

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 5978

TO BE ANSWERED ON APRIL 03, 2018

HOUSING PROJECTS

No. 5978 SHRIMATI SANTOSH AHLAWAT :
SHRI A. T. NANA PATIL :
SHRIMATI ANJU BALA :
SHRI B. SRIRAMULU :
SHRI TEJ PRATAP SINGH YADAV :

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

- (a) whether a large number of residential housing projects have been delayed in different parts of the country and if so, the details of the delayed projects, State-wise;
- (b) whether the Government proposes to have a central database of all the housing projects to capture their status and delays and if so, the details thereof and if not, the reasons therefor;
- (c) whether the builders have failed to deliver flats to buyers even after several years, forcing buyers to pay both rent and EMI;
- (d) if so, the details thereof including compensation paid to buyers and the action taken by the Government in this regard;
- (e) whether a large number of complaints have been received against builders regarding violation of the Real Estate (Regulation and Development) Act (RERA);
- (f) if so, the details thereof and action taken thereon, State-wise; and

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- (g) the other steps taken by the Government for strict implementation of RERA to ensure time bound delivery of housing projects by the builders and completion of delayed housing projects in the country?

ANSWER

THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS

(SHRI HARDEEP SINGH PURI)

- (a) to (g): Ministry of Housing and Urban Affairs does not maintain data base or information of housing projects delayed by builders. Under the provisions of the Real Estate (Regulation and Development) Act, 2016, (Act), the Real Estate Regulatory Authority of the concerned State/Union Territory is required to publish and maintain a website of records for public viewing of relevant details of all real estate projects for which registration has been given.

Ministry of Housing and Urban Affairs has been receiving complaints regarding delay by builders in delivering the possession of the houses/flats to the customers. Land and Colonisation being State subjects, these complaints are referred to the State/Union Territory concerned for appropriate action.

Further Section 4(2)(I)(D) of the Act provides for compulsory deposit of seventy per cent of the amount realized from allottees in a separate account to cover the cost of construction and land cost.

The Act also, inter alia, makes the promoter liable for refund of amount, with interest and compensation, in applicable cases, in accordance with the relevant provisions, in case the promoter fails to complete or is unable to give possession of the apartment, plot or building as per the terms of the agreement for sale or duly completed by the specified date.