

**GOVERNMENT OF INDIA**  
**MINISTRY OF HOUSING AND URBAN AFFAIRS**  
**LOK SABHA**  
**UNSTARRED QUESTION NO. 1446**  
**TO BE ANSWERED ON DECEMBER 15, 2022**

**HOUSING PROJECTS UNDER RERA**

**NO. 1446.        SHRI RAJVEER SINGH (RAJU BHAIYA):**  
**SHRI BHOLA SINGH:**

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

- (a) whether a large number of home buyers are deprived of possession of their flats in NCR, even after ten years or more including Noida;**
- (b) if so, the reaction of the Government thereto including in case of insolvency of the builders and delay from the side of the Government authorities including Noida Authority, etc;**
- (c) whether significant amount of various development authorities in NCR are due against default/insolvent builders which has halted many residential projects;**
- (d) if so, the remedial action taken thereon;**
- (e) the total number of grievances of aggrieved home buyers received by the Real Estate Regulatory Authority (RERA) including UPRERA in the country during the last three years, State-wise including Delhi/NCR;**
- (f) the total number of housing projects registered under RERA in the country including Uttar Pradesh during the last three years, State-wise; and**
- (g) the other steps being taken by the Government in augmenting all the Government agencies in facilitation to earliest delivery of possession to home buyers?**

**ANSWER**

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

**(SHRI KAUSHAL KISHORE)**

**(a) to (g): 'Land and Colonization' is a State subject. The data sought is not centrally maintained 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 web portal, containing relevant details of all real estate projects for which registration has been given, for public viewing.**

**RERA mandates the promoter to declare the time period within which, real estate project has to be completed. Further, Section 18 of RERA provides that, 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, he shall be liable to refund the amount along with interest and compensation to allottees.**

**Moreover, RERA has an inbuilt fast track dispute resolution mechanism to redress the grievances of the consumers wherein the complaints are to be disposed within the prescribed timeframe by the Adjudication Officer, Real Estate Regulatory Authority and Real Estate Appellate Tribunal.**

**As per the latest information available with the Ministry (as on 3<sup>rd</sup> December, 2022), 1,03,784 complaints have been disposed of by the Real Estate Regulatory Authorities and 98,523 Real Estate Projects have been registered under RERA across the country. State-wise implementation details of RERA (as on 3<sup>rd</sup> December, 2022) are annexed at Annexure.**

**Furthermore, in order 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.**

**Annexure referred to in reply to Lok Sabha Unstarred Question No. 1446 due for Answer on 15.12.2022 regarding 'Housing Projects under RERA (as on 3<sup>rd</sup> December, 2022).**

Sl.	State	General Rules	Establishment of Regulatory Authority	Establishment of Appellate Tribunal	Web Portal	Adjudicating Officer	Registrations		Total no. of Cases disposed by Authority
							Projects	Agents	
1	Andhra Pradesh	Notified	Permanent	Permanent	Setup	Appointed	3826	172	228
2	Arunachal Pradesh	Notified	Interim	Not Established	Not Setup	Not Appointed	0	0	0
3	Assam	Notified	Permanent	Permanent	Setup	Not Appointed	547	50	46
4	Bihar	Notified	Permanent	Permanent	Setup	Not Appointed	1499	489	2142
5	Chhattisgarh	Notified	Permanent	Permanent	Setup	Appointed	1573	694	1629
6	Goa	Notified	Permanent	Permanent	Setup	Appointed	1002	399	344
7	Gujarat	Notified	Permanent	Permanent	Setup	Appointed	10751	2046	3968
8	Haryana*	Notified	Permanent	Permanent	Setup	Appointed	1109	3333	20604
9	Himachal Pradesh	Notified	Permanent	Permanent	Setup	Appointed	130	123	67
10	Jharkhand	Notified	Permanent	Permanent	Setup	Appointed	984	10	130
11	Karnataka	Notified	Permanent	Permanent	Setup	Appointed	6476	3708	4035
12	Kerala	Notified	Permanent	Permanent	Setup	Appointed	882	341	922
13	Madhya Pradesh	Notified	Permanent	Permanent	Setup	Appointed	4653	1315	5298
14	Maharashtra	Notified	Permanent	Permanent	Setup	Appointed	39207	40092	13203
15	Manipur	Notified	Interim	Interim	Not Setup	Not Appointed	--	--	0
16	Meghalaya	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
17	Mizoram	Notified	Interim	Not Established	Setup	Appointed	--	--	0
18	Nagaland	Not Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
19	Odisha	Notified	Permanent	Permanent	Setup	Appointed	806	125	1833
20	Punjab	Notified	Permanent	Permanent	Setup	Appointed	1184	2842	2772
21	Rajasthan	Notified	Permanent	Permanent	Setup	Appointed	2166	4551	2128
22	Sikkim	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
23	Tamil Nadu	Notified	Permanent	Permanent	Setup	Appointed	12143	2704	2855
24	Telangana	Notified	Interim	Interim	Setup	Not Appointed	5299	2521	2
25	Tripura	Notified	Permanent	Interim	Setup	Appointed	120	5	0
26	Uttar Pradesh	Notified	Permanent	Permanent	Setup	Appointed	3315	5627	40559

27	Uttarakh and	Notified	Permanent	Interim	Setup	Not Appointed	361	354	629
28	West Bengal	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
<b>Union Territories</b>									
1	Andama n & Nicobar Island	Notified	Permanent	Permanent	Setup	Appointed	3	28	0
2	Chandiga rh	Notified	Permanent	Permanent	Setup	Appointed	4	17	30
3	Dadra& Nagar Haveli and Daman & Diu	Notified	Permanent	Permanent	Setup	Appointed	187	2	0
4	Jammu & Kashmir	Notified	Interim	Not Established	Not Setup	Not Appointed	0	0	0
5	Ladakh	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
6	Lakshad weep	Notified	Permanent	Permanent	Setup	Appointed	0	0	0
7	NCT of Delhi	Notified	Permanent	Permanent	Setup	Appointed	74	556	356
8	Puduche rry	Notified	Interim	Permanent	Setup	Appointed	222	4	4
<b>Total</b>							98,523	72,108	1,03,7 84

\* Haryana has 2 Regulatory Authorities i.e. one for Gurugram and other at Panchkula for rest of Haryana.

### Summary:

- **All States/UTs** have notified rules under RERA except Nagaland, which is under process to notify the rules.
- **31 States/UTs** have set up Real Estate Regulatory Authority (Regular - 25, Interim - 06). *Ladakh, Meghalaya, Sikkim and West Bengal have notified the rules while yet to establish Authority.*
- **28 States/UTs** have set up Real Estate Appellate Tribunal (Regular - 24, Interim - 04). *(Arunachal Pradesh, Jammu & Kashmir, Ladakh, Meghalaya, Mizoram, Sikkim and West Bengal are under process to establish).*
- Regulatory Authorities of **28 States/UTs** have operationalized their websites under the provisions of RERA. *(Arunachal Pradesh, Jammu & Kashmir and Manipur are under process to operationalize).*
- **98,523** Real Estate Projects and **72,108 Real** Estate Agents have registered under RERA across the country.
- **1,03,784** Complaints have been disposed-off by the Real Estate Regulatory Authorities across the country.

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