

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 4636
TO BE ANSWERED ON AUGUST 21, 2025**

DELAYS IN THE DELIVERY OF FLATS BY PRIVATE BUILDERS

NO. 4636. DR. AMAR SINGH:

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

- (a) whether the Government is aware that delays in the delivery of flats by private builders have caused considerable hardship for homebuyers who have been running from pillar to post for years and if so, the action taken to resolve this crisis;**
- (b) whether the Government has initiated any specific measures based on the recommendations outlined in the Amitabh Kant report regarding the regulation of private builders and the timely delivery of residential projects and if so, the details thereof;**
- (c) the steps taken to ensure that the buyers waiting for years without adequate support or compensation are provided with legal recourse, financial protection or alternative solutions; and**
- (d) whether it is a fact that many buyers, even after investing their hard-earned money, have been waiting for over 12-15 years for flats promised by private developers, specifically in the National Capital Region (NCR) and if so, the details thereof?**

**ANSWER
THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

- (a) to (d): Land' and 'Colonization' are State subjects. However, by deriving powers from the concurrent list of seventh schedule of the Constitution of India, the Real Estate (Regulation and Development) Act, 2016 [RERA] was enacted by the Parliament to regulate the contractual relationship between homebuyers and promoters. RERA aims to ensure transparency & accountability in the Real Estate Sector, thereby protecting the interests of the homebuyers.**

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As per Section 2 (g) of RERA, State Government is the 'Appropriate Government' for notifying the Rules and establishing Real Estate Regulatory Authority and Appellate Tribunal in the State. Under the provisions of RERA, the real estate projects are required to be registered with the Real Estate Regulatory Authority of the State / Union Territory (UT) concerned. Further, on lapse or revocation of the registration under RERA, the Regulatory Authority, in consultation with the appropriate Government, is empowered to take action for carrying out the remaining development works of the project by competent authority or by association of allottees.

Further, to examine the issue of pre-RERA stalled projects, a committee was constituted by Ministry of Housing and Urban Affairs under the Chairmanship of Shri Amitabh Kant in March 2023. As per the report of the committee, many of the legacy stalled projects are in NCR. Further, lack of financial viability is a primary reason for non-revival of the legacy stalled projects. Accordingly, the Committee recommended a slew of measures aimed towards improving the financial viability of these real estate projects. The aforesaid report was circulated to all the State Governments in August 2023 for necessary action. As per the information available, the State Government of Uttar Pradesh has formulated a Policy / Package vide Order No. 7774/77-4-2023-6011/2023 dated 21.12.2023, to provide relief to the homebuyers of stalled real estate projects in Noida and Greater Noida, along the lines of recommendations of the Committee.

Moreover, in order to give relief to homebuyers of stalled projects, Government has established a Special Window for Completion of Affordable and Mid-Income Housing (SWAMIH) investment fund and SWAMIH 2.0 of Rs. 25,000 crores and Rs. 15,000 crores respectively, for funding stalled projects that are net-worth positive and registered under RERA, including those projects that have been declared as Non-Performing Assets (NPAs) or are pending proceedings before the National Company Law Tribunal under the IBC.
