

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:4449
ANSWERED ON:20.08.2010
REGULATORY BODY FOR REAL ESTATE SECTOR
Rao Shri Kavuri Samba Siva

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

- (a) whether the Government proposes to set up a regulatory body for the real estate sector;
- (b) if so, the details thereof;
- (c) whether the Government has received comments/suggestions for public and other stakeholders on the draft Model Real Estate (Regulation of Development) Act;
- (d) if so, the opinions expressed by the public and stakeholders on the draft bill;
- (e) the follow-up action taken by the Government thereon; and
- (f) the time by which the bill is likely to be finalized and introduced?

Answer

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (KUMARI SELJA)

(a) to (f): In order to promote planned and healthy real estate development of colonies and apartments with a view to protecting consumer interest and to facilitate smooth and speedy urban construction, the Ministry of Housing & Urban Poverty Alleviation in consultation with various stakeholders had prepared a draft Model Real Estate (Regulation of Development) Act 200__ and the same was put on the website of the Ministry (<http://mhupa.gov.in>). Comments/suggestions on the draft bill were invited from public and other stakeholders including State Governments and Union Territory administrations, business chambers, etc. by 06.11.2009. More than 350 responses were received.

As the second step of this exercise, after analyzing each comment, the Ministry of Housing & Urban Poverty Alleviation discussed the comments received and the issues raised with representatives of some of the State Governments in a meeting held in March, 2010 and a series of Workshops held on 16th, 17th, 22nd and 23rd April, 2010 with the representatives of the State Governments in order to prepare the second draft with the participation of urban development and urban law experts from some of the states. The draft was placed before states, business chambers, developers and experts in consultation held on 11th June, 2010

The Model Real Estate (Regulation of Development) Act 201_ will be finalized by the Ministry after taking into consideration suggestions received from the States, business chambers, developers, experts and other stakeholders. However, no fixed time frame for finalization of the Model Act can be given at this stage.

Further, the Ministry of Urban Development is considering formulation of a Real Estate Management (Regulation and Control) Bill which is applicable to the National Capital Territory of Delhi. The Bill is at a draft stage.

The finalization of the draft Bill in respect of National Capital Territory of Delhi (NCTD) requires consultations with various stakeholders including Government of NCTD, Delhi Development Authority and various Ministries/Departments of the Government of India. In view of the administrative and legal issues involved, no time frame can be fixed for introduction of the proposal Bill at this stage.