#">Add Application</a>
5	EOI-072020-1	TESTING	01/10/2020 10:59:00	22/10/2020 10:59:00	29/10/2020 10:59	<a href="#">Add Application</a>

**Step 10:** On clicking the **Add Application** button, system will display the screen below to the entity, wherein they may submit their application against the published EOI.

**Step 11:** On application form, Entity will select State and City where they are submitting their proposal for ARHC project. System will give facility to Entity to submit their application in two categories:-

Dashboard  
Expression of Interest (EOI)  
Step 1:- Application Form

### Application form

1 BASIC DETAILS
2 APPENDIX
3 DECLARATION
4 SUBMIT

Application form

EOI Number: EOI-123456  
State Name: Select State  
City: Select City  
Entities Type: Category I

Category I:- Single Business Entities(Private/ Public Agency)  
Category II:- A consortium of Business Entities(Consortium/Partnership/Joint Venture herein after referred to as"Consortium")

Appendix 1
Appendix 4
Appendix 6
Appendix 7
Appendix 8
Appendix 9

Description	Upload file	View File
Covering Letter	Choose File   No file chosen The Max upload file size is 5 MB. Upload only *.pdf file. Upload File	No file uploaded

Save & Next

Interested Entities may upload the “Application Form” along with necessary documents within 90 days from the date of issuance of EOI on dedicated ARHC website <https://www.arhc.mhwa.gov.in>. A copy of the uploaded document may also be submitted to the concerned ULB in its physical form for further processing at their end.



**Step 12:** Based on category selected, system will allow Entity to upload desired document in .pdf format against each appendix. On uploading of desired .pdf against each appendix, Entity will click on **Save & Next** button to allow system to save entry and open next Appendix tab for the entity.

**Step 13:** For Appendix 4, the Entity will enter all details in the format related to contact details of Entities and take a print out of the filled form.

**Step 14:** After taking the print of filled in Appendix 4 from the system, the authorized Representative of the Entities will sign the form and upload the signed copy against the Appendix 4 tab.

**Step 15:** Interested Entities may submit applications in multiple to States/UTs by submitting individual application against each State/UT. The System will provide a unique application ID against each submitted application. The Entity can track their application status using Application ID.

**Step 16:** On successful submission of each appendix, the system will change the dashboard stage from red colour to green colour.

Application form

1 BASIC DETAILS 2 APPENDIX 3 DECLARATION 4 SUBMIT

Application form

EOI Number: EOI-123456

State Name: Select State

City: Select City

Entities Type: Category II

Category I:- Single Business Entities(Private/ Public Agency)  
Category II:- A consortium of Business Entities(Consortium/Partnership/Joint Venture herein after referred to as"Consortium")

Upload Agreement Copy \*  No file chosen No file uploaded  
The Max upload file size is 5 MB. Upload only \*.pdf file.

Appendix 1 Appendix 2 Appendix 3 Appendix 4 Appendix 5 Appendix 6 Appendix 7 Appendix 8 Appendix 9

Description	Upload file	View File
Covering Letter	<input type="button" value="Choose File"/> No file chosen The Max upload file size is 5 MB. Upload only *.pdf file. <input type="button" value="Upload File"/>	No file uploaded

Application form

1 BASIC DETAILS 2 APPENDIX 3 DECLARATION 4 SUBMIT

Application form

EOI Number: EOI-123456

State Name: Haryana

City: Beri

Entities Type: Category I

Category I:- Single Business Entities(Private/ Public Agency)  
Category II:- A consortium of Business Entities(Consortium/Partnership/Joint Venture herein after referred to as"Consortium")

Appendix 1 Appendix 4 Appendix 6 Appendix 7 Appendix 8 Appendix 9

BASIC INFORMATION

Member 1	
Name of Entities making this application	A
Parent Company (if applicable )	
Year of Establishment	2020
Country of Registration	India
Upload Registration Certificate	<input type="button" value="Choose File"/> No file chosen The Max upload file size is 5 MB. Upload only *.pdf file. <input type="button" value="Download"/> <input type="button" value="Upload File"/>
Upload GST Certificate	<input type="button" value="Choose File"/> No file chosen The Max upload file size is 5 MB. Upload only *.pdf file. <input type="button" value="Download"/> <input type="button" value="Upload File"/>

2. CONTACT PERSON (FOR THIS APPLICATION)

Title \* First Name \* Last Name

Mr. TEST

Organization Name \* Address \*

A B

Telephone Email Id \* Mobile No \*

5555555555 E@GMAIL.COM +91 9898989898

Registered Address \*

BA

☒ Declaration - I/We hereby Certified that the above information is correct to the best of my/our knowledge and no relevant information is concealed. If at any time during or after the shortlisting, it is proved that the information furnished by me/us is wrong. MoHUA reserves the right to take necessary action against my/our Entity under the applicable Laws.

Signature of Authorized Representative of the Entities

Place \* Name \*

ND B

Date \* Designation \*

07/10/2020 GM

SrNo	Appendix	Description	Upload file	View File
IV	Appendix 4	Details of Entities	<input type="button" value="Choose File"/> No file chosen The Max upload file size is 5 MB. Upload only *.pdf file. <input type="button" value="Upload File"/>	<input type="button" value="Download"/>

**Application form**

1 BASIC DETAILS      2 APPENDIX      3 DECLARATION      4 SUBMIT

---

**Application form**

EOI Number:

State Name:

City:

Entities Type:

Category I:- Single Business Entities(Private/ Public Agency)  
 Category II:- A consortium of Business Entities(Consortium/Partnership/Joint Venture herein after referred to as"Consortium")

Appendix 1   Appendix 4   Appendix 6   **Appendix 7**   Appendix 8   Appendix 9

Description	Upload file	View File
Form of Bankers Insolvency Certificate from any Nationalized Banks/Scheduled Commercial Bank/Housing Finance	<input type="button" value="Choose File"/> No file chosen <small>The Max upload file size is 5 MB. Upload only *.pdf file.</small> <input type="button" value="Upload File"/>	No file uploaded

**List of documents to be submitted with EOI** – Entity will submit the following documents along with application form as mentioned in the EOI Document.

