

GOVERNMENT OF INDIA
MINISTRY OF SOCIAL JUSTICE & EMPOWERMENT
RAJYA SABHA
UNSTARRED QUESTION NO - 448
ANSWERED ON – 22/07/2026

RETIREMENT HOUSING PROJECTS

448 #. SHRI NEERAJ DANGI

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

- (a) whether there is an urgent need for the development of commercially viable and professionally managed retirement housing projects due to the steadily ageing population and the growing trend of nuclear families;
- (b) if so, the number of such projects under implementation, State-wise; and
- (c) the details of the facilities provided to senior citizens in these housing projects?

ANSWER

THE MINISTER OF STATE FOR SOCIAL JUSTICE AND EMPOWERMENT

(SHRI B.L.VERMA)

(a) to (c) 'Land' and 'Colonization' are State subjects as per Entry 18 of List - II of the Seventh schedule of the Constitution of India. 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.

The model guidelines mandate elderly-friendly housing equipped with comprehensive accessibility features including wheelchair-accessible lifts, ramps, wide corridors with handrails, 24/7 water, power backup, on-site ambulances and in-apartment panic alarms.

Further, the Real Estate (Regulation and Development) Act, 2016 [RERA], enacted by the Parliament, which aims to promote transparency, accountability and efficiency in the real estate sector is applicable to Retirement Homes also, treating them at par with other real estate projects.
