

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 1477

TO BE ANSWERED ON FEBRUARY 10, 2022

REGULATION OF REAL ESTATE SECTOR

NO. 1477. SHRI THOMAS CHAZHIKADAN:

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

- (a) whether the Real Estate (Regulation and Development) Act, 2016, that aims to ensure sale of plot, apartment of building, as the case may be, or sale of real estate project, in a transparent manner, is fulfilling its unique objectives of efficiently regulating the real estate sector;**
- (b) if so, the details thereof, State/UT-wise;**
- (c) the States where the Real Estate Regulatory Authorities have not yet been set up;**
- (d) the number of projects registered under such authorities along with their relevant details thereof;**
- (e) the number of complaints registered by allottees against promoters before such authorities and adjudicating Officers till 31st January, 2022; and**
- (f) the number of such cases disposed of till 31st January, 2022 and the number of verdicts went in favour of allottees out of the disposed cases?**

ANSWER

THE MINISTER OF HOUSING AND URBAN AFFAIRS

(SHRI HARDEEP SINGH PURI)

(a) to (d): The Real Estate (Regulation and Development) Act, 2016 (RERA) was enacted in March, 2016 to ensure regulation & promotion of Real Estate Sector in an efficient and transparent manner and to protect the interest of homebuyers. As per Section 20 of the RERA, the 'Appropriate Government' i.e. the State/Union Territory (UT)

...2/-

Governments, are required to establish Real Estate Regulatory Authority in the respective State/UT to register and regulate real estate projects and real estate agents. Real Estate Regulatory Authority is also mandated to further 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 5th February, 2022), all States/UTs have notified Rules under RERA except the State of Nagaland and 31 States/UTs have set up Real Estate Regulatory Authority. States of Meghalaya, Nagaland, Sikkim, West Bengal and UT of Ladakh are yet to establish the Real Estate Regulatory Authority. As per the latest information (as on 5th February, 2022), 74,544 Real Estate Projects have been registered throughout the country. State-wise implementation details of RERA (as on 5th February, 2022) are annexed at Annexure.

(e) & (f): The database of complaints registered under Real Estate (Regulation and Development) Act, 2016 in various States/UTs is not centrally maintained. As per the latest information available with the Ministry (as on 5th February, 2022), 83,847 complaints have so far been disposed of by the Real Estate Regulatory Authorities across the country.

Annexure

Annexure referred to in reply to Lok Sabha Unstarred Question No. 1477 due for Answer on 10.02.2022 regarding 'Regulation of Real Estate Projects'.

Sl.	State	General Rules	Establishment of Regulatory Authority	Establishment of Appellate Tribunal	Adjudicating Officer	Registrations		Total no. of Cases disposed by Authority
						Projects	Agents	
1	Andhra Pradesh	Notified	Permanent	Permanent	Appointed	2248	151	158
2	Arunachal Pradesh	Notified	Interim	Not Established	Not Appointed	--	--	--
3	Assam	Notified	Permanent	Permanent	Not Appointed	433	28	16
4	Bihar	Notified	Permanent	Permanent	Appointed	1265	377	725
5	Chhattisgarh	Notified	Permanent	Permanent	Appointed	1354	632	1400
6	Goa	Notified	Permanent	Permanent	Appointed	814	328	79
7	Gujarat	Notified	Permanent	Permanent	Appointed	9700	1826	3292
8	Haryana *	Notified	Permanent	Permanent	Appointed	923	2695	17717
9	Himachal Pradesh	Notified	Permanent	Permanent	Appointed	99	107	36
10	Jharkhand	Notified	Permanent	Permanent	Appointed	816	7	93
11	Karnataka	Notified	Permanent	Permanent	Appointed	4632	2772	3057
12	Kerala	Notified	Permanent	Permanent	Appointed	664	211	580
13	Madhya Pradesh	Notified	Permanent	Permanent	Appointed	4033	941	4,858
14	Maharashtra	Notified	Permanent	Permanent	Appointed	32918	33474	11251
15	Manipur	Notified	Interim	Interim	Not Appointed	--	--	0
16	Meghalaya	Notified	Not Established	Not Established	Not Appointed	--	--	0
17	Mizoram	Notified	Interim	Not Established	Appointed	--	--	0
18	Nagaland	Not Notified	Not Established	Not Established	Not Appointed	--	--	0
19	Odisha	Notified	Permanent	Permanent	Appointed	638	85	1247
20	Punjab	Notified	Permanent	Permanent	Appointed	1106	2577	1857
21	Rajasthan	Notified	Permanent	Permanent	Appointed	1778	2910	1484
22	Sikkim	Notified	Not Established	Not Established	Not Appointed	--	--	--
23	Tamil Nadu	Notified	Permanent	Permanent	Appointed	3156	2183	1756
24	Telangana	Notified	Interim	Interim	Not Appointed	4002	2017	0
25	Tripura	Notified	Permanent	Interim	Appointed	87	05	0

26	Uttar Pradesh	Notified	Permanent	Permanent	Appointed	3155	5075	33463
27	Uttarakhand	Notified	Permanent	Interim	Not Appointed	332	343	581
28	West Bengal	Notified	Not Established	Not Established	Not Appointed	--	--	--
Union Territories								
1	Andaman & Nicobar Island	Notified	Permanent	Permanent	Appointed	3	27	0
2	Chandigarh	Notified	Permanent	Permanent	Not Appointed	3	16	25
3	Dadra & Nagar Haveli and Daman & Diu	Notified	Permanent	Permanent	Appointed	157	2	0
4	Jammu & Kashmir	Notified	Interim	Not Established	Not Appointed	--	--	--
5	Ladakh	Notified	Not Established	Not Established	Not Appointed	--	--	--
6	Lakshadweep	Notified	Permanent	Permanent	Appointed	--	--	--
7	NCT of Delhi	Notified	Permanent	Permanent	Not Appointed	34	435	169
8	Puducherry	Notified	Interim	Permanent	Not Appointed	194	3	3
Total						74,544	59,227	83,847

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