

# Affordable Rental Housing Complexes

## ARHCs

*First such scheme since independence...*



**Request for Expression of Interest (REOI)** for Shortlisting of Entities for Construction, Operation and Maintenance of ARHCs for a period of 25 years.


**Issued on:**

**Reference No.**

**Organization:** Urban Affairs Department, Government of Meghalaya.

**Represented by:** Meghalaya Urban Development Authority, Shillong.

**TENDER NOTICE.**

<b>Government of Meghalaya Urban Affairs Department.</b>				
<b>“Affordable Rental Housing Complexes (ARHCs)”</b>				
<b>Expression of Interest (Eoi) for shortlisting of Entities for Construction, Operation and Maintenance of ARHCs for a period of 25 years.</b>				
<b>Date of Issue of EOI.</b>	<b>Last Date for receiving queries.</b>	<b>Date of pre-bid meeting.</b>	<b>Last Date of Submission of EOI.</b>	<b>Date of opening of Proposals.</b>
14.07.2021	16.08.2021	23.08.2021	12.10.2021	18.10.2021
<p><b>1.</b> The Ministry of Housing and Urban Affairs (MoHUA), Government of India aims to promote economic activities aligned with the vision of AatmaNirbhar Bharat'. Moving forward, MoHUA has initiated a scheme for development of Affordable Rental Housing Complexes (ARHCs) for urban migrants/ poor under Pradhan Mantri Awas Yojana -Urban (PMAY-U).</p> <p><b>2.</b> The MoHUA hereby invites the proposals from the eligible Public/ Private Entities which have requisite experience as detailed in the Expression of Interest (EOI).</p> <p><b>3.</b> The EOI includes the following documents: SECTION-1: Introduction SECTION-2: Instructions for Entities SECTION-3: Eligibility &amp; Evaluation Criteria SECTION-4: Terms of Reference SECTION-5: List of Documents to be submitted with EOI.</p> <p><b>4.</b> The Entities will be selected as per the stipulated procedure and the conformity of the proposal with the requirement of the EOI. This EOI is being issued on 'no cost and no commitment basis' and this office, however, reserve the right to withdraw the EOI at any time without assigning any reasons.</p>				
Memo no:		Yours Sincerely,		
Dated Shillong the 14 <sup>th</sup> July 2021.				
		<b>Director.</b> <b>Urban Affairs Department,</b> <b>Meghalaya, Shillong.</b>		
Visit us at: <a href="http://www.megurban.gov.in">www.megurban.gov.in</a> Phone no: 0364-2210037 / Fax no: 2210037				

## LETTER OF INVITATION

**Subject: Issuance of Expression of Interest (Eoi) for shortlisting of Entities for Construction, Operation and Maintenance of ARHCs for a period of 25 years.**

The Ministry of Housing and Urban Affairs (MoHUA), Government of India aims to promote economic activities aligned with the vision of AatmaNirbhar Bharat'. Moving forward, MoHUA has initiated a scheme for development of Affordable Rental Housing Complexes (ARHCs) for urban migrants/ poor under Pradhan Mantri Awas Yojana - Urban (PMAY-U).

2. The MoHUA hereby invites the proposals from the eligible Public/Private Entities which have requisite experience as detailed in the Expression of Interest (EOI).

3. The EOI includes the following documents:

SECTION-1: Introduction

SECTION-2: Instructions for Entities

SECTION-3: Eligibility & Evaluation Criteria

SECTION-4: Terms of Reference

SECTION-5: List of Documents to be submitted with EOI.

4. The Entities will be selected as per the stipulated procedure and the conformity of the proposal with the requirement of the EOI. This EOI is being issued on 'no cost and no commitment basis' and this office, however, reserve the right to withdraw the EOI at any time without assigning any reasons.

Yours sincerely,



**Director.**  
**Urban Affairs Department,**  
**Meghalaya, Shillong.**

## Disclaimer

The information contained in this Request for Expression of Interest (REOI) document or subsequently provided to Entities, whether in documentary form on behalf of Ministry of Housing & Urban Affairs (MoHUA) or any of their representatives, employees or advisors (collectively referred to as “MoHUA Representatives”) is provided to Entity(ies) on the terms and conditions set out in this REOI Document and any other terms and conditions subject to which such information is provided. This REOI document is neither an agreement nor an invitation by MoHUA Representatives to any other party. The purpose of this REOI document is to provide interested parties with information to assist in formulation of their Application for Shortlisting pursuant to this REOI document. This REOI document includes statements, which reflect various assumptions and assessments arrived at by MoHUA in relation to the Project. Such assumptions and statements in this REOI document do not purport to contain all the information that each Entities may require. This REOI document may not be appropriate for all persons, and it is not possible for MoHUA representatives to consider the investment objectives, financial situation and particular needs of each party who reads or uses this REOI document. The assumptions, assessments, information and statements contained in this REOI document may not be accurate, adequate and complete and Entities should conduct its own enquiries and analyses, and should check the accuracy, reliability and completeness of the assumptions, assessments, information and statements in this REOI document and obtain independent advice from appropriate sources. MoHUA representatives make no representation or warranty and shall incur no liability to any person, including any Entity, under any law, statute, rule or regulation or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages cost or expense which may arise from or be incurred or suffered on account of anything contained in this REOI document or otherwise, including the accuracy, reliability or completeness of the REOI document and any assessment, assumption or information contained therein or deemed to form part of this REOI document or arising in any way with qualification of Entities for participation in the shortlisting Process. MoHUA Representatives may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this REOI document.



