

(2) low population density and/or sizeable share of tribal population, (3) strategic location along borders with neighbouring countries, (4) economic and infrastructural backwardness, and (5) non-viable nature of state finances.

The decision to accord special category status to a particular state is to be taken by the National Development Council (NDC) which is the sole body competent to do so. The decision is based on an integrated consideration of all the factors and peculiar situation of the State. The Government of Bihar has made a request for grant of Special Category Status. Government of India is seized of the matter.

Real Estate Regulation Bill

*313. SHRI NAND KUMAR SAI:

DR. T. SUBBARAMI REDDY:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government has completed the consultative process with States, experts and other stakeholders to finalise the draft Model Real Estate Regulation Bill;

(b) if so, the details of the important issues incorporated in the said Bill after such consultations;

(c) whether any suggestions have been incorporated to check the entry of unscrupulous elements in the property sector and to keep the prices of properties at reasonable level;

(d) if so, the details in this regard, and

(e) by when Government proposes to introduce the said Bill?

THE MINISTER OF URBAN DEVELOPMENT (SHRI S. JAIPAL REDDY): (a) to (e) In order to promote planned and healthy real estate development of colonies and apartments with a view to protecting consumer interest on the one hand and to facilitate smooth and speedy urban construction on the other in consultation with various stake holders, the Ministry of Housing and Urban Poverty Alleviation has drafted a Model Real Estate (Regulation of Development) Bill, which was put up on the website of that Ministry to elicit comments and suggestions on the draft Bill through the web site and issue of public notice, and was also referred to State Governments and Competition Commission. The Ministry has informed that it has received more than 350 response by email and post, which are being collated and suitably compiled.

The Ministry of Urban Development also proposes to introduce a Bill viz. the National Capital Territory of Delhi Real Estate Management (Promotion and Regulation) Bill, 2009 in Parliament to create the legal and institutional framework to regulate activities relating to real estate management in the National Capital Territory of Delhi. Towards this end, the draft Bill has been prepared by the Ministry of Urban Development and is under inter-ministerial consultation.