

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

UNSTARRED QUESTION NO:3157

ANSWERED ON:13.12.2011

REGULATORY BODY FOR REAL ESTATE SECTOR

Chauhan Shri Sanjay Singh;Chitthan Shri N.S.V.;Gaddigoudar Shri P.C.;Kishor Shri Kamal ;Maharaj Shri Satpal;Owaisi Shri Asaduddin;Raghavan Shri M. K.;Sugumar Shri K. ;Suklabaidya Shri Lalit Mohan

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 regulation and planned development of real estate sector;
- (b) if so, the details thereof;
- (c) whether the Government has received comments/suggestions from public and other stakeholders including State Governments and Union Territory administrations on the draft Model Real Estate (Regulation of Development) Bill;
- (d) if so, the views expressed by the public and the stakeholders on the draft bill; and
- (e) the time by which the bill is likely to be finalized?

Answer

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

(a) to (e): 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, this Ministry had drafted a Model Real Estate (Regulation of Development) Act 201- for the States to adopt.

The draft bill was put in public domain through website of the Ministry in August, 2009. Comments/Suggestions on the draft bill were invited from public and other stakeholders including State Governments and Union Territory administrations, business chambers. More than 350 comments were received from real estate associations, real estate developers, consumers and State Governments. On receiving the comments, a series of workshops with representatives of the state Governments was held during March-April, 2010 and again a second draft was prepared 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 during June, 2010. During these consultations a view emerged that a Central legislation would be more effective. 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 has now been redrafted as a Central legislation.

Accordingly, the Central legislation called draft Real Estate (Regulation & Development) Act, 201_ has now been uploaded on the website of the Ministry for comments/suggestions from general public and also forwarded to all State Governments/Union Territory Administrations and Real Estate Associations for fresh comments. As on date more than 370 comments have received from general public and other stakeholders on this new draft. No comments/suggestions have been received from State Governments/Union Territory Administrations.

This Ministry has not consolidated and tabulated the comments/suggestions received with respect to Real Estate (Regulation & Development) Act, 201_ as the last date for receipt of comments/ suggestions is not over yet. No time frame for its finalization can be assigned at this stage.