

subjects. The Ministry of Housing and Urban Affairs does not maintain any records of housing societies.

The Ministry has enacted the Real Estate (Regulation and Development) Act, 2016 (RERA) to protect the interests of homebuyers. As per Section 20 of RERA, the 'Appropriate Government' i.e. States/Union Territories (UTs), is required to establish the Real Estate Regulatory Authority (RERA Authority) to regulate and develop the real estate sector in the concerned State/UT.

Section 34 of RERA also enables the RERA Authority to maintain a database on its website for public viewing and enter the names and photographs of the defaulting promoters, or the promoters who have been penalised under the Act, with reasons thereof, and the details of the projects for which registration has been revoked.

In the context of Delhi, Delhi Development Authority (DDA) has informed that the Land Pooling Policy notified on 11.10.2018 provides, *inter alia*, that owners or group of owners are eligible for pooled land parcels for development as per prescribed norms and guidelines, making them partners in the development process. The Regulations for Operationalisation of Land Policy, 2018 also provides that the Consortium/Developer Entities (DEs) shall register themselves under RERA and shall be governed as per the provisions of RERA. In order to create awareness among the home investors and end users as a preventive measure, DDA has been publishing public notices in newspapers to caution the public against any fraudulent practices adopted by various developers/societies/companies from time to time.

Further, procedure and key stages to be followed by Consortium/DEs for undertaking development under the Policy are available at <https://dda.org.in/ddaweb/landpooling.aspx>, wherein it is clearly stated that "The provisions of Real Estate (Regulations and Development) Act, 2016 prevail over the Land Pooling Procedure and all DEs/Promoters are to mandatorily register their projects under RERA".

Accommodation for students migrating to large cities

2654. SHRI SAMBHAJI CHHATRAPATI: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

(a) whether Government has undertaken any study to assess stay accommodation required by students who are attracted to large cities for higher studies;

(b) if so, the details thereof with respect to major metropolitan cities (Group-A);

(c) whether more than 80 percent students are forced to hire private accommodation because of non-availability of hostels owned by universities/institutions; and

(d) what action Government proposes to organize the sector which involves about 35 million students engaged in higher studies in cities if the percentage of accommodation seekers is so high?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) No, Sir.

(b) to (d) Do not arise.

Regularising unregularised colonies in metropolitan cities

2655. DR. SANTANU SEN: Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

(a) whether the Ministry has considered regularising unregularised colonies in metropolitan cities across the country;

(b) if so, the detailed plan of action thereof and if not, the reasons therefor; and

(c) why was there a delay in approving the regularising of unregularised colonies in New Delhi since the demand has been coming for several years?

THE MINISTER OF STATE OF THE MINISTRY OF HOUSING AND URBAN AFFAIRS (SHRI HARDEEP SINGH PURI): (a) and (b) "Land" and "Colonisation" are State Subjects. Ministry of Housing and Urban Affairs does not maintain any data about regularisation of unauthorised colonies in the country.

(c) As per Regulations for Regularisation of Unauthorised Colonies in Delhi, 2008 the entire responsibility of demarcation of Unauthorised Colonies and to initiate the process for their regularization was with Government of National Capital Territory of Delhi (GNCTD). However, GNCTD did not undertake any meaningful exercise in the last 11 years and sought time upto 2021, to complete delineation of boundaries of identified Unauthorised Colonies.