

Government of India
Ministry of Housing and Urban Affairs
(HFA-V Division)

Room No.3, Technical Cell, Gate No. 7,
Nirman Bhawan, New Delhi-110011

Dated: 09.07.2025

LETTER OF INVITATION

Sub.: **Issuance of Expression of Interest (EOI) for shortlisting of Entities for Construction, Operation and Maintenance of Rental Housing by Private/Public Entities for urban poor, working women, employees of Industries, Industrial Estates, Institutions and other eligible EWS/LIG families -reg**

The Ministry of Housing and Urban Affairs (MoHUA), Government of India has launched Pradhan Mantri Awas Yojana – Urban 2.0 (PMAY-U 2.0) on 17.09.2024. The scheme will provide financial assistance to additional one crore urban poor and middle-class families of EWS/LIG/MIG categories to construct, purchase or rent a house at an affordable cost in urban areas over five years with effect from 1st September 2024. The scheme will be implemented through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS).

2. The MoHUA hereby invites the proposals from the eligible Public/Private Entities for Construction, Operation and Maintenance of Rental Housing to eligible EWS/LIG families under Model-2 of ARH vertical as detailed in the Expression of Interest (EOI).

3. The EOI includes the following documents:

SECTION-1: Introduction

SECTION-2: Instructions for Entities

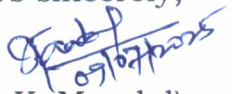
SECTION-3: Eligibility & Evaluation Criteria

SECTION-4: Terms of Reference

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

4. The Public/Private 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, reserves the right to withdraw the EOI at any time without assigning any reasons.

Yours sincerely,


(B.K. Mandal)

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Ministry of Housing and Urban Affairs
Government of India

Request for Expression of Interest (REOI)

FOR
Shortlisting of Public/ Private Entities to Construct, Operate and Maintain
Rental Housing for Urban Poor

Issued on: 09th July 2025

Reference No. N-11/1/2024-HFA-V-MoHUA/FTS-9187765

Organization: Ministry of Housing and Urban Affairs, Government of India

Represented by: Joint Secretary & Mission Director (HFA)

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.

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SECTION-1: INTRODUCTION

1.1 Background

- 1.1.1 The urban poor, including working women, employees of industries, industrial estates, institutions, and eligible EWS/LIG families, along with workers engaged in manufacturing industries, domestic or commercial establishments, health services, hospitality, construction, and other sectors, play a vital role in shaping the growth of cities and the overall urban economy. These individuals often migrate from rural areas or smaller towns to urban centers in pursuit of better employment opportunities. Their contributions not only support the economic development of cities but also help sustain critical services and industries, essential for urban life. In order to save on high rental charges, they often compromise with living conditions, and eventually land in slums, informal/unauthorized colonies, or peri-urban areas. They often endure challenging commutes, frequently walking or cycling to their workplaces to save on expenses. This relentless routine places their safety at risk and exacerbates physical and mental strain. Prolonged exposure to such conditions can lead to fatigue, anxiety, psychological distress, and health complications, as they are compelled to compromise on essential rest, recovery, and basic hygiene. Further, the provision of affordable rental housing options closer to the workplace will improve their productivity. Therefore, providing ease of living through access to dignified affordable housing, close to their workplace is an imperative.
- 1.1.2 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 ownership of 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.
- 1.1.3 Hon'ble Prime Minister on the 77th Independence Day announced that Government of India will come up with a new scheme to provide benefit to weaker section and middle-class families in owning a home. In June 2024, the Union Cabinet meeting resolved to provide assistance to 3 crore additional rural and urban households for the construction of houses, to meet the housing requirements arising out of the increase in the number of eligible families.
- 1.1.4 PMAY-Urban 2.0 was approved by the Union Cabinet on 09.08.2024 to provide Central Assistance to all eligible beneficiaries'/households/ implementing agencies through States/Union Territories (UTs)/Primary Lending Institutions (PLIs) to construct, purchase or rent a house at an affordable cost. The Scheme

will be implemented through following four verticals viz. (i) Beneficiary-Led Construction (BLC), (ii) Affordable Housing in Partnership (AHP), (iii) Affordable Rental Housing (ARH), and (iv) Interest Subsidy Scheme (ISS).