DIRECTOR,  
URBAN AFFAIRS,  
MEGHALAYA, SHILLONG

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## **SECTION-1: INTRODUCTION**

### **Background**

There has been reverse migration of workers/ poor in the country due to COVID-19 pandemic. 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 an urban economy. They come from rural areas or small towns for seeking better employment opportunities in urban areas. In order to maximize savings, they often compromise with living conditions to send remittances to families left behind at their native places. Usually, they live in slums, informal/ unauthorized colonies or peri-urban areas to save on high rental charges. They spend a lot of time on roads by walking/ cycling to workplaces, risking their lives to cut on expenses. It also causes drudgery/ anxiety/ psychological breakdown and health problems because they compromise on rest, recuperation and hygiene conditions. Provision of rental housing options closer to workplace will improve their productivity. Therefore providing ease of living through access to dignified affordable housing, close to their workplace is an imperative.

Housing is one of the basic necessities of life and the same is also adopted in Directive Principles of State Policy enshrined in the Constitution of India. A large proportion of urban migrants/ poor from all categories may already have a house or own a piece of land in their respective place of domicile. They may not be interested in ownership housing in urban areas and generally look for affordable rental accommodation to save on expenses. The affordable rental housing will promote inclusive urban development and prevent growth of slums.

Government of India aims to promote economic activities aligned with the vision of 'AatmaNirbhar Bharat'. Moving forward, Ministry of Housing and Urban Affairs (MoHUA) has initiated a scheme for development of Affordable Rental Housing Complexes (ARHCs) for urban migrants/ poor under Pradhan Mantri Awas Yojana - Urban (PMAY-U). ARHCs aim at creating vibrant, sustainable and inclusive affordable rental housing avenues for urbanmigrants/poor by 'aggregation of their demand at a given site'. These ARHCs will provide them dignified living with all civic amenities in proximity to their work place by Construction, Operation and Maintenance by Private Entities (Industries, Industrial Estates, Institutions and Associations)/ Public Agencies on their own available vacant land.

Targeted beneficiaries for ARHCs will be urban migrants/poor from Economically Weaker Section (EWS)/ Low Income Group (LIG). They include labour, urban poor (street vendors, rickshaw pullers, other service providers etc.), industrial workers, and migrants working with market/ trade associations, educational/ health institutions,

hospitality sector, long term tourists/ visitors, students or any other persons of such category. Preference under the Scheme shall be given to persons belonging to Scheduled Castes/Scheduled Tribes/Other Backward Classes, Widows and working Women, Divyang, Minorities, subject to beneficiaries being from EWS/LIG segments as provisioned by the Government.

ARHCs will be constructed in all Statutory Towns, Notified Planning Areas and areas of Development/ Special Area Development/ Industrial Development Authorities.

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

### **Definition of Affordable Rental Housing Complexes (ARHCs)**

“Affordable Rental Housing Complex means a project to be used for rental purpose only for urban migrant/ poor (EWS/ LIG categories) for a minimum period of 25 years with basic civic infrastructure facilities such as water, sanitation, sewerage/ septage, road, electricity along with necessary social/commercial infrastructure and the initial rent fixed by Local Authority/ Entities based on local survey of surrounding area wherein the project is situated and shall be operated for a minimum period of 25 years.

Project means a listed project having at least 40 Dwelling Units (DUs) consisting of a double bedroom (upto 60 sqm carpet area) or a single bedroom (upto 30 sqm carpet area) or dormitory beds (upto 10 sqm carpet area) in anyratio but not more than one third of total built area under double bedroom units. Every DU will have individual or shared living area, kitchen, toilet and bathroom”.



DIRECTOR,  
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## **SECTION-2: INSTRUCTIONS FOR ENTITIES**

### **Availability of EOI Document:**

Expression of Interest (EOI) is invited for shortlisting of eligible Public/ Private Bodies (referred as 'Entities' hereinafter) for Construction, Operation and Maintenance of Affordable Rental Housing Complexes on their own available vacant land. The document may be downloaded from the website [www.eprocure.gov.in](http://www.eprocure.gov.in), [www.arhc.mohua.gov.in](http://www.arhc.mohua.gov.in) and [www.mohua.gov.in](http://www.mohua.gov.in).

### **Submission of application**

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 [www.arhc.mohua.gov.in](http://www.arhc.mohua.gov.in). One copy of uploaded document may also be submitted to the concerned Urban Local Body (ULB) in physical form for further processing at their end.

The Entities shall submit application in the form and manner specified in this EOI. The private/ public bodies qualifying the criteria specified in EOI shall be shortlisted for next stage. In the next stage, the shortlisted entities will be required to submit "Detailed Project Report (DPR)" for the project to the respective ULB and also upload a copy of DPR on ARHC website [www.arhc.mohua.gov.in](http://www.arhc.mohua.gov.in).

The Entities would provide all the information in terms of this EOI Document. Only those proposals shall be evaluated that are received in the prescribed format and are complete in all respects.

The Application or its modifications must be uploaded on the portal not later than the deadline mentioned under important dates or as per any extension to this deadline. The electronic system will not accept any proposal or its modification for uploading after the deadline.

Important dates for this EOI process are detailed below:

<b>S. No.</b>	<b>Event Description</b>	<b>Dates</b>
1.	Date of Issue of EOI	14 <sup>th</sup> July 2021
2.	Last Date for receiving queries	16 <sup>th</sup> August 2021
3.	Date of pre-bid meeting	23 <sup>rd</sup> August 2021
4.	Last Date of Submission of EOI (online only) by Entities.	12 <sup>th</sup> October 2021
5.	Date of opening of Proposals online	18 <sup>th</sup> October 2021

All communication excluding the submission of Application shall be addressed to email id: [jshfa-mhupa@gov.in](mailto:jshfa-mhupa@gov.in)/[dirhfa5-mhupa@gov.in](mailto:dirhfa5-mhupa@gov.in).

