

THE MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS (SHRI NITYANAND RAI): (a) to (d) A Statement is laid on the Table of the House.

Statement

(a) to (c) The National Register of Citizens (NRC) in Assam is to be published by 31st July, 2019 as per the direction of the Hon'ble Supreme Court.

(d) A number of steps have been taken to check illegal migration. These include erection of fencing on international boundary, enhanced vigil by border guarding forces, use of technology for border guarding, smart fencing etc. NRC is the register containing names of Indian citizens in Assam.

Pressure on real estate sector

*262. SHRI PRABHAKAR REDDY VEMIREDDY: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

(a) how the Ministry is looking at the stress that the real estate sector is passing through;

(b) whether it is a fact that there is huge loss of jobs in the real estate sector due to glut in the sector; and

(c) if so, whether the Ministry will take this issue, as MSME sector was taken with RBI for helping hand to real estate sector?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) to (c) A Statement is laid on the Table of the House.

Statement

(a) to (c) Land and colonization are State subjects. Ministry of Housing and Urban Affairs has not received any information regarding stress on or loss of jobs in the real estate sector. However, this Ministry has taken following steps to strengthen and boost the real estate sector:—

- The Real Estate (Regulation and Development) Act, 2016 (RERA) has been enacted to establish Real Estate Regulatory Authority to regulate and promote the real estate sector, and to ensure sale of real estate projects, in an efficient and transparent manner and to protect the interest of consumers. The Act

also provides for an adjudicating mechanism for speedy dispute redressal and the Appellate Tribunal to hear appeals. Under its provisions, developers compulsorily have to deposit seventy percent of the amount realised for real estate project from allottees in a separate bank account to cover the cost of construction and land. RERA, inter alia, makes the promoter liable for refund of amount, with interest and compensation, in case he fails to complete or is unable to give possession of apartment, plot, building to home buyers, as per the terms of the agreement for sale.

- A number of reforms have been implemented to facilitate Ease of Doing Business in construction permits. An Online Building Permission System (OBPS) - a single window system for all clearances relating to building construction, has been implemented in Delhi and Mumbai since 2016. Under this system, various internal and external agencies have been integrated seamlessly through a Common Application Form enabling online submission of plans, online fee payment and online No Object Certificates (NOCs) from various internal and external agencies. As a result, Country's rank has improved from 181 in World Bank's Doing Business Report (DBR) 2018 to 52 in DBR-2019 in construction permit indicator. So far, OBPS has been implemented in 1,705 Urban Local Bodies (ULBs) in the Country.
- In order to achieve the vision of 'Housing for All', under the Pradhan Mantri Awas Yojana (PMA Y- U), nearly 84 lakh houses, against the validated demand of about 1 crore, have been sanctioned and more than 48 lakh houses have been grounded for construction, of which over 26 lakh houses have been completed and delivered to the beneficiaries. A National Urban Housing Fund (NUHF) has been created through which so far ₹ 28,000 crore have been released to States/ Union Territories (UTs).
- This Ministry has prepared a draft Model Tenancy Act (MTA) with the aim to balance and protect the interest of both the tenant and owner by regulating renting of premises in an efficient and transparent manner through an adjudicating mechanism for speedy dispute resolution. Draft MTA has been shared with the States and UTs seeking their views and has been uploaded on the Ministry's website at <http://mohua.gov.in/cms/draftmodificationact.php> soliciting comments / views from public/Stakeholders.
- In order to promote affordable housing, the Government has included 'affordable housing' under the harmonized list of infrastructure sub-sector by inserting a new item in category of 'Social and Commercial Infrastructure'.

- Reduction in Goods and Service Tax (GST) on under-construction housing projects, from 8% to 1% in case of Affordable Housing and from 12% to 5% in case of other housing projects with no Input Tax Credit (ITC).
- Priority Sector Lending for a dwelling unit has been increased from ₹ 28 lakh to ₹ 35 lakh in metros and from ₹ 20 lakh to ₹ 25 lakh in non-metros for Affordable Housing.
- Exemption of income tax on notional rent on a second self-occupied house, and threshold rental income for Tax Deduction at Source (TDS) has been raised from ₹ 1.80 lakh to ₹ 2.40 lakh.
- Benefit of rollover of capital gains increased from investment in one residential house to two residential houses for a tax payer having capital gains up to ₹ 2 crore.
- Exemption has been granted on profit under section 80-IBA of the Income Tax Act on the affordable housing projects approved till 31 March, 2020. Further in the Union Budget 2019-20, it has been proposed to widen the scope of availing benefit under this section by increasing the carpet area of a residential unit in the housing project from 30 to 60 square meters in metros and 60 to 90 square meters in non-metros, for residential unit valued upto ₹ 45 lakh.
- Period of exemption from levy of tax on notional rent on unsold inventories has been extended from one year to two years.
- In the Union Budget 2019-20, it has been proposed to insert a new sub-section [80EEA] in the Income Tax Act for deduction upto ₹ 1.5 lakh for interest paid on loans borrowed w.e.f. 1 April, 2019 upto 31 March, 2020 for purchase of a house valued upto ₹ 45 lakh, in addition to the deduction of upto ₹ 2 lakh in respect of self-occupied property on account of interest paid on housing loan under section 24 of Income Tax Act.

SHRI PRABHAKAR REDDY VEMIREDDY: Sir, I would like to know from the hon. Minister the constraints that the Ministry is facing in granting the status of industry to the real estate sector and whether they had any consultation with the Ministry of Finance regarding this or not; if so, what the result is.

SHRI HARDEEP SINGH PURI: Sir, we have already granted the status of industry to affordable housing segment. We have also given a large number of other concessions

—I would rather say, we have taken initiatives—which will provide some relief to the real estate sector. But, I would like to remind the hon. Member that land and colonisation are, at the end of the day, within the State-subject. On the issues of the stress that the hon. Member has referred to in the question, those have to be dealt with by the local factors. As far as we are concerned, I can list a large number of actions that we have taken, brought the GST rate down for Affordable Housing and, for other housing projects, we have also made certain announcements in the latest Budget. Nirmalaji has offered additionally; for houses up to ₹45 lakh, where we had an income-tax cushion of up to two lakh rupees, she added another ₹1.5 lakh. But, the issue is, again, I come back to the fact that these are essentially within the State-subject. Many of these actions have to be provided by the respective State Governments.

SHRI PRABHAKAR REDDY VEMIREDDY: Sir, I have also come to know that RERA has not been implemented by many States. Is it true or not? If it is true, how is the Government going to protect these buyers?

SHRI HARDEEP SINGH PURI: Sir, I would like to inform the hon. Member that on the notification of RERA, the present status of implementation is that 30 States and UTs have notified it. The establishment of Real Estate Regulatory Authority has been done by 29 States and UTs. The establishment of Tribunal is by 22 States and UTs. The number of projects registered under RERA is 42,240. The real estate agents registered under RERA is 33,000-plus.

SHRI HARDEEP SINGH PURI: Now the issue here is, in some of the States like the North-East, there are specific issues, and in so far as Andhra Pradesh is....

WRITTEN ANSWERS TO STARRED QUESTIONS

Amendments in child labour laws

*263. SHRI DHIRAJ PRASAD SAHU: Will the Minister of LABOUR AND EMPLOYMENT be pleased to state:

(a) whether Government proposes to make amendments in child labour laws including fixing of accountability of labour officials with a view to ensuring the enrolment of each and every child in school;

(b) if so, the details thereof;