

GOVERNMENT OF INDIA  
MINISTRY OF SOCIAL JUSTICE & EMPOWERMENT  
**RAJYA SABHA**  
**UNSTARRED QUESTION NO -1252**  
ANSWERED ON – 30/07/2025

**PURPOSE-BUILT HOMES FOR THE ELDERLY**

1252. SHRI JAGGESH

Will the Minister of SOCIAL JUSTICE AND EMPOWERMENT be pleased to state:-

- (a) whether it is a fact that the proportion of senior individuals, aged 60 years and above, is expected to increase twofold by 2050;
- (b) whether the senior living communities are steadily expanding across the country and moving decisively beyond conventional models of senior care;
- (c) whether the ageing population urgently needs purpose-built homes due to a change in social fabrics;
- (d) whether currently there are very few developers who focus on the senior living segment in the country; and
- (e) if so, the reasons therefor and the steps taken by Government to develop senior living projects, the details thereof?

**ANSWER**

THE MINISTER OF STATE FOR SOCIAL JUSTICE AND EMPOWERMENT

(SHRI B.L.VERMA)

- (a) As per report of Technical Group on Population Projections constituted by the National Commission on Population, between 2011 and 2036, the proportion of population of the older ages (60 years and above) is projected to increase from 10 crores in 2011 to 23 crores in 2036 - an increase in their share to the total population from 8.4 to 14.9 percent.
- (b) to (c) Recognizing the growing needs of the elderly population and to mitigate the hardships being faced by them, the Ministry of Social Justice and Empowerment is implementing an umbrella scheme, namely **Atal Vayo Abhyuday Yojana (AVYAY)** w.e.f. 01.04.2021 for the Welfare of Senior Citizens across the country. Under the **Integrated Programme for Senior Citizens (IPSrC)** of AVYAY, Grant-in-aid is provided to Non-Governmental/ Voluntary Organisations for running and maintaining Senior Citizen Homes (old age homes), Continuous Care Homes, etc. Facilities like shelter, nutrition, medicare and entertainments are provided free of cost to indigent senior citizens.

Under the IPSrC, proposals are invited for providing financial support to the new old age homes located in gap districts and districts having insufficient capacity of old age homes. At present, 696 Senior Citizen Homes are functioning across the country, covering 29 States/UTs under the scheme in which 84 new Senior Citizen Homes have been selected during the current FY i.e. 2025-26 as per scheme guidelines.

(d) to (e) 'Land' and 'Colonization' fall under Entry 18 of List-II (State List) of the Seventh Schedule to the Constitution of India, and are thus subjects within the legislative competence of the State Governments. However, in order to provide a uniform framework and facilitate the States/UTs, Model Guidelines for Development and Regulation of Retirement Homes were formulated and circulated by the Central Government. These Guidelines are intended to serve as a guiding document for States/UTs to incorporate suitable provisions in their respective legislations and regulations for safeguarding the rights and interests of senior citizens and retirees residing in Retirement Homes.

Further, the Real Estate (Regulation and Development) Act, 2016 (RERA), enacted by the Parliament, aims to promote transparency, accountability, and efficiency in the real estate sector. The provisions of RERA are fully applicable to Retirement Homes, treating them at par with other real estate projects. This ensures protection of the interests of homebuyers, including senior citizens and other vulnerable residents from any violations or malpractices by developers. Furthermore, RERA mandates strict compliance with applicable norms and local laws by real estate developers during the execution of such projects.

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