The Affordable Rental Housing (ARH), vertical of PMAY-U 2.0 will create a conducive environment by incentivizing Public/ Private Entities to leverage investment for creating affordable rental housing stock for eligible EWS/LIG beneficiaries including urban migrants/homeless/destitute/industrial workers/working women/construction workers/, urban poor (street vendors, rickshaw pullers, other service providers etc.), migrants working with market/trade associations, educational/health institutions, hospitality sector, /contractual employees/amongst others.

- 1.1.5 Targeted beneficiaries for ARH will be EWS/LIG beneficiaries including urban migrants/homeless/destitute/industrial workers/working women/construction workers/, urban poor (street vendors, rickshaw pullers, other service providers etc.), migrants working with market/trade associations, educational/health institutions, hospitality sector, /contractual employees/amongst others.
- 1.1.6 ARH will be constructed in all Statutory Towns as per Census 2011 and towns notified subsequently and areas falling within the boundary of Notified Planning Areas, Notified Planning/ Development area under the jurisdiction of Industrial Development Authority/Special Area Development Authority/Urban Development Authority or any such Authority under State legislation which is entrusted with the functions of urban planning and regulations shall be included for the coverage under the Scheme for all verticals.
- 1.1.7 The Cities/Towns and areas falling under Notified Planning Areas, Notified Planning/ Development area under the jurisdiction of Industrial Development Authority or any such Authority, where PMAY-U is being implemented will continue to be covered under PMAY-U 2.0. Cities/towns which were not part of PMAY-U may also be included in PMAY-U 2.0 with due approval of MoHUA.

1.2 Definition of Affordable Rental Housing (ARH)

- 1.2.1 “Affordable Rental Housing” means a project to be used for rental purpose for EWS/ LIG beneficiaries 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 Entities based on local survey of surrounding area wherein the project is situated.
- 1.2.2 Project means a “ARH listed single project” having at least 10 DU. However, there will be complete flexibility to private/public entities to have any mix of single/

double bedroom and dormitories. However, to ensure that such complexes are used for urban migrant/poor of EWS/LIG category and not misused for any other purposes, a ceiling of maximum 1/3 dwelling units (33%) in double bedroom form in any project of ARH is permissible. States/UTs/ULBs to ensure that the carpet area per person should not be less than 6 sqm per person.

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

SECTION-2: INSTRUCTIONS FOR ENTITIES

2.1 Availability of EOI Document:

- 2.1.1 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 on their own available vacant land. The document may be downloaded from the website www.eprocure.gov.in, www.mohua.gov.in, <https://pmay-urban.gov.in/> and https://pmaymis.gov.in/PMAYMIS2_2024/PmayDefault.aspx

2.2 Submission of application

- 2.2.1 Interested entities may upload the "Application Form" along with necessary documents within 54 days from the date of issuance of EOI on dedicated unified web portal of PMAY-U 2.0 at https://pmaymis.gov.in/PMAYMIS2_2024/PmayDefault.aspx. 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.
- 2.2.2 The Entities shall submit application in the form and manner specified in this EOI. The private/ public bodies qualifying for 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 unified web portal of PMAY-U 2.0 at https://pmaymis.gov.in/PMAYMIS2_2024/PmayDefault.aspx
- 2.2.3 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.
- 2.2.4 Entities would also provide ownership documents as proof of the availability of encumbrance free land for the proposed ARH project.
- 2.2.5 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.
- 2.2.6 Important dates for this EOI process are detailed below:

S. No.	Event Description	Dates
1.	Date of Issue of EOI	09.07.2025
2.	Last Date for receiving queries	29.07.2025
3.	Date of pre-bid meeting	31.07.2025
4.	Last Date of Submission of EOI (online only) by Entities.	31.08.2025
5.	Date of opening of Proposals online	01.09.2025

2.2.7 All communication excluding the submission of Application shall be addressed to email id: jshfa-mhua@gov.in / ddghfa-mohua@gov.in.

2.3 Amendment of REOI document

2.3.1 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, www.mohua.gov.in, <https://pmay-urban.gov.in/> and https://pmaymis.gov.in/PMAYMIS2_2024/PmayDefault.aspx

2.3.2 In order to provide the Entities with 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.

2.4 Clarifications

2.4.1 Entities requiring any clarification on the EOI document may request MoHUA online through E-mail at jshfa-mhua@gov.in / ddghfa-mohua@gov.in

2.5 Confidentiality

2.5.1 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 unified web portal of PMAY-U 2.0.

