

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:2901

ANSWERED ON:24.07.2009

LEGISLATION FOR REAL ESTATE

Bapurao Shri Khatgaonkar Patil Bhaskarrao;Gaikwad Shri Eknath Mahadeo;Yaskhi Shri Madhu Goud

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) whether the Union Government proposes to introduce a legislation for regulating the real estate in the country;
- (b) if so, the details thereof and the main features of the proposed legislation; and
- (c) the time by which it is likely to be introduced and come into force?

Answer

MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION(KUMARI SELJA)

(a)to(c): `Land` and `Colonisation` being State subjects, it is primarily the responsibility of State Governments to provide for adequate Shelter and enact enabling regulatory measures to facilitate the same. However, the National Conference of State Ministers of Housing, Urban Development and Municipal Administration on `Affordable Housing for All` held on 20.01.2009 inter alia resolved that the Central Government may prepare a model `Real Estate Regulation Bill`, which includes the issue of land valuation systems & mechanisms for use by State Governments to bring in adequate controls on urban development.

The proposed legislation is presently at the stage of consultations with various stakeholders.