- Technical Evaluation by ULB**

**Step 17: Technical Evaluation by ULB** - After submission of application by Public/ Private Entities, States/UTs/ULBs and MoHUA can view the number of applications received against published EOI.

**Application Form**

**Total Application Received-EOI**

Sr.No	EOI NO	EOI Type	EOI Category	Organization	Issue Date	Submission Date	Total App.
1	ARHC-001-2020-21/001			ARHC	03 Sep 2020 09:30:00	03 Oct 2020 10:00:00	1
2	EOI-123456			AGENCY NAME	30 Sep 2020 12:10:00	30 Nov 2020 12:11:00	2
3	EOI-01102020-1			AGENCY NAME	01 Oct 2020 00:53:00	29 Oct 2020 00:53:00	1
4	MOHUA/0020/2020-21			MOHUA-	01 Oct 2020 08:56:00	23 Oct 2020 10:27:00	1
5	MOHUA/0020/2020-21			testing	01 Oct 2020 10:27:00	23 Oct 2020 10:27:00	1
6	EOI-072020-1			TESTING	01 Oct 2020 10:59:00	22 Oct 2020 10:59:00	1



On bid opening date, ULB will download all received applications and their document from the login. ULB will then evaluate each application.

**Application Form**

Dashboard

**Model I**

- List of Inventory
- List of RFPs
- List of Selected Concessionaries
- List of Project
- SLSMC approval

**Model II**

- EOI Document
- Application Received
- Appendix-5

**Total Application Received-EOI**

Sr.No	EOI NO	EOI
1	ARHC-001-2020-21/001	
2	EOI-123456	
3	EOI-01102020-1	
4	MOHUA/0020/2020-21	
5	MOHUA/0020/2020-21	
6	EOI-072020-1	

EOI No. ARHC-001-2020-21/001

Application Received Application

**Private/Public Entities Files(Category I)**

Sr.No	File Description	View
1	<b>Appendix 1</b> (Format for Power of Attorney for signing of Application)	
2	<b>Appendix 2</b> (Format for, Power of Attorney for Lead Member of Consortium)	N/A
3	<b>Appendix 3</b> Format for, Power of Attorney for Lead Member of Consortium	N/A
4	<b>Appendix 4</b> ( Format for Details of Entities)	
5	<b>Appendix 5</b> ( Application Format to be filled by Entities to be forwarded to MoHUA/ ULB)	N/A
6	<b>Appendix 6</b> Format for Financial Capability of the Entities	
7	<b>Appendix 7</b> Form of Bankers Insolvency Certificate from any Nationalized Banks/Scheduled Commercial Bank/Housing Finance	
8	<b>Appendix 8</b> Format for Past Experience of Entities(10 Years)	
9	<b>Appendix 9</b> List of documents to submitted with EOI	N/A
10	<b>Appendix 10</b> Indicative design of Dwelling Unit and Dormitory	

Close

Submission Date	Total App.
03 Oct 2020 10:00:00	1
30 Nov 2020 12:11:00	2
29 Oct 2020 00:53:00	1
23 Oct 2020 10:27:00	1
23 Oct 2020 10:27:00	1
22 Oct 2020 10:59:00	1

Submission Date	view File	View
30/9/2020		Evaluation

The minimum qualifying marks would be 60 in aggregate.

**Application Form**

Dashboard

**Model I**

- List of Inventory
- List of RFPs
- List of Selected Concessionaries
- List of Project
- SLSMC approval

**Model II**

- EOI Document
- Application Received
- Appendix-5

**Total Application Received-EOI**

Sr.No	EOI NO	EOI
1	ARHC-001-2020-21/001	
2	EOI-123456	
3	EOI-01102020-1	
4	MOHUA/0020/2020-21	
5	MOHUA/0020/2020-21	
6	EOI-072020-1	

EOI No. ARHC-001-2020-21/001

Application Received Application

**Technical Evaluation (ARHC-001-2020-21/001)**

Application No. ARHC-APP-DEV-0001

S.No.	Evaluation Criteria	Maximum Marks	Marks Scored
1	Availability of land with clear title and free from encumbrance	30	30
2	Financial Strength	25	25
3	Previous work experience of construction of residential projects	25	20
4	Work plan and Methodology for project implementation	20	10
<b>Total</b>		<b>100</b>	<b>85</b>

Download Technical Evaluation Report

Download

Close

Submission Date	Total App.
03 Oct 2020 10:00:00	1
30 Nov 2020 12:11:00	2
29 Oct 2020 00:53:00	1
23 Oct 2020 10:27:00	1
23 Oct 2020 10:27:00	1
22 Oct 2020 10:59:00	1

Submission Date	view File	View
30/9/2020		Evaluation

**Step 18:** After entering the technical evaluation scoring marks, ULB will upload technical evaluation report in .pdf format against each application.