2.5.2 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.

2.6 Clarifications to facilitate evaluation

2.6.1 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.

2.6.2 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.

2.7 General Conditions

- 2.7.1 All statutory approvals including Environmental Impact Assessment & Environment Clearance (if applicable) for ARH will be obtained by the shortlisted Entity as per the local regulations, as applicable.
- 2.7.2 Time duration for the construction of ARH is within 24 months by the shortlisted Entity from the date of statutory approvals in case of ARH 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 ARH project in all respect within 18 – 24 months after getting all statutory approvals.
- 2.7.3 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 rental purpose.
- 2.7.4 Shortlisted Entity shall comply with all applicable laws and safety norms for project implementation and operation.
- 2.7.5 Under any circumstances, if the Entity fails to fulfill any obligations stipulated in Scheme Guidelines of PMAY-U 2.0 and agreement signed thereto or unable to complete ARH 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.
- 2.7.6 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.
- 2.7.7 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.
- 2.7.8 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 and any submissions made hereunder will not be returned. Entities are required to treat all such documents and information as strictly confidential.

SECTION-3: ELIGIBILITY & EVALUATION CRITERIA

3.1 Eligibility Criteria

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

3.1.1 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 **four (4) 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 four (4) 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 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.

3.1.2 Availability of encumbrance free land

- a.** The land proposed by the Entity for the project should meet the following criteria:
 - i.** Ownership of land with clear title & free from all encumbrances.
 - ii.** The minimum size of the plot should be sufficient for construction of at least 10 DU (double bedroom unit/ Single bedroom unit) or equivalent dormitory beds (1 single bedroom unit of minimum 30 sqm carpet area is considered equivalent to 3-4 dormitory beds). considering local building planning regulations.
 - iii.** The ARH 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 the required infrastructure road, electricity, water and sewerage;
 - v.** ARH should not be located within identified environmentally protected areas, and should include a buffer separation of a minimum of 1 km from such areas; or as per the laws.
- b.** The Entity shall furnish a declaration that the project will be exclusively used for rental purposes only for intended beneficiaries' i.e. EWS and LIG as per the PMAY -U -2.0 Scheme Guidelines.
- c.** The Entity should also submit details of plan of operation and maintenance of the project for the intended period.

3.2 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 construction technologies.

3.3 Financial Strength:

- 3.3.1** The average annual financial turnover of the last 5 financial years shall be atleast 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.
- 3.3.2** Self-certified copy of Bank Solvency Certificate issued from Nationalized, or any other Schedule Commercial Bank should be at least 40% of estimated cost

of the project. The certificate should have been issued within 6 months from the original last date of the submission of the bid.

- 3.3.3 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.
- 3.3.4 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.
- 3.3.5 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 the page of summarized Balance Sheet (Audited) and also page of summarized Profit & Loss Account (Audited) for last five years.
- 3.3.6 In the 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.

3.4 Evaluation Criteria

- 3.4.1 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.
- 3.4.2 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/rental Housing projects	25
4.	Work plan and Methodology for project implementation (to be submitted)	20
	Total	100

The availability of land with clear title, free from encumbrance, shall be mandatory, and the minimum qualifying marks for eligibility shall be 60 in aggregate,

SECTION-4: TERMS OF REFERENCE

4.1 BACKGROUND

- 4.1.1 The urban poor, including working women, employees of industries, industrial estates, institutions, and eligible EWS/LIG families, along with workers engaged in manufacturing industries, domestic or commercial establishments, health services, hospitality, construction, and other sectors, play a vital role in shaping the growth of cities and the overall urban economy. These individuals often migrate from rural areas or smaller towns to urban centers in pursuit of better employment opportunities. Their contributions not only support the economic development of cities but also help sustain critical services and industries essential for urban life. In order to save on high rental charges, they often compromise with living conditions and eventually land in slums, informal/ unauthorized colonies, or peri-urban areas. They often endure challenging commutes, frequently walking or cycling to their workplaces to save on expenses. This relentless routine places their safety at risk and exacerbates physical and mental strain. Prolonged exposure to such conditions can lead to fatigue, anxiety, psychological distress, and health complications, as they are compelled to compromise on essential rest, recovery, and basic hygiene. Further, provision of affordable 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.
- 4.1.2 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.
- 4.1.3 Hon'ble Prime Minister on the 77th Independence Day announced that Government of India will come up with a new scheme to provide benefit to weaker section and middle-class families in owning a home. In June 2024, the Union Cabinet meeting resolved to provide assistance to 3 crore additional rural and urban households for the construction of houses, to meet the housing requirements arising out of the increase in the number of eligible families.
- 4.1.4 PMAY-Urban 2.0 was approved by the Union Cabinet on 09.08.2024 to provide

