

Committee, regulations for conferring or recognising ownership or mortgage or transfer rights to the residents of 1,731 Unauthorised Colonies have been notified by Delhi Development Authority on 29th October, 2019, which are available at [https://dda.org.in/tendernotices\\_docs/may2018/ATT0000431102019.pdf](https://dda.org.in/tendernotices_docs/may2018/ATT0000431102019.pdf). Details are available in the regulations notified.

Ministry of Housing and Urban Affairs has also moved a Bill namely, The National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Bill, 2019, in the ongoing Session of Parliament. The Bill has been passed by the Lok Sabha and Rajya Sabha. This Bill provides special provisions for the National Capital Territory of Delhi for recognising the property rights of resident in Unauthorised Colonies by securing the rights of ownership or transfer or mortgage in favour of the residents of such colonies who are possessing properties on the basis of Power of Attorney, Agreement to Sale, Will, possession letter or any other documents including documents evidencing payment of consideration and for the matters concerned therewith or incidental thereto.

#### **Budget for regularization of unauthorised colonies**

2643. SHRI NARAIN DASS GUPTA: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether any survey has been conducted to identify unauthorized colonies in Delhi;
- (b) if so, how many unauthorized colonies have been identified;
- (c) the road map proposed for regularisation of unauthorised colonies; and
- (d) the budget proposal for the same?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) to (d) A Committee headed by the Lieutenant Governor of Delhi, was constituted by Government of India to recommend the process for conferment or recognition of rights of ownership or transfer or mortgage of property and thereby creating opportunity for redevelopment of such areas in a planned manner. Based on the Report of the Committee, National Capital Territory of Delhi (Recognition of Property Right of Residents in Unauthorised Colonies)

Regulations, 2019 for conferring or recognising ownership or mortgage or transfer rights to the residents of 1,731 Unauthorised Colonies have been notified by Delhi Development Authority (DDA) on 29th October, 2019. The procedure for registering application by the residents of these colonies and the process for conferment and recognition of rights is provided in the regulations. The regulations are available at [https://dda.org.in/tendernotices\\_docs/may2018/ATT0000431102019.pdf](https://dda.org.in/tendernotices_docs/may2018/ATT0000431102019.pdf).

### **Financial status of real estate sector**

†2644. DR. KIRODI LAL MEENA: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether Government is aware of the poor financial status of real estate companies;
- (b) whether Government has assessed the difficulties being faced by the buyers of houses owing to financial crisis of these companies;
- (c) if so, the details thereof and if not, the reasons therefor;
- (d) whether Government has taken any steps to give relief to the home buyers who have been waiting to get their homes for years; and
- (e) if so, the details thereof and if not the reasons therefor?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) to (e) 'Land' and 'Colonisation' are State subjects. Ministry of Housing and Urban Affairs does not maintain data of housing projects and financial status of real estate companies.

Government has taken various initiatives for homebuyers and Housing sector. Goods and Service Tax (GST) on under-construction Affordable Housing project has been reduced from 8% to 1% without Input Tax Credit (ITC) and in case of other housing projects, from 12% to 5% without ITC; Affordable Housing Fund has been established in National Housing Bank by using backlog in the priority sector lending to reduce interest burden on affordable Housing; additional deduction of ₹ 1.5 lakh on account of interest on home loans in addition to existing deduction of ₹ 2 lakh for affordable housing; the benefits of availing up to 100% deduction on profits under

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†Original notice of the question was received in Hindi.