

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA**

**UNSTARRED QUESTION NO. 3259
TO BE ANSWERED ON MARCH 20, 2025**

COMPLAINTS AGAINST BOGUS BUILDERS/DEVELOPERS

NO. 3259. SHRI ANUP SANJAY DHOTRE:

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

- (a) whether the Government has received any complaints/representations regarding bogus builders/developers who have registered and enlisted a large number of customers for the allotment of economically weaker sections/lower income group houses in the name of the Centrally Sponsored Flagship Scheme i.e., Pradhan Mantri Aawas Yojana (PMAY) and if so, the details thereof;**
- (b) whether the Government proposes to probe such cases and take punitive action accordingly against such builders/developers and if so, the details thereof;**
- (c) the total number of complaints received by the Government regarding bogus builders/developers under PMAY, State-wise; and**
- (d) the action taken/being taken by the Government so far to verify the authenticity of builders/developers registered under PMAY?**

ANSWER

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

(a) to (d): 'Land' and 'Colonization' are State subjects. Therefore, schemes related to housing for their citizens are implemented by States/Union Territories (UTs). However, Ministry of Housing and Urban Affairs (MoHUA) supplements the efforts of States/UTs by providing Central Assistance under Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 with an aim to provide all weather pucca houses with basic civic amenities to eligible urban beneficiaries across the

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country. PMAY-U scheme is being implemented through designated Nodal Agencies at State/UT level. For transparent selection of beneficiaries, scrutiny of beneficiary list is done at multiple levels in the States/UTs for approval. The PMAY-U proposals are approved by the State Level Sanctioning and Monitoring Committee (SLSMC) headed by the Chief Secretary of States/UTs for further sanctioning of Central Assistance by Central Sanctioning and Monitoring Committee (CSMC).

The selection of beneficiaries is done by respective State/UT Government as per the scheme guidelines. Any complaint regarding the implementation of PMAY-U including complaints against bogus builders/developers are addressed through suitable grievance redressal system available at both State/UT and City level as per existing rules and regulations and also actions are taken as per prevalent law. Moreover, a Centralised Public Grievance Redress and Monitoring System (CPGRAMS) is also available to the citizens to lodge their grievances to the public authorities on any subject related to service delivery including PMAY-U for redressal. Further, MoHUA has also developed a Public Grievances Redress and Monitoring System for registering any form of complaints regarding implementation of PMAY-U and its speedy disposal. State/UT-wise complaints regarding bogus builders/developers are not maintained by the Ministry.
