

(a) whether the Central legislation meant to regulate the real estate sector enacted in May, 2016 has been diluted by certain States;

(b) if so, the details of rules notified under the Real Estate (Regulation and Development) Act;

(c) how far these rules have been modified to benefit the real estate developers rather than home buyers by certain States including Maharashtra; and

(d) what corrective steps have, so far, been taken by Government for the protection of home buyers and to penalise errant builders and not vice versa?

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION (RAO INDERJIT SINGH): (a) to (d) The Ministry has received representations from consumer groups that in the Rules formulated under the Real Estate (Regulation and Development) Act, 2016, some States have reportedly diluted key provisions of the Act to favour builders.

The Rules that have been notified by the States, have been forwarded to the Committee on Subordinate Legislation of the Rajya Sabha and the Lok Sabha for examination.

The Ministry had convened a meeting of State and Union Territory officials on 17th January, 2017 to apprise them about the provisions of the Act. During this meeting they were also informed that the Rules cannot be ultra-vires the Act. The Ministry also apprised the participants about the Rules made by the Ministry for the Union Territories without Legislature, for which it is the 'appropriate Government'. In addition, a set of Frequently Asked Questions (FAQs) on the Act was circulated to the said officials.

Housing for socially and Economically Weaker Sections

825. PROF. M. V. RAJEEV GOWDA: Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether Government is planning to implement any policies or programmes to guarantee affordable housing to socially and Economically Weaker Sections;

(b) if so, the details of the targets proposed and achieved thereunder; and

(c) the details of funds allocated, released and spent, so far, thereon?

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION (RAO INDERJIT SINGH): (a) to (c) In pursuance of the

Government's vision of facilitating housing to all by 2022, the Government has launched Pradhan Mantri Awas Yojana (Urban) [PMAY(U)] Mission on 25.6.2015. The Mission aims to provide assistance to all States/UTs in addressing the housing requirement of the urban poor including slum dwellers [Economically Weaker Sections (EWS)/Low Income Group (LIG) Categories] through the following four verticals:

- (i) "In situ" Slum Redevelopment through private participation using land as resource (ISSR);
- (ii) Credit Linked Subsidy Scheme (CLSS);
- (iii) Affordable Housing in Partnership (AHP); and
- (iv) Subsidy for Beneficiary-Led individual house Construction or enhancement (BLC).

Details of funds sanctioned and houses constructed under the various components of PMAY (U) to provide housing to socially and Economically Weaker Sections are given in the Statement.

Statement

Details of funds sanctioned and houses involved under various components of PMAY (Urban) including subsumed projects of RAY

[as on 3rd Feb 2017]

Particulars		
1.	Project(s) Approved (Nos)	3,214
2.	Project Cost Approved (₹ in crore)	82,531.61
3.	Central Assistance Involved (₹ in crore)	24,330.56
4.	Central Assistance Released (₹ in crore)	6,959.37
5.	Houses Involved (Nos)	15,42,945

Note: Under CLSS housing loan account of 9374 beneficiaries of EWS category has been credited with an interest subsidy of ₹ 154.61 crores.

Source: Monitoring Division- MoHUPA

Demand of houses under Housing for All Scheme

826. SHRI DARSHAN SINGH YADAV:

SHRIMATI RAJANI PATIL:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state: