

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

**UNSTARRED QUESTION NO 3299
TO BE ANSWERED ON MARCH 20, 2025**

IMPLEMENTATION OF RERA

NO. 3299. SHRI LAVU SRI KRISHNA DEVARAYALU :

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

- (a) whether the Government has assessed the effectiveness of Real Estate Regulatory Authorities (RERAs) across the country in safeguarding homebuyers' interests, particularly in terms of transparency, accountability and grievance redressal and if so, the key findings thereof;**
- (b) the number of real estate projects, complaints registered and resolved under RERA during the last five years and the current year, State-wise, particularly for Andhra Pradesh;**
- (c) whether the Government's newly established data collection unit has started compiling State-wise information on RERA's implementation and if so, the timeline for making this data publicly accessible;**
- (d) whether any irregularities have been identified in RERA project registrations, including cases where projects were registered without proper document verification and if so, the corrective actions taken in this regard; and**
- (e) the steps taken/being taken by the Government to enhance the effectiveness of RERA websites ensuring mandatory publication of annual reports and quarterly progress updates by the builders for better consumer awareness and market transparency?**

ANSWER

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

(a) & (b): 'Land' and 'Colonization' are State subjects. 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].

As per the provisions of RERA, State Governments being the appropriate Government are required to establish Real Estate Regulatory Authorities to regulate and develop the Real Estate Sector. Further, the Appropriate Governments are empowered to take suitable action in case Regulatory Authorities are unable to discharge the functions as provided under RERA.

As on 17th March 2025, in the State of Andhra Pradesh 6075 Real Estate Projects and 238 Real Estate Agents have been registered under RERA and 359 complaints have been resolved by Andhra Pradesh Real Estate Regulatory Authority. Further, State-wise data of RERA implementation is Annexed.

(c): The Ministry of Housing and Urban Affairs has not established any Data Collection Unit for compiling state-wise information on implementation of RERA. However, information regarding implementation status of RERA as received from States/UTs is published on the website of the Ministry from time to time.

(d) & (e): State Governments being the Appropriate Governments are empowered to take suitable action for ensuring that the Regulatory Authorities discharge their duties and functions as provided under RERA.

Further, RERA empowers the Real Estate Regulatory Authority to impose penalties on promoters or revoke the project registration if the promoter violates the provision of the Act.

RERA also mandates the Real Estate Regulatory Authority to operationalize the website with certain specific information. Further, the promoter is mandated under RERA to update Quarterly Progress Reports on the website the Real Estate Regulatory Authority.

Additionally, the Real Estate Regulatory Authority is mandated to prepare its Annual Report providing details of the activities, accounts, programme of upcoming year etc.

Moreover, Central Government has been constantly holding consultations with all the stakeholders and the issues raised are shared with the respective State Governments for taking necessary action.

Annexure referred to in reply to Lok Sabha Unstarred Question Admitted No. 3299 for answer on 20.03.2025 regarding “Implementation of RERA”.