Central Assistance to all eligible beneficiaries/households/ implementing agencies through States/Union Territories (UTs)/Primary Lending Institutions (PLIs) to construct, purchase or rent a house at an affordable cost. The Scheme will be implemented through following four verticals viz. (i) Beneficiary-Led Construction (BLC), (ii) Affordable Housing in Partnership (AHP), (iii) Affordable Rental Housing (ARH), and (iv) Interest Subsidy Scheme (ISS).

- 4.1.5 The Affordable Rental Housing (ARH), vertical of PMAY-U 2.0 will create a conducive environment by incentivizing Public/ Private Entities to leverage investment for creating affordable rental housing stock for eligible EWS/LIG beneficiaries including urban migrants/homeless/destitute/industrial workers/working women/construction workers/, urban poor (street vendors, rickshaw pullers, other service providers etc.), migrants working with market/trade associations, educational/health institutions, hospitality sector, /contractual employees/amongst others.
- 4.1.6 To address this problem, Government of India has initiated to develop ARH under PMAY-U 2.0 for eligible EWS and LIG beneficiaries by incentivizing the Private/ Public Entities for Construction, Operation and Maintenance of ARH.
- 4.1.7 After development of ARH, urban poor, working women, employees of Industries, Industrial Estates, Institutions and other eligible EWS/LIG families will have access to dignified accommodation, close to their workplace or at desired location at affordable rent.

4.2 Scope of work:

- 4.2.1 Construct, Operate and Maintain ARH for EWS & LIG beneficiaries as per PMAY-U 2.0 Scheme Guidelines.
- 4.2.2 All projects under ARH shall be exclusively used for rental housing purposes for aforesaid target groups.
- 4.2.3 Entity can Partner or associate with other Entities for land arrangement, project financing, implementation, and operation & maintenance.

“Affordable Rental Housing” means a project to be used for rental purpose for EWS/ LIG beneficiaries 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 Entities based on local survey of surrounding area wherein the project is situated.

