

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA**

**UNSTARRED QUESTION NO. 3159
TO BE ANSWERED ON AUGUST 04, 2022**

REALTY AND CONSTRUCTION SECTOR

**NO. 3159. SHRI D.M. KATHIR ANAND:
SHRI ANURAG SHARMA:**

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

- (a) whether it is true that the realty and construction industries have been badly affected after the covid pandemic and if so, the details thereof;**
- (b) the status of realty and construction industries after the introduction of Real Estate Regulatory Authority (RERA);**
- (c) whether it is a fact that millions employed in realty and construction sector in the country have lost their jobs during the covid pandemic and aftermath, if so, the details thereof and the details of job loss and financial loss in this sector;**
- (d) whether the Government has provided any financial assistance for the revival of construction and reality sector in Tamil Nadu and Uttar Pradesh and if so, the details thereof;**
- (e) whether it is also a fact that several thousand crores have been saved which were locked in realty and construction business after the introduction of RERA and if so, the details thereof; and**
- (f) whether it is also a fact that those employed in realty and construction sector in the country have regained jobs after the Government decided to lend support to realty and construction sector and if so, the details thereof?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS**

(SHRI KAUSHAL KISHORE)

- (a): In view of the situation created by the COVID-19 global pandemic, reverse migration of labourers and breakdown of supply chains of construction materials, the construction activities of real estate projects were affected adversely across the country. To protect the interest of all stakeholders including homebuyers, Central Government issued an advisory to all States / Union Territories (UTs) and their Real Estate Regulatory Authorities to treat COVID-19**

pandemic as force majeure and automatically extend the registration/completion date of all projects registered under the Real Estate (Regulation and Development) Act, 2016 [RERA] for a period of 6 months where completion date expires on or after 25th March, 2020 and to allow further extension of 3 months, if the situation so demands, for the reasons to be recorded in writing and also extend concurrently the timelines of other statutory compliances under RERA.

- (b): RERA aims to regulate and promote Real Estate Sector in an efficient and transparent manner. Enactment of RERA has brought accountability, citizen centricity and financial discipline in the Real Estate Sector.
- (c): As per information provided by Ministry of Labour and Employment, the operational status and employment status of the establishments in the construction Sector during the pandemic is tabulated below:

Percentage Distribution of Estimated Establishments according to Operational Status and Impact on Number of Employees during Lockdown Period (25 th March 2020 to 30 th June 2020).						
Sl. No.	Sectors	During Lockdown Units Operational (%)	Number of Employees (in Lakhs)			
			Prior to Lockdown (before 25 th March 2020)		As on 1 st July 2020)	
			Male	Female	Male	Female
1	Construction	31.3	5.8	1.8	5.1	1.5

- (d): In order to give relief to homebuyers of stalled projects, a Special Window for Completion of Affordable and Mid-Income Housing (SWAMIH) investment fund has been created for funding stalled projects that are net-worth positive, including those projects that have been declared as Non-Performing Assets or are pending proceedings before the National Company Law Tribunal under the Insolvency and Bankruptcy Code. SWAMIH fund provides last mile funding to the stressed affordable and middle-income housing projects in the country. As on 20th July 2022, SWAMIH has funded 79 real estate projects involving a sanctioned amount of ₹7,270.0 Cr. This includes:

- a) 4 projects in Tamil Nadu of which 3 are in Chennai and 1 in Coimbatore and the total sanctioned amount is ₹313.9 Cr.

b) 7 projects in Uttar Pradesh of which 3 projects in Noida, 2 project in Ghaziabad and 2 projects at Yamuna Expressway with total sanctioned amount adding up to ₹1,446.8 Cr.

(e) & (f): Government has taken various measures to address the issue of liquidity disruption and augment the flow of funds to the real estate sector. In order to safeguard the interest of homebuyers RERA is playing a vital role by resolving the disputes through its speedy adjudication mechanism. As on 30th July 2022, 87,239 Real Estate Projects & 65,639 Real Estate Agents have been registered under RERA. 97,576 Complaints have been disposed-off by the Real Estate Regulatory Authorities across Country. Enactment of RERA and various other steps taken by the Government have resulted in a positive environment for realising the full potential of Real Estate Sector including job growth in the sector.
