

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 81  
ANSWERED ON 21/07/2025**

**RENT CEILING ACT IN URBAN HOUSING**

**81. SHRI ABDUL WAHAB:**

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

- (a) whether it is a fact that there is an exponential increase in rental housing or flat facility in major Metropolitan cities in the country;
- (b) the details of average rent for various types of house and flat facilities in major Indian metropolitan facilities; and
- (c) whether Government is planning for any policy for any rent ceiling act in urban housing in the Country.

**ANSWER**

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS  
(SHRI TOKHAN SAHU)**

- (a) to (c): As per Entry 18 of List-II (State list) of the Seventh schedule of the Constitution of India, 'Land' and 'Colonization' are State subjects. The data sought is not centrally maintained by the Ministry.

States and Union Territories (UTs) are governed by their respective rental laws and which may prescribe ceiling on rent. However, to promote rental housing, ensure timely dispute resolution, and to strike a balance between the rights and responsibilities of both landlords and tenants, Model Tenancy Act (MTA) as approved by Union Cabinet has been circulated to all the States /UTs for adoption by way of either enacting a fresh legislation or amending existing rental laws suitably.

\*\*\*\*\*