

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 5507  
TO BE ANSWERED ON APRIL 03, 2025**

**ENSURING STRICT ENFORCEMENT OF RERA FOR DELIVERY OF HOUSES**

**NO. 5507.            SHRI SAPTAGIRI SANKAR ULAKA:**

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

- (a) the total number of cases filed under the Real Estate (Regulation and Development) Act, 2016 (RERA) along with the number of cases resolved across the country during the last five years and the current year, year and State/UT-wise;**
- (b) the total number of real estate developers currently registered under RERA along with the number of builders penalized for non-compliance across the country, State/UT-wise;**
- (c) the average time taken for resolution of RERA cases and the nature of penalties imposed on the defaulting builders;**
- (d) whether the Government is aware of rising complaints regarding project delays, fund mismanagement and non-delivery of units by the registered builders despite RERA provisions and if so, the details thereof along with the action taken thereon; and**
- (e) the steps taken/being taken to strengthen RERA enforcement, ensure strict compliance by the builders and expedite case resolutions to protect the homebuyers by delivering their units?**

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

- (a) to (c): 'Land' and 'Colonization' are State subjects. However, by deriving the powers from concurrent list of 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.**

**The data sought is not centrally maintained by Ministry of Housing and Urban Affairs. However, as per information received from the States/UTs, so far, more than 1.42 lakh real estate projects have been registered under RERA and more than 1.40 lakh complaints have been disposed by Real Estate Regulatory Authorities/Adjudicating Officers across the Country. The State-wise implementation details of RERA (as on 24<sup>th</sup> March 2024) are annexed.**

**(d) & (e): As per Section 2 (g) of RERA, State Government is the 'Appropriate Government' for notifying the Rules and establishing Real Estate Regulatory Authority and Appellate Tribunal in the State. The State Government is 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 take necessary action and impose penalties on promoters or revoke the project registration if the promoter violates the provision of the Act.**

**As per Section 41 of RERA, Central Advisory Council (CAC) has been constituted under the Chairmanship of Hon'ble Minister of Housing and Urban Affairs. The Council acts as a permanent institutional platform to discuss and deliberate all the matters related to RERA. The concerns raised by all the stakeholders, including homebuyers, are brought to the notice of respective Appropriate Governments and Regulatory Authorities from time to time. Further, as per the directions of CAC, best practices of the States/Union Territories (UTs) related to effective implementation of RERA are shared by the Ministry with all the Real Estate Regulatory Authorities.**

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**Annexure**

**Annexure referred to in reply to Lok Sabha Unstarred Question No. 5507 due for Answer on 03.04.2025 regarding 'Status of RERA Cases and Builder Registrations' (as on 24.03.2025).**

**Implementation Report since enactment of RERA**  
(As on 24<sup>th</sup> 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	1811	630	3922
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	224	139	134
10	Jharkhand	Notified	Permanent	Permanent	Setup	Appointed	1579	18	354
11	Karnataka	Notified	Permanent	Permanent	Setup	Appointed	7530	5592	8069
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	10675	4094
22	Sikkim	Notified	Not Established	Not Established	Not Setup	Not Appointed	--	--	--
23	Tamil Nadu	Notified	Permanent	Permanent	Setup	Appointed	27216	2271	3490

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	
24	Telangana	Notified	Permanent	Interim	Setup	Appointed	9178	3941	1222
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							1,42,506	98,236	1,40,384