**Step 19:** Entities who will score 60 marks in aggregate will be shortlisted for the next stage. The system will notify all shortlisted entities through SMS and email alert to upload the following against details of the shortlisted application from their login:-

1. “Detailed Project Report (DPR)”
2. Filled and Signed copy of Appendix-5

**Step 20:** On submission of copy of DPR and Appendix-5 against shortlisted application, ULB will review and provide necessary statutory approvals.

**Step 21:** After statutory approvals, ULB will recommend the concerned State/UT (SLNA) for Listing the Project as ARHC.

**Step 22:** State will take SLSMC Approval and Listing the Project under ARHC for providing incentives to Entities.

**Step 23:** For Technology Innovation Grant (TIG), State will forward the proposal to BMPTC for appraisal. BMPTC will appraise the proposal and recommend to CSMC for approval of proposed TIG.



**Annex -1**  
(Clause 3.3)**Indicative List of Maintenance Activities**

Component	Details of work required
<b>1. Preventive Maintenance</b>	<ol style="list-style-type: none"> <li>1. Cleanliness of roofs, inlet of rainwater pipes, Khurra, Chhajja/sunshade top, outlet of rainwater pipes, plinth protection and drains minimum twice a year and particularly before monsoon.               <ol style="list-style-type: none"> <li>a. Cracks on gola and top of parapet</li> <li>b. Cleanliness and waterproofing of mumty roof</li> <li>c. Leakage from terrace tanks</li> </ol> </li> <li>2. Damage of water proofing due to installation of various services on roof like Dish antenna, solar panels, etc or weed/vegetation.</li> <li>3. Cracks on grit plaster, spilling of concrete, cladding stone coming out of substrate etc.</li> <li>4. Leakages/seepages</li> <li>5. Rusting of GI pipes and fittings showing seepage</li> <li>6. Shafts for the leakage/seepage</li> <li>7. Sagging false ceiling</li> <li>8. Termite affected areas and wooden members</li> <li>9. The cleaning of manholes and sewer line and checking for rainwater getting mixed in sewer lines.</li> <li>10. Damaged cables &amp; other abandoned service lines</li> <li>11. Electrical systems like main boards etc. should be checked annually.</li> <li>12. Fire services particularly during hot weather and assessment of electric load due to additional services installed</li> <li>13. Whether unprotected heaters in use likely to cause fire inside</li> <li>14. Annual Maintenance</li> </ol>
<b>2. Day to Day maintenance:</b>	<ol style="list-style-type: none"> <li>a) Removing choked of drainage pipes,</li> <li>b) Manholes, restoration of water supply,</li> <li>c) Repairs to faulty switches,</li> <li>d) Watering of plants,</li> <li>e) Lawn mowing, hedge cutting,</li> <li>f) Street Sweeping</li> </ol>
<b>3. Annual Repair and Maintenance</b>	Annual maintenance including White washing, Colour washing, Distempering, painting etc.



**Annex - 2**  
(Clause 4.1.2, vi)

**Information of ARHCs under Model 1**

(To be filed by ULB for submitting to State for Listing)

Sl. No.	Items	Details				
1	Name of the State/UT					
2	Name of the City					
3	Project Name					
4	Project Code					
5	Implementing Agency					
6	SLSMC Approval Date					
<b>Details of Project Sanctioned under JnNURM/RAY</b>						
7	Project Name					
8	Location of Project					
9	Previous Scheme Name (JnNURM or RAY)					
10	CSMC Approval Date					
11	No. of Houses Sanctioned					
12	No. of Houses Completed					
13	<b>Financial Details</b> (Rs. in lakh)	Central Assis- tance Released	Central Assistance Utilized	State Share Released to Implementing Agency	State Share Utilized	Balance Available Fund with State & ULB
		1	2	3	4	5
14	<b>Physical Details</b>					
	i) No. of Blocks					
	ii) No. of Floors in each Block					
	iii) No. of Houses in each Floor					
15	Area of DU (in Sqm)	Carpet Area	Built up Area			
16	Physical Status of Infra-structure	Sanctioned as per DPR		Status		
	i) Water Supply					
	ii) Sewerage					



Sl. No.	Items	Details	
	iii) Road		
	iv) Storm Water Drain		
	v) External Electrification		
	vi) Solid Waste Management		
	vii) Solar system		
	viii) Rain water harvesting system		
	ix) Any Other, Specify		
17	Project Completion Status	Houses (in %)	Infrastructure (in %)
<b>Details of New Proposal under ARHCs</b>			
18	<b>A. Housing Details:</b>		
	i) No. of Vacant Houses proposed for ARHC		
	ii) No. of Vacant Houses need for Repair/ Retrofitting (list out items as per actual requirement)		
	Any Other, Specify		
	<b>B. INFRASTRUCTURE Details:</b>		
	<b>a. Internal Infrastructure -new/gap filling</b>		
	i) Roads	New /Gap filling	
	ii) Drainage	New /Gap filling	
	iii) Electricity	New /Gap filling	
	iv) Storm Water Drains	New /Gap filling	
	v) Any Other, Specify	New /Gap filling	
	<b>b. Social Infrastructure</b>		
	i) Health Center	New /Upgrading	
	ii) Anganwadi	New /Upgrading	
	iii) Creche	New /Upgrading	
	iv) Community Centre	New /Upgrading	
	v) Any Other, Specify	New /Upgrading	
	<b>c. Neighborhood Commercial</b>		