### **Amendment of REOI document**

At any time prior to the last date of submission of EoI, MoHUA may, for any reason, whether at its own initiative or in response to clarifications requested by Entities, modify the EOI Document by the issuance of Addendum posted on the website of e-procure i.e. [www.eprocure.gov.in](http://www.eprocure.gov.in), [www.arhc.mohua.gov.in](http://www.arhc.mohua.gov.in) and [www.mohua.gov.in](http://www.mohua.gov.in).

In order to provide the Entities a reasonable time to examine the Addendum, or for any other reason, MoHUA may, at its own discretion, extend last date of submission of EOI.

### **Clarifications**

Entities requiring any clarification on the EOI document may request MoHUA online through E-mail at [jshfa-mhupa@gov.in](mailto:jshfa-mhupa@gov.in)/ [dirhfa5-mhupa@gov.in](mailto:dirhfa5-mhupa@gov.in).

### **Confidentiality**

Information relating to the examination, clarification, evaluation, and recommendation for short-listed Entities shall not be disclosed to any person not officially concerned with the Shortlisting Process. MoHUA will treat all information submitted as part of Application in confidence and would require all those who have access to such material to treat the same in confidence. At the conclusion of the evaluation process, shortlisted applicants shall be published on ARHCs website.

MoHUA shall not divulge any such information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.

### **Clarifications to facilitate evaluation**

To facilitate evaluation of proposals, concerned State/ (Union Territory) UT/ ULB, at its sole discretion, may seek clarifications in writing from any Entity regarding its Application. Such clarifications shall be provided within the time specified, as the case may be.

If the Entity does not provide clarifications sought within the prescribed time, its application shall be liable to be rejected. In case the application is not rejected, concerned State/UT/ULB may proceed to evaluate the application by construing the particulars requiring clarification to the best of its understanding and Entities shall be barred from subsequently questioning such interpretation.

## General Conditions

All statutory approvals including Environmental Impact Assessment & Environment Clearance (if applicable) for ARHCs will be obtained by the shortlisted Entity and development will be carried out accordingly at its own cost and liability. Cost for statutory approvals shall be borne by shortlisted Entities.

Time duration for the construction of ARHC is within 24 months by the shortlisted Entity from the date of statutory approvals in case ARHCs are being constructed by using conventional technologies. However, if the project is being constructed using innovative technologies and Technology Innovation Grant (TIG) is sought, time duration to complete the proposed ARHCs will be restricted to 18 months from the date of statutory approvals.

Participating Entity is required to be experienced and well conversant with the latest architectural, civil engineering and market trends and will be responsible for designing, financing, constructing and day to day Operation & Maintenance of all facilities for the entire Project period of 25 years.

Shortlisted Entity shall comply with all applicable laws and safety norms for project implementation and operation.

Under any circumstances, if Entity fails to fulfill any obligations stipulated in Scheme Guidelines and agreement signed thereto or unable to complete ARHCs project as per applicable laws in all respect within agreed timeframe; all the releases/ incentives given to Entity will be recovered along with accrued interest.

The shortlisting process shall be governed by and construed in accordance with the laws of India and the Courts at respective locations shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the shortlisting process.

It shall be deemed that by submitting the Application, the Entities agrees and releases MoHUA, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/or performance of any obligations hereunder, pursuant hereto and/or in connection herewith and waives any and all rights and/or claims it may have in this respect, whether actual or contingent, whether present or future.

All documents and other information supplied by MoHUA or submitted by an Entity shall remain or become, as the case may be, the property of MoHUA. MoHUA will not return any submissions made hereunder. Entities are required to treat all such documents and information as strictly confidential.



**DIRECTOR,  
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## **SECTION-3: ELIGIBILITY & EVALUATION CRITERIA**

### **Eligibility Criteria**

The eligibility criteria for participating in the EOI are as follows:

#### **Incorporation Details:**

Participating Entities eligible for participating in the EOI shall be any one of the following two categories,

- i. **Category 1:** Single Business Entity (Private/ Public Agency) Or,
- ii. **Category 2:** A consortium of Business Entities (Consortium/Partnership/Joint Venture hereinafter referred to as "Consortium")

The term participating Entities would herein after apply to both the above-mentioned categories.

- a. For the purpose of this EOI, the participating Entities shall mean a business Entity incorporated under the Indian Companies Act 1956/2013 or incorporated under equivalent such laws. Participating Entities should submit Registration/ Incorporation Certificates & GST Registration under the governing legislations. The Entities shall be required to submit a true copy of its Registration/ Incorporation Certificate along with the Proposal.
- b. A Consortium of a maximum of **three (3) members** of above such Entities comprising one Lead Member with two other members such as land owning agency, project finance, project implementation and management etc.
- c. In response to the EOI submitted, the Consortium should comply with the following additional requirements:
  1. The number of members in the Consortium would be limited to three (3) members only;
  2. The application should contain information required from each member;
  3. The application should include a description of the roles and responsibilities of all members;
  4. Members of the Consortium shall nominate one member as the Lead Member;
  5. Entities who have participated in this EOI in its individual capacity or as part of a Consortium can participate as a separate agency of any other Consortium participating in this EOI.
  6. The members of the Consortium shall execute a Power of Attorney for Lead Member of Consortium.
  7. The members of the Consortium shall enter into a Memorandum of

