

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 3472  
TO BE ANSWERED ON AUGUST 10, 2023  
RERA**

**NO. 3472.      DR. ARVIND KUMAR SHARMA:  
DR. BHARATIBEN DHIRUBHAI SHIYAL:  
SHRI SHANKAR LALWANI:**

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

- (a) the details of the powers given to the Real Estate Regulatory Authority (RERA);**
- (b) whether thousands of allottees are still troubled by the arbitrariness of the builders despite the said authority;**
- (c) if so, the details of the steps taken by the Government in this regard;**
- (d) the total number of complaints received by RERA during the last three years and the current year along with the number of cases resolved, State-wise; and**
- (e) the time period in which the pending cases are likely to be disposed of?**

**ANSWER**

**THE MINISTER OF STATE IN THE  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
(SHRI KAUSHAL KISHORE)**

- (a) The Real Estate Regulatory Authorities have been established by States/Union Territories (UTs) under the Real Estate (Regulation and Development) Act, 2016 [RERA]. Under the provisions of RERA, the Real Estate Regulatory Authorities have been given comprehensive powers to regulate the sector, to grant, extend and revoke registration of the real estate projects, to grant or reject registration of the real estate agents, to admit the complaints of the aggrieved allottees and pass appropriate orders for redressal of their grievances. Further, Section 35 of RERA gives powers to Authority for calling information, conduct investigations on the basis of complaint or by way of suo-motu initiatives and to conduct inquiry into the affairs of the promoters or the allottees or the real estate agents as per law; Section 36 empowers the Regulatory Authority to issue interim orders. Further, Section 37 gives powers to Authority to issue directions to the promoters or allottees or real estate agents as the case may be, and Section 38 empowers the Authority to impose penalty or interest, in regard to any contravention of obligations cast upon the promoters, the allottees and the real estate agents, under the Act or the rules and the regulations made thereunder.**

**(b)to(e): 'Land' and 'Colonization' is a State subject. The data sought is not maintained centrally by Ministry of Housing and Urban Affairs.**

**RERA protects the interests of homebuyers by infusing transparency and accountability in the Real Estate Sector. Under the provisions of RERA, the Real Estate Regulatory Authority of the concerned State/UT 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.**

**As per the information available in the Ministry, 32 States/UTs have set up Real Estate Regulatory Authority and 28 States/UTs have set up Real Estate Appellate Tribunal. So far, 30 States/UTs have set up web-portals. 1,09,308 Real Estate Projects and 77,704 Real Estate Agents have been registered under the provisions of RERA across the country. 1,11,222 complaints have been disposed off by the Real Estate Regulatory Authority across country. State-wise details are given at Annexure-I.**

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**Annexure-I**

**Annexure referred to in reply to Lok Sabha Unstarred Question No. 3472 for Answer on 10<sup>th</sup> August, 2023 regarding RERA.**

**Real Estate (Regulation & Development) Act, 2016 [RERA]  
Implementation Progress Report as on 7<sup>th</sup> August 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	--	--	--
3	Assam	Notified	Permanent	Permanent	Setup	Not Appointed	647	60	97
4	Bihar	Notified	Permanent	Permanent	Setup	Not Appointed	1582	545	2857
5	Chhattisgarh	Notified	Permanent	Permanent	Setup	Appointed	1685	761	1787
6	Goa	Notified	Permanent	Permanent	Setup	Appointed	1153	476	407
7	Gujarat	Notified	Permanent	Permanent	Setup	Appointed	12250	2100	4865
8	Haryana *	Notified	Permanent	Permanent	Setup	Appointed	1123	3334	20604
9	Himachal Pradesh	Notified	Permanent	Permanent	Setup	Appointed	164	134	91
10	Jharkhand	Notified	Permanent	Permanent	Setup	Appointed	1128	10	182
11	Karnataka	Notified	Permanent	Permanent	Setup	Appointed	6582	3763	4035
12	Kerala	Notified	Permanent	Permanent	Setup	Appointed	1008	434	1193
13	Madhya Pradesh	Notified	Permanent	Permanent	Setup	Appointed	5294	1491	5602
14	Maharashtra	Notified	Permanent	Permanent	Setup	Appointed	40806	42392	14373
15	Manipur	Notified	Interim	Interim	Not Setup	Not Appointed	--	--	--
16	Meghalaya	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
17	Mizoram	Notified	Interim	Not Established	Setup	Appointed	--	--	--
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	1220	3020	3007
21	Rajasthan	Notified	Permanent	Permanent	Setup	Appointed	2492	6049	2652
22	Sikkim	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
23	Tamil Nadu	Notified	Permanent	Permanent	Setup	Appointed	17170	2913	2847
24	Telangana**	Notified	Permanent	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	3407	6106	43188
27	Uttarakhand	Notified	Permanent	Interim	Setup	Not Appointed	361	354	629
28	West Bengal**	Notified	Permanent	Not Established	Setup	Not Appointed	167	118	51
<b>Union Territories</b>									
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	198	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	89	642	504
8	Puducherry	Notified	Interim	Permanent	Setup	Appointed	222	4	4
<b>Total</b>							<b>1,09,308</b>	<b>77,704</b>	<b>1,11,222</b>

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

\*\* West Bengal and Telangana have 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 - 27, Interim - 05). *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).*
- **1,09,308** Real Estate Projects and **77,704** Real Estate Agents have registered under RERA across the country.
- **1,11,222** Complaints have been disposed-off by the Real Estate Regulatory Authorities across the country.