Sl. No.	Items	Details		
	i) Street Shops	Yes /No		
	ii) Grocery Store	Yes /No		
	iii) Medical Shops	Yes /No		
	iv) Milk Booths	Yes /No		
	v) ATM	Yes /No		
	vi) Any Other, Specify	Yes /No		
	<b>d. External Infrastructure and its connectivity with internal infrastructure ensured</b>			
	i) Water Supply	Yes/No		
	ii) Sewerage	Yes/No		
	iii) Road	Yes/No		
	iv) Storm Water Drainage	Yes/No		
	v) External Electrification	Yes/No		
	vi) Solid Waste Management	Yes/No		
	vii) Any Other, Specify	Yes/No		
19	Project Cost (Rs. in Lakh)	Housing Component	Infrastructure	Total
20	RFP Issuance Date			
21	RFP issuing agency			
22	Concession Agreement Date			
23	Name & Address of Concessionaire			
24	Per DU Affordable Rent Fixed (Rs. in per Month)			
25	Positive/Negative Premium			
	i) If Positive Premium, Sharing of profit between State/ ULB and Concessionaire (Rs. in lakh)	State/ ULB	Concessionaire	Total
	ii) Frequency of sharing positive premium			





Sl. No.	Items	Details		
	iii) If Negative Premium, VGF is required (Rs. in lakh)	Already Released Central Assistance	Corresponding & Additional State Share	Total
26	Whether convergence with other Central/ State schemes has been ensured? Furnish details. a. Swachh Bharat Mission (Urban) b. AMRUT c. Smart City Mission d. Deendayal Antyodaya Yojana - National Urban Livelihoods Mission (DAY-NULM) e. Any other Central/ State Scheme			
27	Likely date of operation-alisation of ARHC			
28	Attach photographs of existing project			

Signature (with seal)  
Authorized Signatory  
Designation of the Official  
ULB (Name)  
Date:

Signature (with seal)  
Authorized Signatory  
Designation of the Official  
SLNA (State level Nodal Agency)  
Date:



**Annex- 3**  
(Clause 4.2.2, iii)

**Suggestive Content of DPR (Model-2)**

S. No	A. Description
i	Name of State/UT
ii	Name of City
iii	Location of Project (Map to be attached)
	<b>B. Entity Details</b>
i	Type of Entity (Public / Private)
ii	Name of Entity
iii	Address of Entity
iv	Registration number of Entity
	<b>C. Consortium Details</b>
i	No of Members
ii	Name and details of Lead Member
iii	Name and details of Members
iv	Consortium agreement
	<b>D. Land Details</b>
i	Land Area (in hect.)
ii	Type and Status of Land
iii	Land documents (Title deed)
iv	Ownership of land
v	Distance from City Centre/GPO
vi	Evidence/ undertaking that land is free from encumbrances
vii	Evidence of fitness of land for building construction
viii	Status of possession of land
ix	'Use permission' requirement
	<b>E. Project Details</b>
i	Project Name
ii	Basic FAR /FSI permissible
iii	Enhanced FAR /FSI
iv	FAR/FSI utilized
v	No of Dwelling Units
	a) Single bedroom with carpet area/ built-up area
	b) Double bedroom with carpet area /built-up area





vi	No of Dormitories with carpet area/built-up area
vii	Type of Structure
	a) No of Floor
	b) No of Blocks
	c) No of DUs per Floor
viii	No of Beneficiaries to be covered in project
ix	Duration of project
x	Environmental clearance certificate (if applicable)
xi	<p>Building plans to be submitted for approval</p> <ul style="list-style-type: none"> <li>a) Key plans</li> <li>b) Site plans</li> <li>c) Subdivision/layout plans</li> <li>d) Building plans</li> <li>e) Service plans</li> <li>f) Specifications , general and detailed</li> <li>g) Title of ownership of land /building</li> <li>h) Certificate for structural design sufficiency</li> <li>i) Certificate for engagement of builder /constructor(s), where applicable</li> <li>j) Certificates for supervision</li> </ul> <p><b>Note : State/UTs may modify list as per Local building byelaws</b></p>
xii	Declaration from Entity that dwelling units are exclusively for urban migrants/poor
xiii	Project Management details
	<b>F. Project Planning</b>
i	Overall planning of site
ii	Access from major road corridors and expressways (preferably within 2-5 kms)
iii	Connection to required infrastructure road, electricity, water and sewerage
iv	Buffer separation from environmentally protected area minimum of 1 km
v	Construction technology used Conventional or innovative technology.
vi	Approval /certification /listing of innovative technology by CPWD /Mo-HUA (GHTC-India) /BMTPC or any other organization



vii	Trunk infrastructure provided a) Water supply b) Sewerage c) Road d) Storm water drain e) External electricity f) Solid waste Management
viii	Other innovative systems i. Rainwater harvesting ii. Solar Panels iii. Any other sustainable green technology adopted
ix	Social Infrastructure details a) Health centre b) Anganwadi c) Crèche d) Community centre e) Any other, specify
x	Neighbourhood commercial a) Street shops b) Grocery Store c) Medical Shops d) Milk Booths e) ATM f) Any Other , Specify
xi	Proposed convergence with central state scheme a) Swatch Bharat Mission b) AMRUT c) Smart city mission d) National urban livelihood mission e) Any other Central /State scheme
	<b>G. Drawings</b>
i	Approved Structural Drawings
ii	Dimensions follow norms of Low-Income housing given in NBC-2016
iii	Construction Technology Used
iv	Details of Construction Technology
	<b>H. Financial details</b>
i	Summary of Total project cost
ii	Technology innovation grant required
iii	Construction Cost /Unit EWS
	<b>I. Rent Details</b>
i	No of houses for rent
ii	Proposed tie up details with third party for beneficiary
iii	Affordable fixed rent