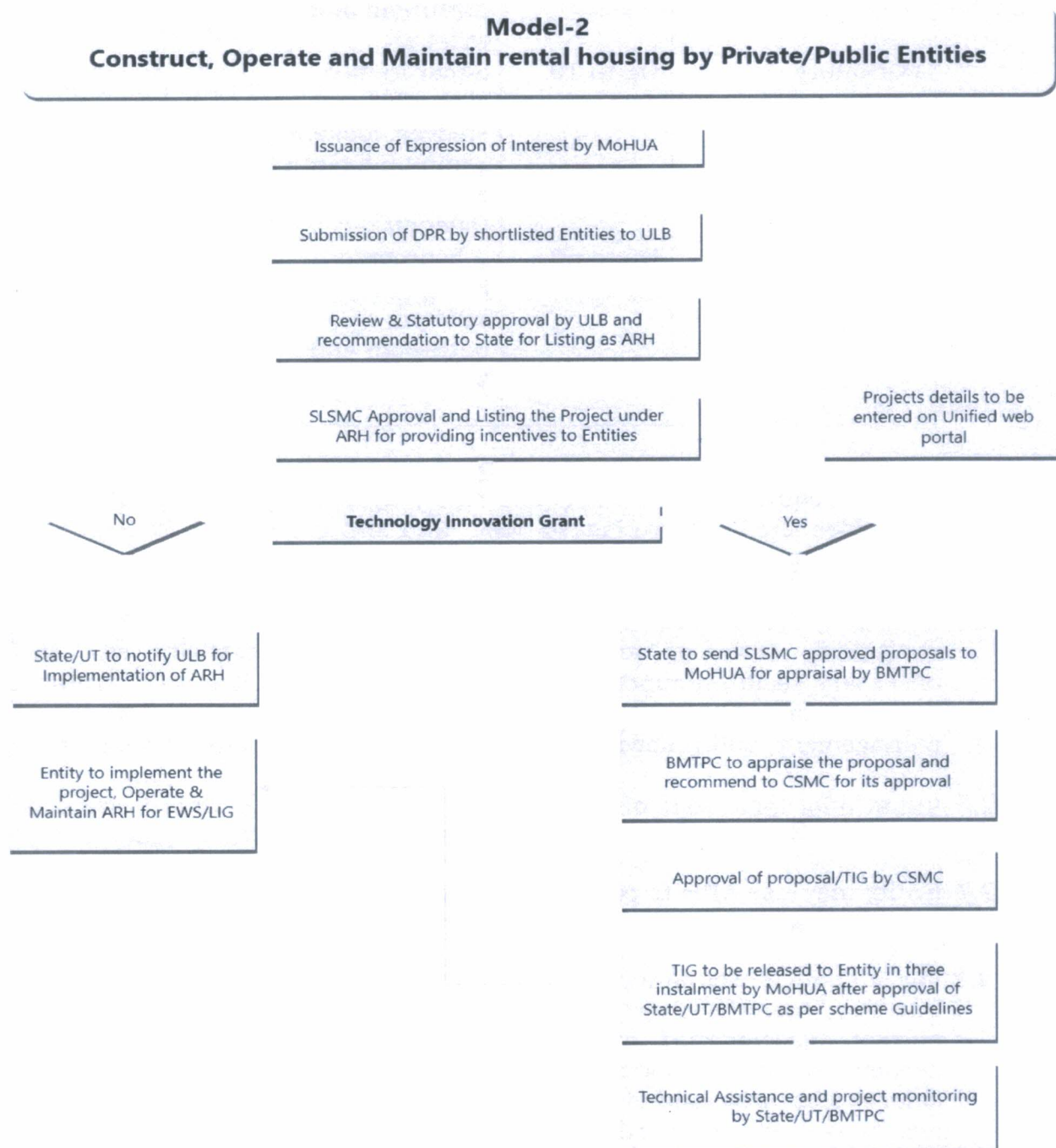
Project means a “ARH listed single project” having at least 10 DU. However, there will be a complete flexibility to private/public entities to have any mix of single/ double bedroom and dormitories. However, to ensure that such complexes are used for urban migrant/poor of EWS/LIG category and not misused for any other purposes, a ceiling of maximum 1/3 dwelling units (33%) in double

bedroom form in any project of ARH is permissible. States/UTs/ULBs to ensure that the carpet area per person should not be less than 6 sqm per person.

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

- 4.2.4 Houses and Dormitories under ARH 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.
- 4.2.5 ARH 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, wastewater management, and renewable resources with special focus on solar energy.
- 4.2.6 Initial affordable rent of ARH project will be fixed by Entity based on local survey. Subsequently, rent may be enhanced biennially by maximum 8%.
- 4.2.7 Entity may use ARH to provide accommodation to their own workers/ labours as well as serve requirement of neighboring entities.
- 4.2.8 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 may also be run through partnership with Aggregators.
- 4.2.9 Entity themselves or through associated institutions/organizations may organize suitable point-to-point transport, if needed.

- 4.2.10 Respective State/UT Government will provide suitable public transport from city center to workplace.
- 4.2.11 Within the ARH campus, Entity will be permitted to construct 10% of total area of the project for commercial use.
- 4.2.12 The flowchart showing steps for implementation of ARH is as under:



4.3 Incentives/ Benefits to the Entities: The following incentives have been proposed by Government of India and State/UT Governments for construction of ARH projects under PMAY-U 2.0

4.3.1 A TIG of ₹3,000 per sqm on carpet up area (including internal infrastructure) shall be released by MoHUA as Central Assistance for adoption of innovative technology in house construction and State/UT Government shall release ₹2,000/sqm as part of State Share for construction of ARH projects. TIG will be applicable only for projects using innovative and alternate technologies and completed within 18-24 months in all respects, after getting all statutory approvals.

- i. Single Window and time bound approval of building plans and layouts with minimal compliances within 60 days by devising a green channel approach.
- ii. Exemption of all statutory charges such as developmental charges, scrutiny charges, layout deposit and other related charges/fee.
- iii. Exemption of charges in Land Conversion/Land Use changes.
- iv. 50% additional FAR with TDR facility free of cost and built-up area used for EWS/LIG, not to be counted in overall FAR of the project.
- v. Providing Land for construction of Affordable Housing in Partnership at affordable rates.