**Real Estate (Regulation & Development) Act, 2016 [RERA]
Implementation Progress Report
(As on 17th March 2025)**

Sl.	State	General Rules	Establishment of Regulatory Authority	Establishment of Appellate Tribunal	Web site	Adjudicating Officer (A.O.)	Registration		Total no. of Cases disposed by Authority/A.O.
							Projects	Agents	
1	Andhra Pradesh	Notified	Permanent	Permanent	Setup	Appointed	6075	238	359
2	Arunachal Pradesh	Notified	Interim	Not Established	Not Setup	Not Appointed	--	--	--
3	Assam	Notified	Permanent	Permanent	Setup	Appointed	991	80	206
4	Bihar	Notified	Permanent	Permanent	Setup	Not Appointed	1804	623	3915
5	Chhattisgarh	Notified	Permanent	Permanent	Setup	Appointed	1930	853	2598
6	Goa	Notified	Permanent	Permanent	Setup	Appointed	1366	580	374
7	Gujarat	Notified	Permanent	Permanent	Setup	Appointed	15112	2897	6730
8	Haryana*	Notified	Permanent	Permanent	Setup	Appointed	1701	6737	22187
9	Himachal Pradesh	Notified	Permanent	Permanent	Setup	Appointed	223	138	134
10	Jharkhand	Notified	Permanent	Permanent	Setup	Appointed	1571	18	354
11	Karnataka	Notified	Permanent	Permanent	Setup	Appointed	7460	5516	7944
12	Kerala	Notified	Permanent	Permanent	Setup	Appointed	1613	748	1619
13	Madhya Pradesh	Notified	Permanent	Permanent	Setup	Appointed	5460	1508	5724
14	Maharashtra	Notified	Permanent	Permanent	Setup	Appointed	49061	49451	20581
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	1327	267	3987
20	Punjab	Notified	Permanent	Permanent	Setup	Appointed	1582	3425	3378
21	Rajasthan	Notified	Permanent	Permanent	Setup	Appointed	3448	10408	3986
22	Sikkim	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
23	Tamil Nadu	Notified	Permanent	Permanent	Setup	Appointed	27216	2271	3490
24	Telangana	Notified	Permanent	Interim	Setup	Appointed	9178	3941	1222

Sl.	State	General Rules	Establishment of Regulatory Authority	Establishment of Appellate Tribunal	Web- site	Adjudicating Officer (A.O.)	Registration		Total no. of Cases disposed by Authority/ A.O
							Projects	Agents	
25	Tripura	Notified	Permanent	Interim	Setup	Appointed	178	6	0
26	Uttar Pradesh	Notified	Permanent	Permanent	Setup	Appointed	3828	6715	48515
27	Uttarakhand	Notified	Permanent	Permanent	Setup	Appointed	566	449	927
28	West Bengal	Notified	Permanent	Not Established	Setup	Not Appointed	167	118	51
Union Territories									
1	Andaman & Nicobar Island	Notified	Permanent	Permanent	Setup	Appointed	3	28	0
2	Chandigarh	Notified	Permanent	Permanent	Setup	Appointed	4	18	31
3	Dadra & Nagar Haveli and Daman & Diu	Notified	Permanent	Permanent	Setup	Appointed	226	4	907
4	NCT of Delhi	Notified	Permanent	Permanent	Setup	Appointed	108	844	921
5	Jammu & Kashmir	Notified	Interim	Not Established	Setup	Not Appointed	0	0	0
6	Ladakh	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
7	Lakshadweep	Notified	Permanent	Permanent	Setup	Appointed	0	0	0
8	Puducherry	Notified	Interim	Permanent	Setup	Appointed	222	4	4
Total							1,42,420	97,885	1,40,144

*Haryana has two Real Estate Regulatory Authorities i.e. 1 for **Gurugram** and another at **Panchkula** for Rest of Haryana.

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, Nagaland and Sikkim are yet to establish Real Estate Regulatory Authority.*
- **28 States/UTs** have set up Real Estate Appellate Tribunal (Regular -24, Interim - 04). *Arunachal Pradesh, Jammu & Kashmir, Ladakh, Meghalaya, Mizoram, Nagaland, Sikkim and West Bengal are yet to establish Appellate Tribunal.*
- Real Estate Regulatory Authorities of **30 States/UTs** have operationalized their Websites under the provisions of RERA. *Arunachal Pradesh and Manipur are yet to operationalize.*
- **26 States/UTs** have appointed Adjudicating Officer. **10 States/UTs** i.e., *Arunachal Pradesh, Bihar, Manipur, Meghalaya, Nagaland, Sikkim, Uttarakhand, West Bengal, Jammu & Kashmir, Ladakh* are yet to appoint Adjudicating Officer.
- **1,42,420** Real Estate Projects and **97,885** Real Estate Agents have registered under RERA across the Country.
- **1,40,144** Complaints have been disposed-off by the Real Estate Regulatory Authorities/ Adjudicating Officer across the Country.