	<b>J. Operation &amp; Maintenance</b>
i	Operation and Maintenance details
	<b>K. List of Documents to be submitted with DPR</b>
	<ul style="list-style-type: none"><li>i. Land Documents</li><li>ii. Key plans</li><li>iii. Site plans</li><li>iv. Subdivision/layout plans</li><li>v. Building plans</li><li>vi. Service plans</li><li>vii. Specifications, general and detailed</li><li>viii. Title of ownership of land /building</li><li>ix. Certificate for structural design sufficiency</li><li>x. Certificate for engagement of builder /constructor(s), where applicable</li><li>xi. Certificates for supervision</li><li>xii. Structural design and details</li><li>xiii. Declaration from Entity that dwelling units are exclusively for urban migrants/poor</li><li>xiv. Costing and Estimation of Project</li><li>xv. Undertaking for Operation &amp; Maintenance</li></ul>



**Annex- 4**  
(Clause 4.2.2, iv)

**Check List for Evaluation of DPR by ULB**

S.No	Items	Remarks
1	Authenticity of proposed Entity	
2	Whether land is free from encumbrance	
3	Whether land is suitable for building Construction	
4	If “Use Permission” required	
5	Proposal of housing units and dormitories as as per Operational guidelines <ul style="list-style-type: none"> <li>a. Plans follow minimum dimensional requirements</li> <li>b. 2 BHK house is not more than 33% in a mix proposal</li> </ul>	
6	Whether all internal infrastructure is provisioned <ul style="list-style-type: none"> <li>a. Road</li> <li>b. Drainage</li> <li>c. Electrification</li> <li>d. Storm water drains</li> <li>e. Others</li> </ul>	
7	Conventional /Approved Alternate Technologies	
8	If Alternate/Innovative Technology is used Is it approved by CPWD/MoHUA under GHTC - India /PACS by BMTPC? Any Other	
9	Whether disaster resistant features and durability of the structures as per relevant Indian standards are being ensured	
10	Whether structural design has been vetted by IIT/ NIT/any other Institution?	
11	Whether Period of construction is reasonable?	
12	Whether the provisions of civic infrastructure have been made as per applicable State norms/CPHEFO norms. /NBC/IS Code	





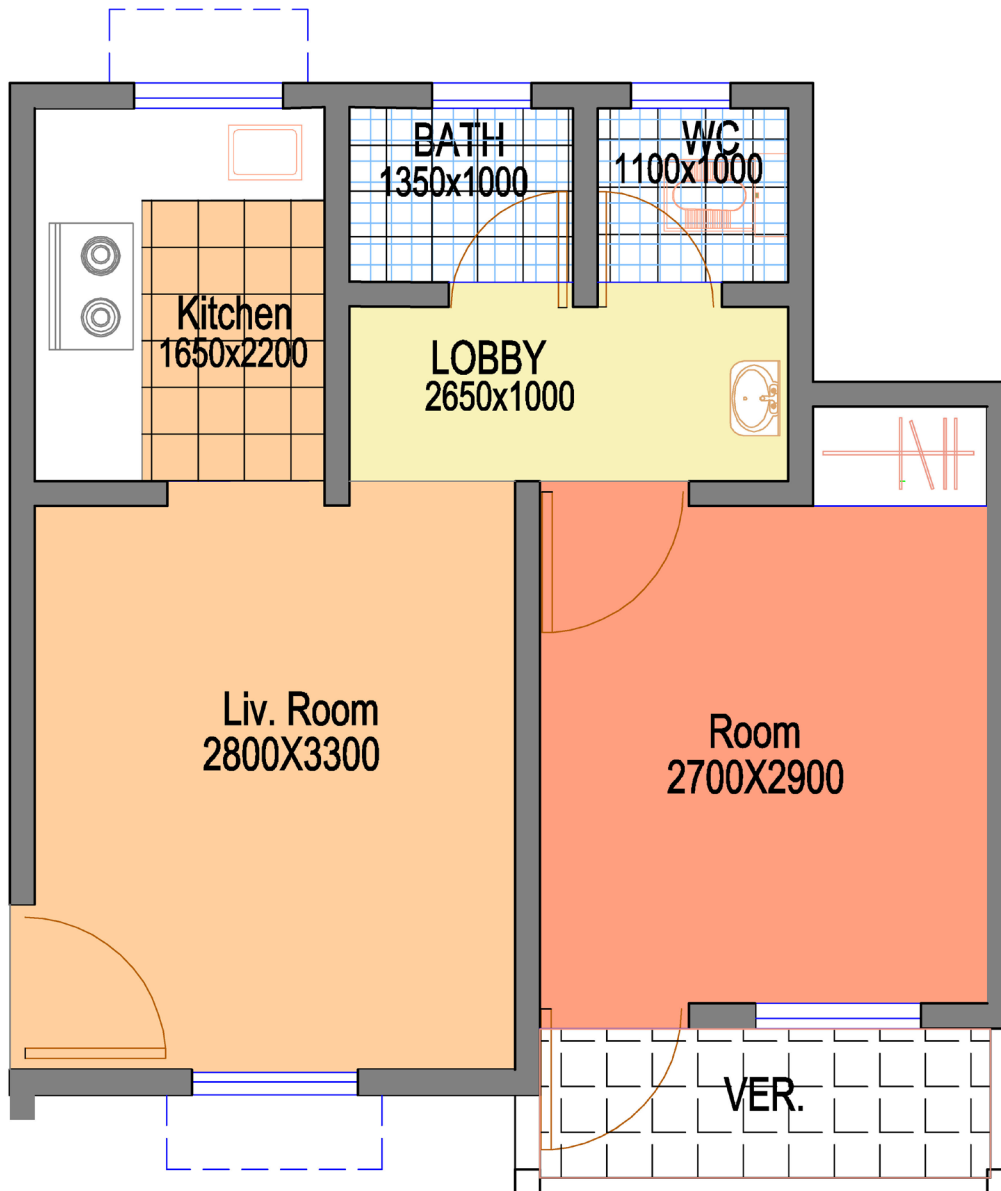
S.No	Items	Remarks
13	Whether Social Infrastructure is provided? a) Health Centre b) Anganwadi c) Cretch d) Community Centre e) Any other	
14	Neighborhood Commercial exits a) Street shop b) Milk booth c) ATM d) Grocery store e) Medical shops f) Any other	
15	Connectivity of Internal Infrastructure with External Infrastructure a) Water supply b) Sewerage c) Road d) Storm Water Drains e) External electrification f) Solid Waste management g) Any Other	
16	Adequate Quality Assurance Mechanism is planned?	
17	Cost estimation shown is reasonable.	
18	Arrangement of Group of Beneficiaries planned?	
19	Is there any tie up with third party / aggregator for beneficiaries?	
20	Is Justification of TIG established (If applicable)?	
21	Is O& M adequately addressed?	
22	Is Overall viability of the project established?	