4.3.2 As a part of this endeavors, MoHUA is inviting an Expression of Interest (EOI) from interested Private sector Entities as well as Public Agencies to undertake construction of ARH and operate & maintain. The scope of this EOI is across the country and Public/private entities can apply for any ULB/city/town/planning area through the dedicated website i.e. www.eprocure.gov.in, www.mohua.gov.in and <https://pmay-urban.gov.in/>.

4.4 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 TIG has been provisioned. TIG will be a financial grant under PMAY- U 2.0 through Technology Innovation Sub-Mission (TISM) which will be given to the Entities by MoHUA. Technology Innovation Grant (TIG) of ₹3,000 per sqm on carpet up area (including internal infrastructure) shall be released by MoHUA as Central Assistance and State/UT Government shall release ₹2,000/sqm as part of State Share for construction of ARH projects. TIG will be applicable only for projects using innovative and alternate technologies and completed within 18-24 months in all respect, after getting all statutory approvals.

4.5 Payment Schedule: TIG will be released under TISM of PMAY-U 2.0 for the projects under ARH, using innovative & alternate technology for speedier, sustainable, resource efficient and disaster resilient construction in three instalments as follows:

- i. First instalment of 40% will be released on sanctioning of the projects by CSMC, receipt of all Statutory approvals and necessary NOCs,

grounding of the project and corresponding Geo-tagging of plinth level in MIS.

- ii. Second instalment of 40% will be released based on submission of Utilization Certificate of 75% of earlier instalment as per GFR 2017 and commensurate physical and financial progress and corresponding Geo-tagging of super structure in MIS.
- iii. Third and final instalment of 20% will be released based on submission of Utilization Certificate of 100% of earlier instalment as per GFR 2017, submission of Completion Certificate issued by the local authorities as per the prescribed format and corresponding Geo-tagging in MIS.

4.5.1 States/UTs shall also release their share along with the Central Assistance of TIG to Public/ Private Agencies in the similar pattern as above.

4.6 Working Arrangement:

- 4.6.1 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' approval of the project as ARH and upload a copy of DPR on unified web portal of PMAY-U 2.0. The Entity will also submit required documents for statutory approval of project to the concerned authorities. After approval and receipt of Commencement Certificate, the Entity may initiate construction work.
- 4.6.2 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 projects under ARH.
- 4.6.3 State/ULB shall review the project status and implementation of contract terms on a periodic basis, as per requirement and take appropriate actions.
- 4.6.4 A dedicated Escrow Account shall be opened by the Entity for all financial transaction of ARH projects. Income accrued as rent from these projects will be kept in a separate account and maintained by the concerned Entity. The accounts shall be managed as per the prescribed accounting system.
- 4.6.5 The selected Entity may use hybrid construction using structural system of one of the identified technologies by CPWD/BMTPC/GHTC-India.
- 4.6.6 In case of TIG, project will be appraised by BMTPC for CSMC approval and undertake Third Party Inspection & Monitoring during its construction.

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

Sl. No.	Description	Appendix No.
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 ARH implementation (Format may be decided by entity)	Appendix 10

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 Public/ Private Entities to Construct, Operate and Maintain
Rental Housing for Urban Poor

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 ₹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 Private/Public Entities to Construct, Operate and Maintain Rental Housing for Urban Poor” 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 ₹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 Shortlisting of Private/Public Entities to Construct, Operate and Maintain Rental Housing for Urban Poor.

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 WITNESS THAT;

We, M/s. (Lead Member), and M/s (the respective names and addresses of the registered office) do hereby designate M/sbeing 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 thisDay of 2025

.....

