

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 837
TO BE ANSWERED ON DECEMBER 04, 2025**

**DEVELOPMENT OF PRIVATE COLONIES IN MEERUT
NO. 837. SHRI ARUN GOVIL:**

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

- (a) whether the Government is aware that a large number of private builders are developing private colonies in Meerut also akin to the other cities of the country and some colonisers think themselves to be immune, free from every liability after selling the houses constructed by them in these colonies to the people and do not obtain completion certificates from the municipal corporation and if so, the details thereof;**
- (b) whether the municipal corporations feel hesitant in regularising these private colonies in the absence of sewer, drains, water supply facilities etc. for the reasons of not obtaining completion certificate resulting in a large part of the city remaining deprived of civic amenities like electricity, sanitation, sewer etc. and if so, the details thereof;**
- (c) whether the Government is aware of the situation that the private builders are selling houses after construction but not providing other civic amenities in these colonies and if so, the details thereof; and**
- (d) the action plan of the Government to provide civic amenities in such incomplete colonies?**

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

- (a) to (d): As per Entry 18 of List- II (State List) of 7th Schedule of Constitution of India, 'Land' and 'Colonization' are State subjects. Therefore, State / Union Territory (UT) Governments and their agencies are responsible to ensure approval of building plans, issuance of completion certificates and provisions of basic civic amenities by private builders in the colonies.**

However, 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.