**Annex 5**  
(Clause 4.2.2, iv)

**Indicative Design of Dwelling Unit and Dormitory**

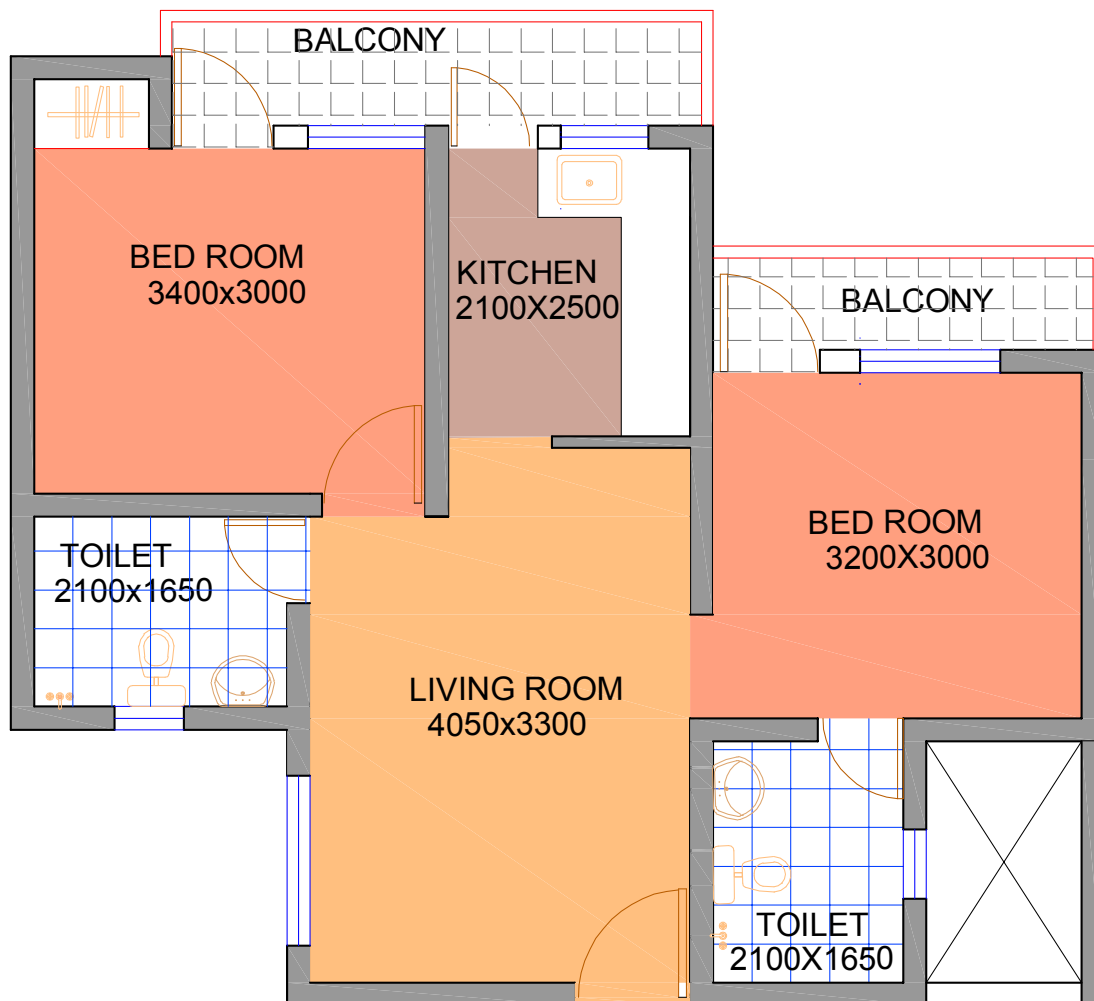
**A. Single Bedroom Unit Plan**



**DWELLING UNIT -1 BED ROOM**



## B. Double Bedroom Unit Plan



DWELLING UNIT PLAN -2 BED ROOM



### C. Dormitory Plan



**The amenities to be included are as follows:**

- Individual cupboard with Locker facility
- Common Dining Hall with Kitchen and Store
- Recreational Activity room
- Visitor room
- Medical room
- Office room



