

AFFORDABLE RENTAL HOUSING COMPLEXES (ARHCs)

Format of
Memorandum of Agreement (MoA)
between Government of India
and State/UT

July 2020



Format of MoA between Government of India and State/UT

Memorandum of Agreement (MoA)

THIS AGREEMENT is made on this _____ day of _____ (month), 2020 between the Government of India, through Ministry of Housing and Urban Affairs, hereafter referred to as **First Party**;

AND

The State/UT Government of _____ (name of the State/UT) through its Hon'ble Governor/ Administrator, hereafter referred to as **Second Party**;

First Party and **Second Party** are individually referred to as "**Party**" and collectively as the "**Parties**";

WHEREAS COVID-19 pandemic has resulted in reverse migration of urban migrants/ poor across country who play an important role in the urban economy;

AND WHEREAS to provide ease of living through access to dignified and affordable housing for urban migrants/ poor, close to their workplace, First Party has initiated the Affordable Rental Housing Complexes (hereinafter referred to as 'ARHCs') a sub-scheme under Pradhan Mantri Awas Yojana- Urban (PMAY-U);

AND WHEREAS Second Party has agreed to implement the ARHCs in coordination with First Party and carry out its responsibilities thereunder; as detailed in ARHC Operational Guidelines, annexed herewith as '**Annex- A**';

AND WHEREAS under **Model-1** Second Party has agreed to utilize the identified existing Government funded vacant houses in their respective cities by converting them as **Affordable Rental Housing Complexes (ARHCs)** under Public- Private Partnership (PPP) mode or by Public Agencies through transparent Concession Agreement by Second Party to Repair/Retrofit, Develop, Operate and Maintain the ARHCs for a period of 25 years.

AND WHEREAS under **Model-2**, the Public/Private Entities to Construct, Operate and Maintain ARHCs on their own available vacant land themselves or with third party for a period of 25 years;

AND WHEREAS in pursuance of the aforesaid, the parties hereto wish to record under this Memorandum of Agreement (MoA), the terms of their understanding in order to implement ARHCs;

NOW THEREFORE THE PARTIES WITNESSED AS FOLLOWS:

1. That ARHCs shall be administered as per the ARHCs Operational Guidelines issued by First Party and amendments thereto from time to time with the approval of competent authority of First Party.

2. That Second Party agreed to adhere ARHC Operational Guidelines for implementation of ARHCs.
3. That First Party has provisioned for an additional grant in the form of Technology Innovation Grant (TIG) for construction of ARHC projects, using innovative & alternate technologies;
4. That Second Party shall extend its support and abide by its share of financial support as per ARHC Operational Guidelines issued by First Party.
5. That Second Party for the purpose of effective implementation of ARHCs, shall provide:
 - a. provision for "Use Permission" changes, if required;
 - b. 50% additional Floor Area Ratio (FAR)/Floor Space Index (FSI), free of cost;
 - c. necessary statutory approvals for construction through single window system, within 30 days;
 - d. trunk infrastructure facilities (e.g. roads and services, water, sewerage/ septage, drainage, STP etc.) upto project site;
 - e. municipal service charges such as water supply, electricity, house/property tax, sewerage/ septage etc. levied at par with the residential properties.
6. That both parties to the agreement further covenant that in case of a dispute between the parties, the matter will be resolved through mutual discussion.

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SIGNED ON THESE PRESENTS OF MEMORANDUM OF AGREEMENT IN THE PRESENCE OF WITNESSES.

For Government of India through
Ministry of Housing and Urban Affairs

For Government of **Name of State/UT**

(First Party)

(Second Party)

WITNESSES:

1. _____ 2. _____



**The Joint Secretary & Mission Director (Housing for All)
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