Understanding (MoU), in response of EOI. The MoU should, inter alia,

- i. Clearly outlining the proposed roles and responsibilities of each member of the Consortium; and
  - ii. Include a statement to the effect that all members of the Consortium shall be liable jointly and severally for the assignments arising out of the States, Union Territories (UTs), as the case may be and in accordance with the terms of the contract agreement therefore;
  - iii. A copy of the MoU signed by all members should be submitted along with the proposal. MoU entered between the members of the Consortium should contain the above requirements, failing which the proposal shall be considered non-responsive and MoU will not be changed later on.
- d. Participating Entity or Consortium which has earlier been barred by Project Authority or blacklisted by any State/UT Government or Central Government/ Department/ Agency in India from participating in selection process, shall not be eligible to submit proposals, either individually or as member of a Consortium, if such bar subsists as on the submission due date. The participating Entities or Consortium shall be required to furnish an affidavit that there is no such bar imposed and existing as on date.
- e. Entity declared ineligible by multilateral agencies or Government of India or State/UT Governments and debarred from such type of activities in India shall be ineligible to submit proposal. In case the participating Entities or any member of Consortium is declared ineligible by multilateral agencies or Government of India or State/UT Governments during the evaluation period, then such proposals shall be excluded from the evaluation process.
- f. Participating Entities or member of Consortium should have, during the last three years, neither failed to perform on any agreement/contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award against the participating Agency or member of Consortium, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such participating Entities or member of Consortium. In case the participating Entities or member of Consortium during the period of Empanelment/contract, fails to perform on any agreement, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award against the Participating Entities or member of Consortium, or been expelled from any project or agreement or have had any agreement terminated for breach by such Participating Entities or member of Consortium, such Participating Entities shall cease to be selected with Project Authority.
- g. Any change in the composition of a Consortium during the term of evaluation process shall not be permitted after submission of proposals and during the

contract period.

- h. The Entity shall submit all the documents as per Appendix 9 along with layout and building plan along with financial details of the project. The estimated cost of the project and funding mechanism to be included in the proposal.

### **Availability of encumbrance free land**

- a. The land proposed by the Entity for project should meet the following criteria:
  - i. Ownership of land with clear title & free from all encumbrance;
  - ii. Minimum size of the plot should be sufficient for construction of at least 40 DUs or equivalent number of dormitory beds (one DU is considered equivalent to 3 dormitory beds) considering local building planning regulations;
  - iii. The ARHCs project site should have convenient access to major road corridors and expressways (preferably within 2–5 kms) to ensure ready access to the project site;
  - iv. The project should be in an area which is either already adequately serviced by infrastructure, or can be easily connected to required infrastructure road, electricity, water and sewerage;
  - v. ARHCs should not be located within identified environmentally protected areas, and should include a buffer separation of a minimum of 1 km from such areas;
- b. The Entity shall furnish a declaration that the project will be exclusively used for rental purpose only for intended beneficiaries' i.e. urban migrants/poor, as per the ARHCs guidelines.
- c. The Entity should provide details of plan of operation and maintenance of the project for the intended period.

### **Work Experience**

Entities themselves or in Consortium should have previous experience of construction/development/management of at least one social or group housing projects/ residential housing complexes/ guest houses/ hostel or any other related project in last 10 years in India or in any other country through conventional or innovative technologies.

### **Financial Strength:**

The average annual financial turnover of last 5 financial years shall be at least 50% of the estimated cost of the project. The requisite Turnover shall be duly certified by a Chartered Accountant with his/her Seal/ Signatures and Registration number.

Self certified copy of Bank Solvency Certificate issued from Nationalized or any Schedule Bank should be at least 40% of Estimated Cost of the Project. The certificate should have been issued within 6 months from original last date of the submission of the bid.

In case the annual accounts for the latest financial year are not audited and therefore, the Entity could not make available the same, the Entity shall give an undertaking to that effect and the statutory auditor shall certify the same. In such case, the Entity may provide the unaudited Annual Account (with Schedules) for the latest financial year. In any case, the Audited Annual Financial Statements for the year proceeding the latest financial year would have to be provided, failing which the Proposal will be rejected as non responsive.

In case of a Partnership firm, if the audited annual financial statements of the Firm for the financial year immediately preceding the Proposal Due Date are not available, a certificate from the Chartered Accountant certifying the Net worth along with the certificate from the valuator with regard to the Land and Building is required to be submitted. Failure to do so would be considered as a non-responsive Proposal.

Entity should not have incurred any loss in more than two years during available last five consecutive balance sheets. Firms are required to upload and submit page of summarized Balance Sheet (Audited) and also page of summarized Profit & Loss Account (Audited) for last five years.

In case of Consortium, the Financial Capacity of both the lead Member as well as other Members shall be considered for the purpose of evaluation of financial capacity.

## Evaluation Criteria

After opening of proposals, a test of responsiveness based on eligibility criteria will be carried out. Only those proposals, which are submitted with the required documents/details, as per stipulated time, will be considered responsive for further evaluation.

The details submitted by the Entities will be evaluated in the following manner:-

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>

**The minimum qualifying marks would be 60 in aggregate.**

## **SECTION-4: TERMS OF REFERENCE**

### **BACKGROUND**

Due to large scale reverse migration in the wake of COVID-19, most of the organisations such as manufacturing industries, domestic/ commercial establishments, health & education sector, service providers, hospitality industry, construction or other sectors are facing lots of problems due to paucity of skilled or semi skilled manpower which is impacting the Indian economy adversely.

A large portion of available vacant land is lying unutilized with Industries, Trade Associations, Manufacturing Companies, Educational/ Health Institutions, Development Authorities, Housing Boards, Central/ State Public Sector Undertakings (PSUs) and other such Entities. While finding suitable land in the city near centres where migrants work/ study is a challenge, Entities who own huge lands have an opportunity for construction of ARHCs.

