

- (vii) Alternative and innovative technologies have been identified from across the globe through a challenge process under Global Housing Technology Challenge-India (GHTC-India) for ensuring rapid delivery of houses.
- (viii) State Level Sanctioning and Monitoring Committee(SLPMC) under chairmanship of Chief Secretary of the concerned State/UT reviews the progress of implementation of the Mission at the State level.

Making housing sector viable

2807. SHRI MANAS RANJAN BHUNIA: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether housing sector has been hit with serious difficulties in survival due to the present economic situation of the country;
- (b) if so, the real situation in the housing sector at the present moment; and
- (c) what is the planning of Government to make housing sector viable?

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

Government has taken various initiatives for homebuyers and housing sector. Goods and Service Tax (GST) on under-construction affordable housing projects 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 priority sector lending to reduce interest burden on Affordable Housing; additional deduction of ` 1.5 lakh on account of interest on home loan has been allowed under Income Tax Act in addition to existing deduction of ` 2 lakh for affordable housing; the benefits of availing upto 100% deduction on profits under section 80-IBA of the Income Tax Act has been extended to affordable housing projects approved till 31st March, 2021; and the scope of affordable housing project has been enhanced from 30 to 60 square meters in metros cities and 60 to 90 square meters in non-metros cities for availing the benefits under section 80-IBA of Income Tax Act.

Further, in order to give relief to homebuyers of stalled projects, a special window has been created to provide last mile funding to the stressed affordable and middle-income housing projects in the form of one or more Alternate Investment Funds (AIF) for funding projects that are net-worth positive and registered under Real Estate (Regulation and Development) Act, 2016 (RERA), including those projects that have been declared as Non Performing Assets (NPAs) or are pending proceedings before the National Company Law Tribunal (NCLT) under the Insolvency and Bankruptcy Code (IBC).

Slow pace of implementation of PMAY(U)

‡2808. SHRI REWATI RAMAN SINGH: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

(a) whether it is a fact that the scheme to construct affordable housing units as approved under Pradhan Mantri Awas Yojana (Urban) [PMAY(U)] is being implemented at a very slow pace as suggested by a report analysing the real estate sector;

(b) whether it is also a fact that the work for only 39-40 per cent of the said affordable housing units has been accomplished which were approved under PMAY(U); and

(c) the number of housing units constructed out of the 80 lakhs of housing units stipulated under this scheme and by when these would be handed over to common man?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) to (c) No, Sir. In pursuance of the Government's vision of "Housing for All" by 2022, Ministry of Housing and Urban Affairs is implementing Pradhan Mantri Awas Yojana (Urban) [PMAY(U)] since 25.06.2015 to provide Central Assistance to States/Union Territories (UTs) for providing all weather pucca houses to all eligible urban households, especially Economically Weaker Section (EWS) families/beneficiaries. A total 4,521 cities/town have so far been covered under the scheme. States/Union Territories (UTs) have undertaken demand survey under the scheme for assessing actual demand of housing and validated demand so far is around 112 lakhs.

‡Original notice of the question was received in Hindi.