

1	2	3	4
27.	Punjab	220.97	63.00
28.	Rajasthan	363.46	344.26
29.	Sikkim	3.42	3.52
30.	Tamil Nadu	689.87	205.01
31.	Telangana	223.43	92.10
32.	Tripura	15.51	0.00
33.	Uttar Pradesh	940.91	37.56
34.	Uttarakhand	57.57	5.00
35.	West Bengal	487.79	87.98
STATE/UT		7365.82	2437.45

Houses sanctioned for Telangana under PMAY

1470. SHRI DEVENDER GOUD T: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

(a) whether it is a fact that about 80,000 houses have been sanctioned for Telangana since 2013-14 to 2016-17 under the Pradhan Mantri Awas Yojana (Urban);

(b) if so, the reasons why only about 500 houses have, so far, been built during the last four years;

(c) the total expenditure expected to be involved in construction of those 80,000 houses and what is the amount that the Ministry has, so far, sanctioned and released; and

(d) the time-frame by when the remaining houses are going to be constructed?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) to (d) Under the Pradhan Mantri Awas Yojana (Urban) {PMAY (U)} which was launched on 25 June 2015, 146 projects (including 1 subsumed project of Rajiv Awas Yojana) with project cost of Rs.4993.13 crore for construction of 82,949 houses have been sanctioned for the State of Telangana upto Financial Year 2016-17. Central assistance involved in these projects is ₹ 1250.10 crores of which ₹ 513.50 crores have been released to the State Government of Telangana. Of these sanctioned houses, 2069 houses {including 1,385 houses under Credit Linked Subsidy Scheme of PMAY (U)} have been constructed so far, whereas 22,919 houses are in different stages of construction. Projects sanctioned

under PMAY (U) are implemented by the State Government through Urban Local Bodies/Implementing Agencies. The tentative time schedule for completing the houses in the projects varies from 12 months to 24 months as mentioned in the respective Detailed Project Reports approved by the State Government.

Notification of rera rules

1471. SHRI V. VIJAYASAI REDDY: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) the details of States which have notified RERA Rules;
- (b) whether some States have, so far been not notified RERA Rules and if so, details thereof and the reasons therefor and the steps taken by the Ministry to persuade States for notifying the same;
- (c) whether a home buyer has to shell out more under GST regime for ready-to-move in flats;
- (d) if so, to what extent this has impacted the real estate sector; and
- (e) in what manner the Ministry is planning to address this situation?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) and (b) States/Union Territories (UTs) were required to notify their Rules under the Real Estate (Regulation and Development) Act, 2016 (Act) by 31 October, 2016. Six North Eastern States namely Sikkim, Nagaland, Meghalaya, Mizoram, Manipur and Arunachal Pradesh have not notified their Rules and have indicated some constitutional issues relating to land belonging to community and autonomous councils. Apart from these States, Kerala and West Bengal have not notified their Rules under the Act. The Ministry of Housing and Urban Affairs has written to all States/UTs from time to time emphasizing the need to frame inter alia, Rules under the Act. Besides, the Ministry has also during workshops, State level review meetings and interactions emphasized the need to ensure that the Rules are framed by the States/UTs in accordance with the provisions of the Act. The Ministry of Housing and Urban Affairs has also shared the Rules framed for the UTs without legislature with the States/UTs.

(c) to (e) Department of Revenue has indicated that there is no GST on ready-to-move in flats. The Department has further reported that under GST regime, cost of construction of flats, houses, housing projects and complexes are expected to come down on account of seamless flow of input tax credit of goods and services.