

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS**

**LOK SABHA
UNSTARRED QUESTION NO. 3157**

TO BE ANSWERED ON JULY 11, 2019

COMPLETION OF DELAYED HOUSING PROJECTS

**No. 3157 SHRI RAJA AMARESHWARA NAIK:
DR. SUKANTA MAJUMDAR:
SHRI VINOD KUMAR SONKAR:
SHRI KHAGEN MURMU:**

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

- (a) whether the Government has taken note that builders have failed to deliver flats to buyers even after several years thereby forcing buyers to pay both rent and EMI;**
- (b) if so, the details thereof including compensation paid to buyers;**
- (c) whether large number of residential housing projects have been delayed in different parts of the country;**
- (d) if so, the details thereof, State/UT-wise;**
- (e) whether a number of complaints have been received against builders regarding violation of RERA rules;**
- (f) if so, the details thereof and the action taken thereon, State/UT-wise; and**
- (g) the steps taken by the 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 (g): '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.

**Annexure referred to in reply to Lok Sabha Unstarred Question No. 3157
for Answer on 11.07.2019 regarding 'Completion of Delayed Housing
Projects'**

Annexure-I

Sl. No.	State/UT	Total no. of Complaints disposed off
1.	Andaman & Nicobar Island	--
2.	Andhra Pradesh	87
3.	Arunachal Pradesh	--
4.	Assam	--
5.	Bihar	83
6.	Chandigarh	--
7.	Chhattisgarh	187
8.	Dadar & Nagar Haveli	--
9.	Daman & Diu	--
10.	NCT of Delhi	42
11.	Goa	14
12.	Gujarat	651
13.	Haryana	3,123
14.	Himachal Pradesh	3
15.	Jharkhand	11
16.	Karnataka	1,230
17.	Kerala	--
18.	Lakshadweep	--
19.	Madhya Pradesh	1,959
20.	Maharashtra	5,028
21.	Manipur	--
22.	Meghalaya	--
23.	Mizoram	--
24.	Nagaland	--
25.	Odisha	683
26.	Puducherry	--
27.	Punjab	371
28.	Rajasthan	104
29.	Sikkim	--
30.	Tamil Nadu	295
31.	Telangana	--
32.	Tripura	--
33.	Uttar Pradesh	5,989
34.	Uttarakhand	265
35.	West Bengal	--
Total		20,125
