

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 2121
TO BE ANSWERED ON FEBRUARY 12, 2026**

DEVELOPMENT OF PRIVATE COLONIES IN MEERUT AND HAPUR

NO. 2121. SHRI ARUN GOVIL:

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

- (a) whether the Government is aware that private builders in Meerut and Hapur are developing a large number of private colonies similar to other cities in the country and if so, the details thereof;**
- (b) whether the Government is also aware that some colonisers absolve themselves of all responsibilities or fail to develop civic amenities and do not obtain completion certificates from the Municipal Corporation after selling houses constructed by them to the public and if so, the details thereof;**
- (c) whether such private colonies are not being taken over by the Municipal Corporation due to lack of sewerage, drainage and water supply facilities and if so, the details thereof; and**
- (d) the action plan of the Government to regulate the builders who leave their colonies incomplete and to ensure provision of basic civic amenities such as electricity, sanitation, sewerage and water supply in such incomplete private 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. States/UTs prescribe laws/rules/regulations for urban planning and provision for urban services. The details related to private colonies are not centrally maintained by the Ministry.**

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 that the promoter shall obtain the Completion Certificate or Occupancy Certificate, or both, as applicable, from the competent authority, certifying that the real estate project has been developed in accordance with the sanctioned plan, approved layout plan and specifications, and that the building is fit for occupation with requisite civic infrastructure such as water supply, sanitation and electricity.