However, certain restrictions posed under local planning and Development Control Regulations (DCR) does not permit them to utilize available vacant land for offering affordable housing facilities to migrants/ poor.

In order to address this problem, Government of India has initiated to develop ARHCs for urban migrants/ poor, by incentivising the Private/ Public Entities for Construction, Operation and Maintenance of ARHCs by on their own available vacant land.

After development of ARHCs, urban migrants/ poor will have access to dignified accommodation, close to their workplace at affordable rent. Productivity of organisations will increase due to sustained supply of work force, boosting the Indian Economy. Further, availability of formal rental housing options will reduce proliferation of slums.

### **Scope of work**

Construction of ARHCs on their own available vacant land and operate & maintain for a period of 25 years.

All projects under ARHCs shall be exclusively used for rental housing purposes for aforesaid target groups for a period of 25 years.

Entity can Partner or associate with other Entities for land arrangement, project financing, implementation and operation & maintenance.

“Affordable Rental Housing Complex means a project to be used for rental purpose only for urban migrant/poor (EWS/LIG categories) for a minimum period of 25 years with basic civic infrastructure facilities such as water, sanitation, sewerage/ septage, road, electricity along with necessary social/commercial infrastructure and the initial rent fixed by Local Authority/ Entities based on local survey of surrounding area wherein the project is situated.



Project means a listed project having at least 40 DUs consisting of a double bedroom (upto 60 sqm carpet area) or a single bedroom (upto 30 sqm carpet area) or dormitory beds (upto 10 sqm carpet area) in any ratio but not more than one third of total built area under double bedroom units. Every DwellingUnit will have individual or shared living area, kitchen, toilet and bathroom”.

Type of Dwelling Units (DUs)	Carpet Area (sqm)	Unit Structure	Ratio under ARHCs
Single Bedroom	Up to 30	1 bedroom, living room, kitchen, bathroom and toilet.	Ratio of dwelling units and dormitory beds may vary as per project requirement.
Dormitory	Up to 10	Separate bed, side table, shelves, lockers, common facilities of kitchen and toilet.	
Double Bedroom	Up to 60	2 bedroom, living room, kitchen, bathroom and toilet.	A maximum of one-third (33%) of total DUs in the project is permissible as ARHCs.

DUs and Dormitories under ARHCs should be designed and constructed as per the requirement of structural safety against earthquake, flood, cyclone, landslides etc. conforming to NBC and other relevant Bureau of Indian Standards (BIS) including local byelaws .

ARHCs projects should have basic civic infrastructure facilities like water, sanitation, sewerage/septage, drainage, road, electricity etc. including necessary social/commercial infrastructure to make it livable. Project design may include sustainable systems such as rainwater harvesting, waste water management, renewable resources with special focus on solar energy.

Initially, 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 of contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.

Entity may use ARHCs to provide accommodation to their own workers/ labours as well as serve requirement of neighboring entities.

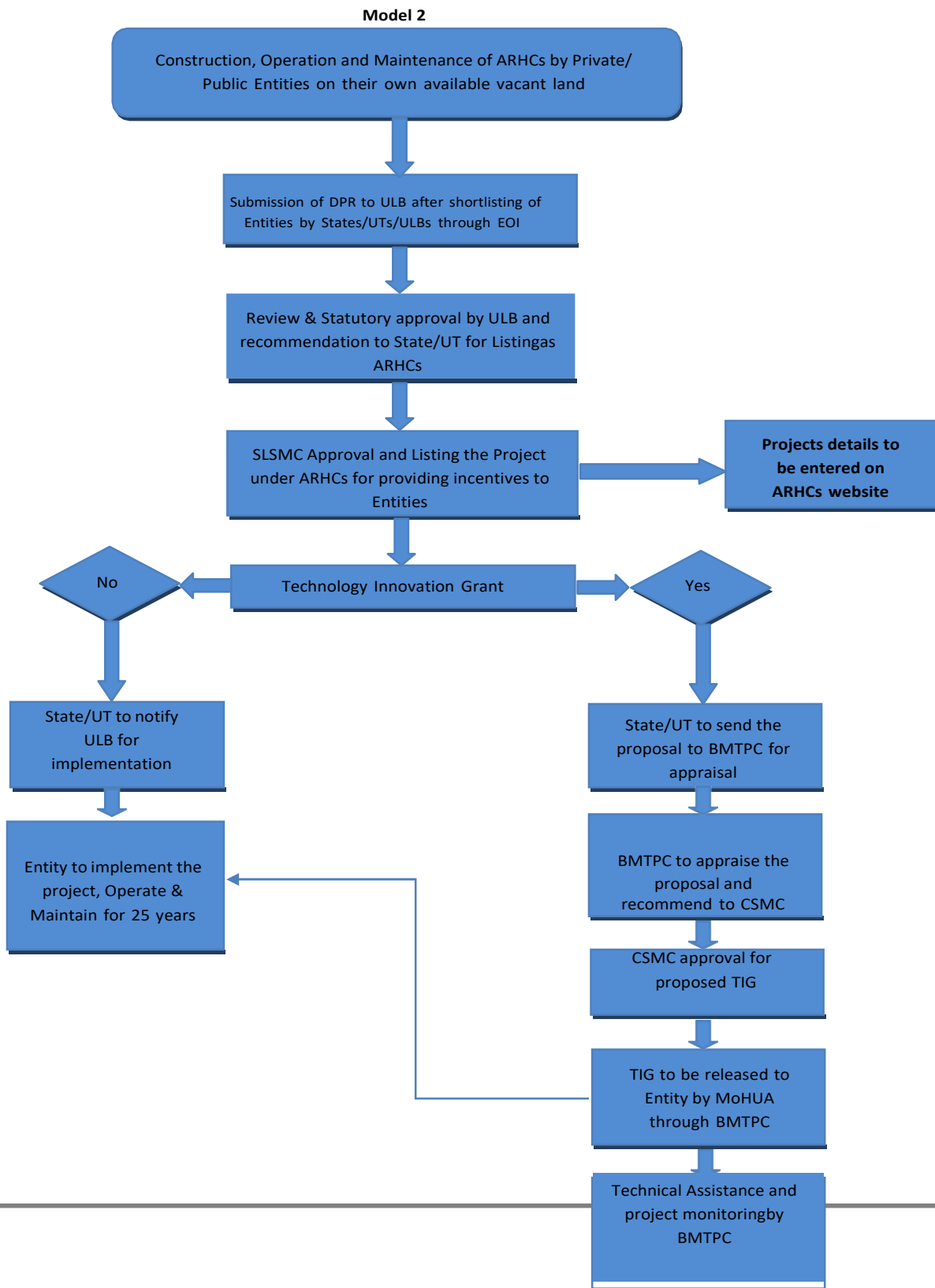
For sustained occupancy and continued revenue, Entity may tie up with local industry/ manufacturers/ service providers/ educational/ health institutions/ market associations/ others employing urban migrants/ poor to provide accommodation in-block and remit rental by deducting directly from their salary/ fees/ any kind of remuneration, as feasible. These rental housing complexes may also be run through partnership with Aggregators.

