

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
STARRED QUESTION NO. 171
ANSWERED ON 17.03.2025**

**STATUS OF COMMITTEE'S RECOMMENDATIONS ON STALLED REAL ESTATE
PROJECTS**

***171. DR. LAXMIKANT BAJPAYEE:**

Will the Minister of *Housing and Urban Affairs* be pleased to state:

- (a) the recommendations of the Committee constituted by Government under the Chairmanship of Shri Amitabh Kant to examine the issues relating to stalled real estate projects;
- (b) whether Government is aware that the recommendations of the Committee have not yet been implemented;
- (c) if so, the status of implementation of the recommendations of the Committee, the details thereof as per the recommendations; and
- (d) the efforts made so far by Government to ensure implementation of these recommendations and the mechanism available with Government for the same?

ANSWER

**THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI MANOHAR LAL)**

- (a) to (d) A statement is laid on the Table of the House.

STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA STARRED QUESTION NO. 171 FOR 17.03.2025 REGARDING “STATUS OF COMMITTEE’S RECOMMENDATIONS ON STALLED REAL ESTATE PROJECTS”

(a) to (d) As per Entry 18 of List-II (State List) of the seventh schedule of the Constitution of India, ‘Land’ and ‘Colonization’ are State subjects. Therefore, all matters related to real estate sector are in the domain of the States / Union Territories (UTs). However, it was observed that many builders / developers were indulging in unfair practices to cheat the homebuyers. Therefore, by deriving powers from Entries 6, 7 & 46 of List-III (Concurrent List) of the seventh schedule of the Constitution of India, the Real Estate (Regulation and Development) Act, 2016 [RERA] was enacted by the Parliament to regulate the contractual relationship between homebuyers and promoters.

Moreover, a committee was constituted by Ministry of Housing and Urban Affairs under the Chairmanship of Shri Amitabh Kant in March 2023 to recommend measures for resolving the issue of legacy stalled real estate projects. The committee submitted its report in August 2023, which was shared with all the State Governments for further necessary action. As per the report of the committee, lack of financial viability is the primary reason for non-revival of the legacy stalled projects. Accordingly, the Committee recommended a slew of measures aimed towards improving the financial viability of these real estate projects. Major recommendations of the committee include mandatory registrations of projects with Real Estate Regulatory Authority, execution of Registration / Sub Lease Deeds for all Occupied Units, Occupancy / Possession of all substantially completed projects, proposal for State Government's Rehabilitation Package for a promoter led resolution, framework for RERA and Administrator led revival of Projects, financing of Stalled Projects and use of IBC for resolving projects as a measure of last resort.

Action on majority of the recommendations of the report of Amitabh Kant Committee was to be taken by respective State Governments according to their requirements. As per the information available, the State Government of Uttar Pradesh has formulated a Policy / Package to provide relief to the homebuyers of stalled real estate projects in Noida and Greater Noida, along the lines of recommendations of the Committee. Further, Governments of NCT of Delhi, Sikkim and Union Territory (UT) of Ladakh have informed that there is no stalled real estate project in their respective States / UT.
