

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 567
TO BE ANSWERED ON NOVEMBER 28, 2024**

PROVISION OF CIVIC FACILITIES BY BUILDER IN PRIVATE COLONIES

NO. 567. SHRI ARUN GOVIL:

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

- (a) whether the Government is aware of the situation that the private builders are not providing proper civic amenities in the colonies after the houses are built and sold and if so, the details thereof;**
- (b) the measures being taken by the Government to provide civic facilities like sanitisation, cleanliness, sewer system etc. in these private colonies to get the benefit of good livelihood by the households; and**
- (c) the mechanism being adopted by the Government to regulate the builders who leave the buildings incomplete?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

(a) to (c): As per Entry 18 of List-II (State List) of the seventh schedule of the Constitution of India, 'Land' and 'Colonization' are State subjects. State / Union Territory (UT) Governments and their agencies are responsible to ensure provisioning of basic civic amenities by private builders in the colonies after houses are built and sold.

In addition, by deriving powers from Entries 6, 7 & 46 of List-III (Concurrent List) of the Seventh Schedule of the Constitution of India, the Real Estate (Regulation and Development) Act, 2016 [RERA] was enacted by the Parliament to regulate the contractual relationship between homebuyers and promoters. RERA aims to ensure transparency & accountability in the Real Estate Sector, thereby protecting the interests of the homebuyers.

Under the provisions of RERA, the Real Estate Projects are required to be registered with the Real Estate Regulatory Authority of the State / UT concerned.

Section 11(4) of RERA mandates the Promoter to obtain Occupancy Certificate from the competent authority permitting occupation of the building which has provision for civic infrastructure such as- water, sanitation and electricity.

Further, under the provisions of RERA, the Real Estate Regulatory Authority is empowered to take action for carrying out the balance development works wherein project registration has lapsed or been revoked.