Entity themselves or through associated institutions/organizations may organize suitable point-to-point transport, if needed.

Respective State/UT Government will provide suitable public transport from city centre to work place.

Within the ARHCs campus, Entity may rent or sell permissible commercial built up area as per local regulations.

The flowchart showing steps for implementation of ARHCs is as under:



## **Incentives/ Benefits to the Entities**

The following incentives have been proposed by Government of India:

- i. Exemption of Income Tax on any profits and gains derived from operation of ARHCs on similar lines as that of 'Affordable Housing' under section 80-IBA of Income Tax Act, 1961.
- ii. Exemption of GST on any profits and gains derived from operation of ARHCs, at par with rental services of residential premises, vide Notification number 12 of 2017- Central Tax (Rate) dated 28<sup>th</sup> June 2017.
- iii. Entity shall receive 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, upon inclusion of ARHCs in Harmonized Master List (HML) on the same lines of 'Affordable Housing'.
- iv. TIG of Rs. 1,00,000/- per dwelling unit in case of double bedroom (up to 60 sqm carpet area), Rs. 60,000/- per Dwelling Unit (up to 30 sqm carpet area) in case of single bedroom and Rs. 20,000 per Dormitory Bed (up to 10 sqm carpet area) shall be released by MoHUA to Entities through BMTPC.

In addition to the above incentives, it is proposed that Entity will also get the following benefits through States/UTs/ULBs/Parastatals:

- i. Concerned State/UT/ULB will provide "Use Permission" changes for houses on vacant land, if needed.
- ii. State/UT may also 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).
- iii. Approval of design/ drawings and other statutory approvals within 30 days through single window system, after which proposed project will be considered as deemed approved for construction.
- iv. Necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage, electricity etc. up to project site without any additional cost to Concessionaire.
- v. 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.

As a part of this endeavour, MoHUA is inviting an Expression of Interest (Eoi) from interested Private sector Entities as well as Public Agencies to undertake construction of ARHCs on their own available vacant land and operate & maintain for a period of 25 years. The scope of this EOI is across the country and Public/private entities can apply for any ULB/city/town/planning area or any

other scheme guideline through a dedicated ARHC website.

### **Technology Innovation Grant**

Application of innovative construction technologies at limited scale has cost implications. To offset this impact and absorb cost implication and other related factors, Technology Innovation Grant (TIG) of Rs. 1,00,000/- per double bedroom (up to 60 sqm carpet area), Rs. 60,000/- per single bedroom unit (up to 30 sqm carpet area) and Rs. 20,000 per Dormitory Bed (up to 10 sqm carpet area) has been provisioned. TIG will be a financial grant under PMAY (U) through Technology Sub-Mission (TSM) which will be given to the Entities by MoHUA through BMTPC. TIG will be applicable only for projects using innovative and alternate technologies and sanctioned during the PMAY(U) Mission period (March 2022) and completed within 18 months after getting all statutory approvals.

### **Payment Schedule**

MoHUA has provisioned for an additional grant in the form of TIG for the project using innovative & alternate technology for speedier, sustainable, resource efficient and disaster resilient construction. MoHUA will release TIG under TSM of PMAY-U through BMTPC to shortlisted Entities in two instalments as follows:

- i. 1<sup>st</sup> instalment of 50% will be released after grounding of project.
- ii. 2<sup>nd</sup> and final instalment of 50% will be released after completion of projects in all respect, along with utilisation certificates of all earlier releases with project completion report.

### **Working Arrangement**

Evaluation of the EOI will be conducted by the ULB as per the defined eligibility criteria. Upon shortlisting, the Entity shall submit the DPR to the concerned agency (ULB) for scrutiny and forwarding to State/UT for 'Listing' of the project as ARHCs and upload a copy of DPR on ARHC website i.e. [www.arhc.mohua.gov.in](http://www.arhc.mohua.gov.in). The Entity will also submit required documents for statutory approval of project to the concerned authority. After approval and receipt of Commencement Certificate, the Entity may initiate construction work.

