

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

STARRED QUESTION NO:131

ANSWERED ON:09.08.2011

REGULATORY BODY FOR REAL ESTATE SECTOR

Alagiri Shri S. ;Laguri Shri Yashbant Narayan Singh

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

(a): whether the Government proposes to set up a regulatory body to protect the interest of home buyers from unscrupulous builders and other agencies and to control sharp and rapid increase in the prices of Real Estate;

(b): if so, the details thereof;

(c): whether the Government proposes to enact any legislation for housing segment; and

(d): if so, the details and the present status thereof?

**Answer**

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

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

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 131 FOR 09.08.2011 REGARDING REGULATORY BODY FOR REAL ESTATE SECTOR

(a) to (d): 'Land' and 'Colonisation' being State subjects, the primary responsibility for regulating/controlling the Real Estate Industry rests with the State Governments/Urban Local Bodies (ULBs)/Development Authorities under the provisions of respective State Town & Country Planning/Development Authority Acts.

However, in order to promote planned development of colonies and to protect consumer interest, the Ministry of Housing & Urban Poverty Alleviation in consultation with various stake holders drafted a Model Real Estate (Regulation of Development) Bill 20\_\_\_\_ 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. Series of workshops with representatives of the State Governments and other stakeholders were held and the opinion of Ministry of Law & Justice was sought as to whether it would be appropriate for Parliament to legislate on the matter; and in keeping with its advice, the bill is now being redrafted as a Central legislation.

No time frame for its finalization can be assigned at this stage.