

QUESTION DETAILS

MINISTRY OF : Housing and Urban Affairs

RAJYA SABHA

STARRED QUESTION NO 187
TO BE ANSWERED ON 10.07.2019
Delay in housing projects in the country

187. Shri G.C. Chandrashekhar

Will the Minister of Housing and Urban Affairs be pleased to state:-

- (a) whether builders have failed to deliver flats to buyers even after several years, forcing buyers to pay both rent and EMI, if so, the details thereof including compensation paid to buyers;
- (b) whether a large number of residential housing projects have been delayed in different parts of the country, if so, the State-wise details of delayed projects;
- (c) whether a large number of complaints have been received against builders regarding violation of RERA rules, if so, the details thereof and action taken thereon, State-wise; and
- (d) the steps taken by Government for completion of delayed housing projects in the country?

Answer

THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS

(SHRI HARDEEP SINGH PURI)

(a) to (d) : A Statement is laid on the Table of the House.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA STARRED QUESTION NO. 187* FOR 10.07.2019 REGARDING “DELAY IN HOUSING PROJECTS IN THE COUNTRY”

(a) to (d): ‘Land’ and ‘Colonisation’ are State subjects. Ministry of Housing and Urban Affairs does not maintain data on housing projects.

Ministry has been receiving complaints regarding delay by builders in delivering the possession of the houses/flats to the homebuyers. Land and Colonisation being State subjects, these complaints are referred to the concerned State/Union Territory for appropriate action.

In order to protect the interest of homebuyers, this Ministry has enacted the Real Estate (Regulation and Development) Act, 2016 (RERA). As per Section 20 of the RERA, the ‘Appropriate Government’ i.e. the States/UTs are required to establish Real Estate Regulatory Authority to regulate and promote the real estate sector in the respective States/UTs.

As per the provisions of RERA, real estate projects and real estate agents are required to get registered with the Real Estate Regulatory Authority of the concerned State/UT before advertising, marketing, booking, selling in any manner. Real Estate Regulatory Authority is required to maintain a website, containing relevant details of all registered real estate projects and publish these details for public viewing.

RERA provides for compulsory deposit of seventy percent of the amount realised from allottees in a separate bank account to cover the cost of construction and land. It also mandates promoter to declare the time period within which, real estate project has to be completed. Promoter is liable for refund of amount with interest and compensation, in case he fails to complete or is unable to give possession of apartment, plot, building to homebuyers as per the terms of the agreement for sale.

RERA further provides for punishment upto 3 years of imprisonment and/or with fine, which may extend up to ten percent of the estimated cost of the real estate project, in case the promoter fails to comply with the orders, decisions or directions issued by Real Estate Regulatory Authority or Real Estate Appellate Tribunal.

For redressing the grievances/complaints/ applications of homebuyers, RERA provides for an Adjudicating Officer, Real Estate Regulatory Authority and Appellate Tribunal and provides a robust mechanism for the purpose.

As on 30 June, 2019, around 20,000 cases have been disposed off through the prescribed grievance redressal mechanism under the provisions of RERA. State-wise details are given at Annexure-I.

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