MoHUA and concerned State/UT shall take all administrative decisions pertaining to this scheme through Central Sanctioning and Monitoring Committee (CSMC) and State Level Sanctioning and Monitoring Committee (SLSMC) for taking suitable measures for smooth implementation of the Scheme.

State/ULB shall review the project status and implementation of contract

terms on a periodic basis, as per requirement and take appropriate actions.

A dedicated Escrow Account shall be opened by the Entity for all financial transaction of ARHCs projects. Income accrued as rent from these projects will be kept in a separate account and maintained by the concerned Entity. The account shall be managed as per the prescribed accounting system.

The selected Entity may use hybrid construction using structural system of one of the identified technologies by CPWD/BMTPC/GHTC-India.

In case of TIG, project will be appraised by BMTPC for CSMC approval and undertake Third Party Inspection & Monitoring during its construction.

**List of Documents to be submitted with EOI**

<b>Sl. No.</b>	<b>Description</b>	<b>Appendix No.</b>
i.	Covering Letter Format	Appendix 1
ii.	Format for Power of Attorney for signing of Application	Appendix 2
iii.	Format for, Power of Attorney for Lead Member of Consortium	Appendix 3
iv.	Format for Details of Entities	Appendix 4
v.	Application Format to be filled by Entities to be forwarded to MoHUA/ ULB	Appendix 5
vi.	Format for Financial Capability of the Entities	Appendix 6
vii.	Form of Bankers Insolvency Certificate from any Nationalized Banks/Scheduled Commercial Bank/Housing Finance Companies	Appendix 7
viii.	Format for Past Experience of Entities (10 Years)	Appendix 8
ix.	Indicative design of Dwelling Unit and Dormitory	Appendix 9
x.	Work plan and Methodology for ARHCs implementation (Format may be decided by entity)	

  
**DIRECTOR,  
URBAN AFFAIRS,  
MEGHALAYA, SHILLONG**

**Covering letter format**

(The Entities are required to submit the covering letter in the Form (sample). This form should be in the letter head of the Entity, who are submitting the proposal.)

**COVERING LETTER ON ENTITY'S LETTER HEAD**

Date .....

Proposal reference No.....

**To**

**Joint Secretary & Mission Director (HFA)  
Ministry of Housing and Urban Affairs,  
Room No. 116-G, NBO Building,**

**Nirman Bhawan,  
New Delhi - 110011**

**Subject: Shortlisting of Entities for Construction, Operation and Maintenance of ARHCs on their own available Vacant Land for a period of 25 years.**

Dear Sir,

Being duly authorized to represent and act on behalf of ..... (Hereinafter referred to as "the Entity") and have gone through and fully understood all of the eligibility and qualification requirements and information provided therein. All the documents submitted in this regard are true and correct to the best knowledge of the undersigned.

I am enclosing EOI application along with the details as per requirements of EOI Document, for your evaluation.

Signature.....

In Capacity of .....

Duly authorized to sign proposal for

And on behalf of -----

Date.....

Place.....

Postal Address:..... Telephone Number.....

Mobile....., Email Id:.....

**Format for Power of Attorney for Signing of Application**

(On Non – Judicial Stamp Paper of Rs 100/- or such equivalent document duly attested by notary public)

**Power of Attorney**

Know all men by these presents, we ..... (name and address of the registered office) do hereby constitute, appoint and authorize Mr. / Ms.

..... (name and residential address) who is presently employed with

us and holding the position of..... as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our application for EOI for “Shortlisting of Entities for Construction, Operation and Maintenance of ARHCs on their own available Vacant Land for a period of 25 years” including signing and submission of all documents and providing information/ responses to Ministry of Housing and Urban Affairs (MoHUA), representing us in all matters before MoHUA, and generally dealing with MoHUA in all matters in connection with our bid for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For

\_\_\_\_\_  
(Signature)

(Name, Title and Address)

Accepted

..... (Signature)

(Name, Title and Address of the Attorney)

**Note:**

- i. To be executed by the Lead Member in case of a Consortium.
- ii. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required the same should be under common



- seal affixed in accordance with the required procedure
- iii. In case the Application is signed by an authorized Director of the Bidder, a certified copy of the appropriate resolution/ document conveying such authority may be enclosed in lieu of the Power of Attorney

**Format for Power of Attorney for Lead Member of Consortium**

(On Non – Judicial Stamp Paper of Rs. 100/- or such equivalent document duly attested by notary public)

**Power of Attorney**

Whereas Ministry of Housing and Urban Affairs (MoHUA), Government of India has invited Proposals from interested parties for Short listing of Entities for Construction, Operation and Maintenance of ARHCs on their own available Vacant Land for a period of 25 years;

Whereas the members of the Consortium are interested in bidding for the Project and implementing the Project in accordance with the terms and conditions of the Request for Expression of Interest (EOI) Document, and other connected documents in respect of the Project, and

Whereas, it is necessary under the EOI Document for the members of the Consortium to designate the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium’s bid for the Project who, acting jointly, would have all necessary powers and authority to do all acts, deeds and things on behalf of the Consortium, as may be necessary in connection the Consortium’s bid for the Project.

**NOW THIS POWER OF ATTORNEY WITNESSTHAT;**

We, M/s. .... (Lead Member), and M/s..... (the respective names and addresses of the registered office) do hereby designate M/s..... being one of the members of the Consortium, as the Lead Member of the Consortium, to do on behalf of the Consortium, all or any of the acts, deeds or things necessary or incidental to the Consortium’s bid for the Project, including submission of Application for Qualification/ Application, participating in conferences, responding to queries, submission of information/ documents and generally to represent the Consortium in all its dealings with MoHUA, any other Government Agency or any person, in connection with the Project until culmination of the process of bidding and thereafter till the Concession Agreement is entered into with MoHUA.

