

**GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DEPARTMENT OF FINANCIAL SERVICES
LOK SABHA**

**UN-STARRED QUESTION NO. 3534
TO BE ANSWERED ON 16TH MARCH, 2018 /PHALGUNA 25, 1939 (SAKA)**

'IMPACT ON HOME LOAN'

3534: SHRI Y.V. SUBBA REDDY:

Will the Minister of FINANCE be pleased to state :

- (a)** whether demonetization, Goods and Services Tax and Real Estate Regulatory Authority have greatly impacted the home loan demand, if so, the details thereof;
- (b)** whether despite falling interest rates and sops given for affordable housing, growth in home loans fell to 10.5 percent in the 12 months ended July, 2017, when compared to 17.2 percent in the same period last year;
- (c)** if so, details of the status after July, 2017; and
- (d)** the steps taken or proposed to be taken to push resale market and primary market of real estate?

ANSWER

MINISTER OF STATE IN THE MINISTRY OF FINANCE

(SHRI SHIV PRATAP SHUKLA)

(a) to (b) : As per National Housing Bank (NHB), the total amount of home loans extended by Public Sector Banks (PSBs) and Housing Finance Companies (HFCs), for which data is centrally maintained is given below:

	Disbursement (Rs. Lakh Crore)
01.07.2014 to 30.06.2015	2.41
01.07.2015 to 30.06.2016	3.00
01.07.2016 to 30.06.2017	3.40

(c): As per the data compiled by NHB, the growth in housing loans of PSBs and HFCs during the six month period from 1st July, 2017 to 31st December, 2017, has been about 34% as against 12% during the corresponding previous half year.

(d): Government have taken several measures to promote affordable housing, which inter-alia include launch of Housing for All by 2022 on mission mode through Pradhan Mantri Awas Yojana – Urban (PMAY-U) and Pradhan Mantri Awas Yojana – Gramin (PMAY-G), grant of infrastructure status to affordable housing, scheme for profit linked income tax exemption for promoters of affordable housing scheme with certain conditions, concessional rates of Goods and Services Tax (GST) on houses constructed / acquired under the Credit Linked Subsidy Scheme (CLSS) for specified categories and low-cost houses in a housing project given infrastructure status subject to conditions, a dedicated Affordable Housing Fund (AHF) in National Housing Bank (NHB), reduction in holding period for determination of long term capital gain from immovable property etc..