**Annex-6**  
(Clause 6.2.2, viii)

**Information of ARHCs under Model 2**  
(To be filed by ULB for submitting to State for Listing)

Sl.No.	Item	Details			
1	Name of the State/UT				
2	Name of the City				
3	Project Name				
4	State Level Nodal Agency				
5	Category of Beneficiaries				
6	Whether beneficiaries are as per ARHCs Guidelines?	( Yes/No)			
7	Project proposed on Private land/ Public land				
8	Proposed Incentives /Benefits				
	Trunk infrastructure facilities up to the project site provided	Road	Yes/No		
		Water Supply	Yes/No		
		Sewerage / Septage	Yes/No		
		Sanitation	Yes/No		
		Electricity	Yes/No		
		Any other	Yes/No		
	Proposed FAR/FSI				
	Whether "Use permission" is required?	Yes/No			
	Municipal Services at par with residential projects	Yes/No			
	Single window approval within 30 days				
9	Type of Entity: (Public/Private)				
10	Name and Address of Entity				
11	Location of Land				
12	Land area (in hect.)				
13	No. of DUs/ Dormitories	Single bedroom	Double bedroom	Dormitories	Total



Sl.No.	Item	Details					
14	Area of Unit (in Sqm)	Carpet Area			Built up area		
		DUs	Dormitories		DUs	Dormitories	
		Single bed-room-					
		Double bed-room-					
15	Total Built up area (in Sqm)	DUs	Dormitories		Total		
		Single bed-room-					
		Double bed-room-					
16	Type of Structure	DU			Dormitory		
	i) No. of Floors						
	ii) No. of Blocks						
	iii) No. per Floor						
17	Per DU/ Dormitory Affordable Rent Fixed (Rs. in per Month)						
18	Project Cost	Project Cost (Rs. in lakh)				Cost (per Sqm)	
		DU	Dormitory	Infrastructure	Total	DU	Dormitory
19	Whether TIG permissible (Yes/No)						
20	Amount of TIG Required (Rs. in lakh)						
21	<b>Identified Approved Innovative Technology Proposed</b>						
	Name of Technology						
	Approved by: CPWD/MoHUA under GHTC-India/PACS by BMTPC or any other						
22	Whether design of DUs and dormitories are as per ARHCs guidelines/norms? (Yes/No)						



Sl.No.	Item	Details
23	Whether disaster resistant features and durability of the structure as per relevant Indian Standards is being ensured? (Yes/No)	
24	Period of Construction (in months)	
25	Whether convergence with other Central/ State schemes has been ensured? Furnish details. a. Swachh Bharat Mission (Urban) b. AMRUT c. Smart City Mission d. National Urban Livelihood Mission e. Any other Central/ State Scheme	
26	Rain Water Harvesting/ recharge details	
27	Is arrangement of solar system made? (Yes/No)	
28	Any other sustainable/ green practices being adopted. Please specify.	
29	Whether the provision of civic infrastructure has been made as per applicable State norms/ CPHEEO norms/ NBC/ IS CODE Please specify.	
30	<b>Infrastructure Details:</b>	
	<b>a. Internal Infrastructure (Specify Details)</b>	
	i) Roads	
	ii) Drainage	
	iii) Electricity	
	iv) Storm Water Drains	
	v) Any Other, Specify	



Sl.No.	Item	Details
	<b>b. Social Infrastructure (Please Specify)</b>	
	i) Health Center	
	ii) Anganwadi	
	iii) Crèche	
	iv) Community Centre	
	v) Any Other, Specify	
	<b>c. Neighbourhood Commercial (Please Specify)</b>	
	i) Street Shops	
	ii) Grocery Store	
	iii) Medical Shops	
	iv) Milk Booths	
	v) ATM	
	vi) Any Other, Specify	
	<b>External Infrastructure and its connectivity with internal infrastructure (Please Specify)</b>	
	i) Water Supply	
	ii) Sewerage	
	iii) Road	
	iv) Storm Water Drain	
	v) External Electrification	
	vi) Solid Waste Management	
	vii) Any Other, Specify	
31	Quality Assurance Mechanism (Please Specify):	

Signature (with seal)  
 Authorized Signatory  
 Designation of the Official  
 ULB (Name)  
 Date:

Signature (with seal)  
 Authorized Signatory  
 Designation of the Official  
 SLNA (State level Nodal Agency)  
 Date:



**Annex- 7**  
(Clause 4.2.2, viii)

**Checklist for Listing by State/UT of Model-2 of ARHCs**

- |    |   |                          |
|----|---|--------------------------|
| A. | Entity fulfils Technical and Financial criteria of EOI to Construct Operate & Maintain ARHCs for 25 years | <input type="checkbox"/> |
| B. | Availability of clear land title and encumbrance free land  | <input type="checkbox"/> |
| C. | Suitability of land for construction of houses  | <input type="checkbox"/> |
| D. | Minimum 40 Dwelling units or equivalent Dormitories   | <input type="checkbox"/> |
| E. | DPR fulfills all requirement of the project   | <input type="checkbox"/> |
| F. | Initial rent fixation as per local survey & is affordable   | <input type="checkbox"/> |
| G. | Project is proposed for New Construction Technology   | <input type="checkbox"/> |
| H. | Undertaking from Urban Local Body (ULB) as per performa   | <input type="checkbox"/> |

Signature (with seal)  
Authorized Signatory  
Designation of the Official  
ULB (Name)  
Date:

Signature (with seal)  
Authorized Signatory  
Designation of the Official  
SLNA (State level Nodal Agency)  
Date:



**Annex- 8**  
(Clause 4.2.2, viii)

**Undertaking for Projects Sanctioned under Model – 2 of ARHCs**

ULB/Implementing Agency: \_\_\_\_\_

State/Union Territory: \_\_\_\_\_

Name of Entity:

Name of Project:

Project Cost (Rs in Lakh):

No of Single Bedroom Dwelling Units (DUs) Proposed:

No of Double Bedroom Dwelling Units (DUs) Proposed:

No of Dormitories Proposed:

Proposed commercial areas:

Proposed social Infrastructure:

It is hereby undertaken that the DPR and documents of project selected under “Affordable Rental Housing Complexes” meets the requirements of ARHCs Operational Guidelines. Therefore it is recommended that this project may be listed as ARHCs and the incentives/benefits as required by the Entity may be extended as per Scheme Guidelines.