We hereby agree to ratify all acts, deeds and things lawfully done by Lead Member, our said attorney pursuant to this Power of Attorney and that all acts deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us/Consortium.

Dated this .....Day of..... 2020

.....

(Executants)

**(To be executed by all the members of the Consortium)**

**Note:** The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, lay down by the applicable law and the charter documents of the executants (s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.

**Format for Details of Entities**

Please enter the information requested in the spaces provided. Application from separate Entities or individuals or from consortia is acceptable.

**1. Applied For .....**

Basic Information	
Name of Entities making this application	Parent Company (if applicable )

**Note:** Add / delete additional lines for consortium partners as appropriate

**.2. Contact Person (for this application)**

Name	
Organization	
Address	
Telephone	
Mobile No	
E-mail	
Registered Address	

**3. Years in Business and Nationality**

Year of Establishment	Country of Registration

5 Registration Number of the Entities( attach true copy of registration certificate):

6 Goods and Service Tax (GST) Registration Number (attach true copy):

**In case of a Consortium:**

- a. The above information should be provided for all members of the consortium.
- b. Information regarding role of each member should be provided as per table below:

<b>Sl. No.</b>	<b>Name of Member</b>	<b>Role (Specify Lead Member/ Other Member)</b>
1.		
2.		
3.		

Certified that the above information is correct to the best of 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 us is wrong, MoHUA reserves the right to take necessary action against our Entities as per applicable Laws/Rules of the land.

Signature of Authorized Representative of the Entities	
Place	Name
Date	Designation

Tel No:

Mobile No:

E mail ID:

Name and Signature:

Seal / Stamp of Entities:

**Application Format to be filled by Entities to be forwarded by State/ULB to  
MoHUA**

<b>Sl. No.</b>	<b>Items</b>	<b>Details</b>			
1.	Name of the State/UT				
2.	Name of the City				
3.	No. of Beneficiaries to be covered				
4.	Category of Beneficiaries				
5.	Whether beneficiaries are as per ARHCs Guidelines?				
6.	Project proposed on Private land/ Public land				
7.	Whether "Use permission" is required?				
8.	Type of Entity: (Public/Private)				
9.	Name of Entity				
10.	Land area (in hect.)				
11.	Basic FAR/FSI permissible				
12.	Enhanced FAR/FSI permissible				
13.	FAR/FSI to be Utilized				
14.	No. of DUs/ Dormitories proposed	Single bedroom	Double bedroom	Dormitories	Total
15.	Area of Unit (in Sqm)	Carpet Area		Built up area	
		DUs	Dormitories	DUs	Dormitories
		Single bedroom			
		- Double bedroom			
16.	Total Built up area (in Sqm)	DUs	Dormitories	Total	
		Single bedroom			
		- Double bedroom			
17.	Type of Structure	DU		Dormitory	

Sl. No.	Items	Details					
	proposed						
	i) No. of Floors						
	ii) No. of Blocks						
	iii) No. per Floor						
18.	Proposed 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>						
	a) 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)						
23.	Whether disaster resistant features and durability of the structure as per relevant Indian Standards is being ensured? (Yes/No)						
24.	Period of Construction ( <i>in months</i> )						
25.	Likely date of commencement of construction?						
26.	Is Rain Water Harvesting/recharge provisioned? (Yes/No)						
27.	Is arrangement of solar system made? (Yes/No)						
28.	Any other sustainable/green practices being adopted. Please specify.						

<b>Sl. No.</b>	<b>Items</b>	<b>Details</b>
29.	<b>Proposed 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	
	v) Any Other, Specify	
	<b>Availability of External Infrastructure and its connectivity to project site (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	
30.	<b>Quality Assurance Mechanism (Please Specify):</b>	

Signature of Authorized Representative

Date:

Place:



**Format for Financial Capability of the Entities**

(Rs. in Crore)

Entities	Annual Turnover						
	Last 5 Financial Years Details					Total	Average
Sole Entities							
<b>OR</b>							
Lead Member of Consortium							

**Certificate from the Statutory Auditor**

I/ We hereby certify that all the statement supplied above are true and correct to the best of our knowledge and information

Name of the audit Entities:

Seal of the audit Entities

Date:

(Signature, Name and Designation of the Authorized Signatory)

**Note 1:** Any Entities should fill in details as per the row titled Sole Entities and ignore the row below. In case of a Consortium, ignore the first row and provide relevant details of Lead Member in the subsequent row.

**Form of Bankers Insolvency Certificate from any Nationalized Bank/Scheduled  
Commercial Bank/Housing Finance Company**

This is to certify that to the best of our knowledge and information, M/s  
\_\_\_\_\_ (having marginally noted address), a  
customer of our bank are/ is respectable and can be treated as good for any  
engagements up to a limit of INR \_\_\_\_\_  
\_\_\_\_\_ (INR \_\_\_\_\_)

(Signature) For the Bank

NOTE:

1. Banker's certificates should be on letter head of the Bank, sealed in cover  
addressed to the Project Authority
2. In case of partnership Entities, certificates should include names of all partners  
as recorded with the Bank

**Format for Past Experience of Entities (10 Years)**

S. No	Name of work /Project & Location	Owner or sponsoring Organization	Cost of work	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Name of Address/telephone of officer to whom reference may be made	Remarks

(Sign of Applicant)

\*Indicates gross amount claimed and amount awarded by the Arbitrator

**Indicative Design of Dwelling Unit and Dormitory****A. Dwelling Unit Plan: 1 Bed Room.**

**Work plan and Methodology for ARHCs implementation (Format maybe decided by entity)**