...(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:

Sl. No.	Name of Member	Role (Specify Lead Member/ Other Member)
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**

S. No	Particulars				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	SLAC Appraisal Date							
8	SLSMC Approval Date							
9	No. of Beneficiaries to be covered							
10	Category of Beneficiaries							
11	Whether beneficiaries are as per PMAY-U 2.0 Guidelines?							
12	Project proposed on Private land/ Public land							
13	Whether "Use permission/land use change" is required?							
14	Type of Entity: (Public/Private)							
15	Name of the Entity							
16	Land area (in hectare)							
17	Basic FAR/FSI permissible							
18	Enhanced FAR/FSI permissible							
19	FAR/FSI Utilized							
20	Details of units proposed							
	Single bedroom		Double bedroom		Dormitories		Total	
21	In case of dormitories: Details of Bunk beds		Total number of bunk beds					
22	Area of Unit (in Sqm)		Carpet Area			Built up area		
			DUS (Single bedroom)	DUs (Double bedroom)	Dormitories	DUs (Single bedroom)	DUs (Double Dormitorie s bedroom)	Dormitories
23	Total Built up area (in Sqm)		DUs (Single bedroom)		DUs (Double bedroom)		Dormitories	Total
24	Type of Structure		DU			Dormitory		
	i) No. of Floors							
	ii) No. of Blocks							
	iii) No. of DUs per Floor							

25	Details of Affordable Rent Fixed (₹ in per Month)	DUs (Single bedroom)		DUs (Double bedroom)		Dormitory	
26	Project Cost	Project Cost (₹ in lakh)				Cost (per Sqm)	
		DU	Dormitory	Infrastructure	Total	DU	Dormitory
27	Innovative Construction Technology used: (Yes/No)						
28	If Yes, Name of Innovative Technology approved by CPWD/MoHUA under GHTC/ PACS by BMTPC or any other (please specify)						
29	Whether the Entity is the innovative technology provider (Yes/No)						
30	If No, please specify the mode of selection of technology. (Please upload the documents i.e. tender documents etc)						
31	Whether the project is Eligible for TIG (Yes/No)						
32	Amount of TIG Required (₹ in lakh)						
33	Details of Conventional Technology used in the project						
34	Whether design of DUs and dormitories are as per PMAY-U 2.0 guidelines/ norms? (Yes/No)						
35	Whether disaster resistant features and durability of the structure as per relevant Indian Standards is being ensured? (Yes/No)						
36	Whether structure design has been vetted by IIT/ NIT or any other? (Yes/No)						
37	Period of Construction (in months)						
38	Likely date of completion of the project in all respect						
39	Whether convergence with other Central/ State schemes has been ensured? Furnish details. a. Swachh Bharat Mission b. AMRUT c. Smart Cities Mission d. PM Surya Ghar: Muft Bijli Yojana e. National Urban Livelihoods Mission f. PM Vishwakarma g. PMSVANidhi h. Any other Central/ State Scheme (Specify)						
40	Is Rainwater Harvesting/water recharge facility provisioned? (Yes/No)						
41	Is provision of solar lighting in common areas made? (Yes/No)						
42	Any other sustainable/green practices being adopted. Please specify.						
43	Whether the provision of civic infrastructure has been made as per applicable State norms/CPHEEO norms/NBC/IS CODE Please specify.						
44. Infrastructure Details:							
a.	Internal Infrastructure (Specify Details)						
	i) Roads						
	ii) Drainage						
	iii) Electricity						
	iv) Storm Water Drains						
	v) Any Other, Specify						
b.	Social Infrastructure (Please Specify)						
	i) Health Centre						
	ii) Anganwadi						
	iii) Creche						
	iv) Community Centre						

	v) Provision of ramp facility	
	vi) Any Other, Specify	
c.	Neighbourhood Commercial (Please Specify)	
	Street Shops	
	Grocery Store	
	Medical Shops	
	Milk Booths	
	ATM	
	Any Other Specify	
d.	External Infrastructure and its connectivity with internal infrastructure (Please Specify)	
	Water Supply	
	Sewerage	
	Road	
	Storm Water Drain	
	External Electrification	
	Solid Waste Management	
	Any Other, Specify	
45	Quality Assurance Mechanism (Please Specify):	

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							
OR							
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

Design of Dwelling Unit and Dormitory
(Layout and design may be decided by Entity)

A. Dwelling Unit Plan: 1 Bed Room (1 BHK)

B. Dwelling Unit Plan: 2 Bed Room (2 BHK)

C. Dormitory Bed Plan

The amenities to be included are as follows:

- i. Individual cupboard with Locker facility
- ii. Common Dining Hall with Kitchen and Store
- iii. Recreational Activity room
- iv. Visitor room
- v. Medical room
- vi. Office room

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