

(c) whether the State Government has given a status report on the number of houses constructed for the urban poor in the State; and

(d) if so, the details thereof?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) and (b) Under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)], 6,52,455 houses involving central assistance of ₹ 10,337.42 crore have been sanctioned so far in the State of Karnataka. ₹ 3,349.44 crore of central assistance has been released for the State as on 27.01.2020. This includes ₹844.81 crore disbursed to 39,074 beneficiaries under Credit Linked Subsidy Scheme (CLSS) of PMAY (U).

(c) and (d) As reported by the State Government of Karnataka through its Monthly Progress Report (MPRs), a total of 3,57,961 houses under PMAY (U) have been grounded for construction of which 1,65,422 houses have been completed.

Safety provisions for plot/flat buyers

412. SHRI ANIL DESAI: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

(a) whether it is a fact that there are large number of complaints regarding non-allotment of plot/flat by builders after collecting huge money from customers;

(b) if so, what are the safeguards or safety provisions there are for the consumers; and

(c) what are the terms and conditions there before any licence is granted to builders to start their land business, the details thereof?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) to (c) 'Land' and 'Colonisation' are State subjects. Ministry of Housing and Urban Affairs does not maintain data of housing projects and complaints filed thereto.

In order to safeguard the interest of homebuyers, this Ministry has enacted the Real Estate (Regulation and Development) Act, 2016 (RERA). As per Section 20 of the RERA, the 'Appropriate Government' *i.e.* States/Union Territories (UTs) are required to establish the Real Estate Regulatory Authority to regulate and develop the real estate

sector in the concerned State/UT. It seeks to address the vital issues of fair transactions, timely delivery and quality construction.

Section 3 of RERA mandates the registration of real estate project with Real Estate Regulatory Authority before any advertisement marketing, booking, selling or offering for sale, or inviting persons to purchase in any manner.

Section 4 of RERA mandates promoter to file application for registration of real estate projects along with details of carpet area of apartment, sanctioned plan, layout plan, specifications and all relevant documents of real estate project and the promoter.

Further, declarations are to be given by promoters in respect of legal title of land on which development is proposed along with time period within project has to be completed and deposition of 70% of amounts received from allottees in a separate bank account, which shall be used only to cover the cost of construction and land cost. Further, the developer has to ensure timely audit of accounts etc.

The Real Estate Regulatory Authority of the concerned State/UT is required to register and regulate real estate projects and real estate agents registered under RERA. The Regulatory Authority is also required to publish and maintain a web portal, containing relevant details of all real estate projects for which registration has been given, for public viewing.

Implementation of smart city mission

†413. MS. SAROJ PANDEY: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) the number of cities of the country in which Smart City Mission (SCM) has been implemented at present;
- (b) the cities of Chhattisgarh, Jharkhand and Odisha which have been included under this project and the amount allocated for this purpose; and
- (c) the quantum of work that has been done under this allocation at present and by when the remaining work is likely to be completed?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) Smart Cities Mission (SCM) is getting implemented in 100 cities in the country.

†Original notice of the question was received in Hindi.