

GOVERNMENT OF INDIA

MINISTRY OF HOUSING AND URBAN AFFAIRS

LOK SABHA

UNSTARRED QUESTION NO. 1403

TO BE ANSWERED ON DECEMBER 15, 2022

DELIVERY OF FLATS

**NO. 1403 SHRI VINOD KUMAR SONKAR:
SHRI RAJA AMARESHWARA NAIK:
DR. SUKANTA MAJUMDAR:**

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

- (a) whether the builders have failed to deliver flats to buyers even after several years, forcing buyers to pay both rent and EMI;**
- (b) if so, the details thereof including action taken by the Government in this regard so far;**
- (c) whether a large number of home buyers have committed suicide due to the delay in housing project completion;**
- (d) if so, the details thereof and action taken thereon, State-wise including Karnataka;**
- (e) whether the Court also held some development authorities responsible in NCR on delay of housing projects in Delhi/NCR due to which many residential projects have been stopped for years; and**
- (f) if so, the remedial action taken/to be taken thereon, State-wise?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS**

(SHRI KAUSHAL KISHORE)

(a) to (f): 'Land' and 'Colonization' are State subjects. The data of real estate projects is not maintained centrally by Ministry of Housing and Urban Affairs.

In order to protect the interest of homebuyers and to ensure the transparency and accountability in the Real Estate Sector, Parliament has enacted The Real Estate (Regulation and Development) Act, 2016 (RERA). Under the provisions of RERA, 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 registered real estate projects.

Moreover, to give relief to homebuyers of stalled projects, a Special Window for Completion of Affordable and Mid-Income Housing (SWAMIH) investment fund has been created for funding stalled projects that are net-worth positive and registered under RERA, including those projects that have been declared as Non-Performing Assets (NPAs) or are pending proceedings before the National Company Law Tribunal under the Insolvency and Bankruptcy Code.
