

Delhi Development Authority approves Affordable Rental Housing Complexes scheme

Synopsis

As per the approved norms, the housing complex will consist of a mix of single and double bedroom units and dormitory of 4-6 beds including all common facilities.



The **Delhi Development Authority** (DDA) has given final approval to the Affordable Rental Housing Complexes (ARHC) scheme, paving the way for development of budget rental housing in the **national** capital.

In a board meeting on Tuesday, the authority discussed the objections and suggestions that it received.

The scheme will now be forwarded to the **Ministry of Housing and Urban Affairs, GOI** for its consideration and final notification.

The proposal paves the way for ARHCs on privately owned land and land owned by government agencies.

This will also include plots auctioned by DDA where the developer wishes to utilize the purchased plot for ARHC.

“The ARHCs will ensure affordable and easily accessible rental housing in vicinity of the work places for urban poor and migrant workers in the Capital, which will have a major impact on the proliferation of slums as also enable new projects under ARHC,” said Niranjan Hiranandani, National President, **NAREDCO**.

As per the approved norms, the housing complex will consist of a mix of single and double bedroom units and dormitory of 4-6 beds including all common facilities.

A maximum overall **Floor Area Ratio** (FAR) of 50% over and above the permissible FAR is also being provisioned, free of charges, to incentivise the concept of ARHCs in Delhi.

The policy provides for a maximum 10% of permissible FAR to be utilised as a commercial component, which could be rented or sold by the developer.

“DDA’s approval for ARHC is a major step forward for the Central government’s aim to provide affordable rental housing for migrant workers,” said Anuj Puri, Chairman - ANAROCK Property Consultants.

The occupancy of the ARHCs will be granted on the basis of license deed with a minimum tenure of three months and a maximum tenure of three years, ensuring accessibility to all the eligible beneficiaries for ARHCs.

“The proposed ARHCs will ensure affordable and easily accessible rental housing in the vicinity of their work places to the urban poor and migrant workers in Delhi,” DDA said in a statement.

The government had issued guidelines for activation of the ARHC scheme in July 2020 with the aim to provide budget rental housing to over 350,000.

As per the two-pronged approach for implementation of this sub-scheme announced on May 14 under the Pradhan Mantri Awas Yojna (PMAY), the government-funded complexes across key cities will be converted into ARHCs. These will be offered to a concessionaire for 25 years through a bidding process by respective state and civic bodies.

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