

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3899
TO BE ANSWERED ON MARCH 23, 2023**

IMPLEMENTATION OF RERA

NO. 3899. SHRI NAMA NAGESWARA RAO:

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

- (a) the number of States which have effectively implemented Real Estate Regulatory Authority (RERA) to safeguard the interest of small home buyers;**
- (b) the details and the number of RERA courts established, cases registered, disposed off, amount involved therein during the last five years, district/ State-wise; and**
- (c) the number of companies, directors of guilty companies have been punished under RERA during the last five years, State/district-wise?**

ANSWER

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

(SHRI KAUSHAL KISHORE)

(a) & (b): 'Land and Colonization' is a State subject. However, in order to protect the interest of homebuyers and to ensure transparency and accountability in the Real Estate Sector, Parliament has enacted The Real Estate (Regulation and Development) Act, 2016 (RERA). The Regulatory Authorities established under the Act are 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.

As per the latest information available with the Ministry (as on 13th March, 2023), all States/ UTs have notified Rules under RERA except the State of Nagaland. 32 States/UTs have set up Real Estate Regulatory Authority and 28 States/UTs have set up Real Estate Appellate Tribunal. 1,01,304 Real Estate Projects & 72,012 Real Estate Agents have been registered under the provisions of RERA and 1,06,657 complaints have been successfully disposed of by the Real Estate Regulatory Authorities across the country.State-wise implementation details of RERA (as on 13th March, 2023) are annexed.

(c): The data sought is not centrally maintained by Ministry of Housing and Urban Affairs.

Annexure

Annexure referred to in reply to Lok Sabha Unstarred Question No. 3899 due for Answer on 23.03.2023 regarding 'Implementation of RERA' (as on 13.03.2023).

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	3900	175	228
2	Arunachal Pradesh	Notified	Interim	Not Established	Not Setup	Not Appointed	0	0	0
3	Assam	Notified	Permanent	Permanent	Setup	Not Appointed	564	52	61
4	Bihar	Notified	Permanent	Permanent	Setup	Not Appointed	1509	495	2142
5	Chhattisgarh	Notified	Permanent	Permanent	Setup	Appointed	1643	723	1685
6	Goa	Notified	Permanent	Permanent	Setup	Appointed	1068	428	388
7	Gujarat	Notified	Permanent	Permanent	Setup	Appointed	10751	2046	3968
8	Haryana *	Notified	Permanent	Permanent	Setup	Appointed	1123	3334	20604
9	Himachal Pradesh	Notified	Permanent	Permanent	Setup	Appointed	146	134	81
10	Jharkhand	Notified	Permanent	Permanent	Setup	Appointed	1096	10	175
11	Karnataka	Notified	Permanent	Permanent	Setup	Appointed	6582	3763	4035
12	Kerala	Notified	Permanent	Permanent	Setup	Appointed	914	385	1025
13	Madhya Pradesh	Notified	Permanent	Permanent	Setup	Appointed	4767	1344	5374
14	Maharashtra	Notified	Permanent	Permanent	Setup	Appointed	38643	38920	13536
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	843	131	1985
20	Punjab	Notified	Permanent	Permanent	Setup	Appointed	1191	2874	2785
21	Rajasthan	Notified	Permanent	Permanent	Setup	Appointed	2315	4992	2405
22	Sikkim	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
23	Tamil Nadu	Notified	Permanent	Permanent	Setup	Appointed	14230	2794	2639
24	Telangana	Notified	Interim	Interim	Setup	Not Appointed	5689	2640	2
25	Tripura	Notified	Permanent	Interim	Setup	Appointed	121	5	0

26	Uttar Pradesh	Notified	Permanent	Permanent	Setup	Appointed	3353	5795	42460
27	Uttarakhand	Notified	Permanent	Interim	Setup	Not Appointed	361	354	629
28	West Bengal**	Notified	Permanent	Not Established	Setup	Not Appointed	--	--	--
Union Territories									
1	Andaman & Nicobar Island	Notified	Permanent	Permanent	Setup	Appointed	3	28	0
2	Chandigarh	Notified	Permanent	Permanent	Setup	Appointed	4	17	30
3	Dadra & Nagar Haveli and Daman & Diu	Notified	Permanent	Permanent	Setup	Appointed	185	2	0
4	Jammu & Kashmir	Notified	Interim	Not Established	Setup	Not Appointed	0	0	0
5	Ladakh	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
6	Lakshadweep	Notified	Permanent	Permanent	Setup	Appointed	0	0	0
7	NCT of Delhi	Notified	Permanent	Permanent	Setup	Appointed	81	567	424
8	Puducherry	Notified	Interim	Permanent	Setup	Appointed	222	4	4
Total							1,01,304	72,012	1,06,657

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

** West Bengal has recently appointed Chairperson and Member of Regulatory Authority.

Summary:

- **All States/UTs** have notified rules under RERA except Nagaland, which is under process to notify the rules.
- **32 States/UTs** have set up Real Estate Regulatory Authority (Regular - 26, Interim - 06). *Ladakh, Meghalaya and Sikkim 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 **30 States/UTs** have operationalized their websites under the provisions of RERA. *(Arunachal Pradesh, and Manipur are under process to operationalize).*
- **1,01,304** Real Estate Projects and **72,012** Real Estate Agents have registered under RERA across the country.
- **1,06,657** Complaints have been disposed-off by the Real Estate Regulatory Authorities across the country.