Signature (with seal)  
Authorized Signatory  
Designation of the Official  
State level Nodal Agency (Name)  
Date:

Signature (with seal)  
Authorized Signatory  
Designation of the Official  
Department





**Annex- 9**  
(Clause 4.2.2, ix)

**Model-2: Construction, Operation and Maintenance of ARHCs by Private/  
Public Entities on their own available vacant land**

*(Format to be filled by States/UTs through Entities and  
to be forwarded to MoHUA)*

Sl. No.	Item	Details				
1	Name of the State/UT					
2	Name of the City					
3	Project Name					
4	Project Code					
5	State Level Nodal Agency					
6	Implementing Agency					
7	SLSMC Approval Date					
8	No. of Beneficiaries to be covered					
9	Category of Beneficiaries					
10	Whether beneficiaries are as per ARHCs Guidelines?					
11	Project proposed on Private land/ Public land					
12	Whether “Use permission” is required?					
13	Type of Entity: (Public/Private)					
14	Name of Entity					
15	Land area (in hect.)					
16	Basic FAR/FSI permissible					
17	Enhanced FAR/FSI permissible					
18	FAR/FSI Utilized					
19	No. of DUs/ Dormitories	Single bedroom (%)	Double bedroom (%)	Dormitories (%)	Total	
20	Area of Unit (in Sqm)	Carpet Area			Built up area	
		DUs (Single bedroom)	DUs (Double bedroom)	Dormitories	DUs (Single bedroom)	DUs (Double bedroom) Dormitories



Sl. No.	Item	Details					
21	Total Built up area (in Sqm)	DUs (Single bedroom)	DUs (Double bedroom)	Dormitories	Total		
22	Type of Structure	DU			Dormitory		
	i) No. of Floors						
	ii) No. of Blocks						
	iii) No. of DUs per Floor						
23	Details of Affordable Rent Fixed (Rs. in per Month)	DUs (Single bedroom)	DUs (Double bedroom)	Dormitory			
24	Project Cost	Project Cost (Rs. in lakh)				Cost (per Sqm)	
		DU	Dormitory	Infrastructure	Total	DU	Dormitory
25	Whether TIG permissible (Yes/No)						
26	Amount of TIG Required (Rs. in lakh)						
27	<b>Identified Approved Innovative Technology Proposed</b>						
	Name of Technology						
28	Approved by: CPWD/MoHUA under GHTC-India/PACS by BMTPC or any other (Specify)						
29	Whether design of DUs and dormitories are as per ARHCs guidelines/norms? (Yes/No)						
30	Whether disaster resistant features and durability of the structure as per relevant Indian Standards is being ensured? (Yes/No)						
31	Whether structure design has been vetted by IIT/ NIT or any other? (Yes/No)						
32	Period of Construction (in months)						
33	Likely date of commencement of construction?						



Sl. No.	Item	Details
34	Whether convergence with other Central/ State schemes has been ensured? Furnish details. a. Swachh Bharat Mission (Urban) b. AMRUT c. Smart Cities Mission d. National Urban Livelihood Mission e. Any other Central/ State Scheme (Specify)	
35	Is Rain Water Harvesting/recharge provisioned? (Yes/No)	
36	Is arrangement of solar system made? (Yes/No)	
37	Any other sustainable/green practices being adopted. Please specify.	
38	Whether the provision of civic infrastructure has been made as per applicable State norms/CPHEEO norms/ NBC/IS CODE Please specify.	
39	<b>Infrastructure Details:</b>	
	<b>a. Internal Infrastructure (Specify Details)</b>	
	i) Roads	
	ii) Drainage	
	iii) Electricity	
	iv) Storm Water Drains	
	v) Any Other, Specify	
	<b>b. Social Infrastructure (Please Specify)</b>	
	i) Health Center	
	ii) Anganwadi	
	iii) Creche	
	iv) Community Centre	



Sl. No.	Item	Details
	v) Any Other, Specify	
	<b>c. Neighbourhood Commercial (Please Specify)</b>	
	i) Street Shops	
	ii) Grocery Store	
	iii) Medical Shops	
	iv) Milk Booths	
	v) ATM	
	vi) Any Other, Specify	
	<b>d. External Infrastructure and its connectivity with internal infrastructure (Please Specify)</b>	
	i) Water Supply	
	ii) Sewerage	
	iii) Road	
	iv) Storm Water Drain	
	v) External Electrification	
	vi) Solid Waste Management	
	vii) Any Other, Specify	
40	<b>Quality Assurance Mechanism (Please Specify):</b>	

Signature  
(Authorised Signatory, Entity)

Signature  
(Commissioner/Executive Officer, ULB)

Signature  
(State Level Nodal Officer)

Signature  
(Principal Secretary/ Secretary, concerned Department)





**The Joint Secretary & Mission Director (Housing for All)  
Ministry of Housing and Urban Affairs  
Government of India**

**Room No. 116, G-Wing, Nirman Bhawan, New Delhi**

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**Website: <https://arhc.mohua.gov.in>**

