

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA

STARRED QUESTION NO. 134
TO BE ANSWERED ON MARCH 14, 2022
AUDIT OF SOCIETY BUILDINGS

NO. 134. SHRI SUSHIL KUMAR GUPTA :

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

- (a) whether it is a fact that many society buildings in various parts of the country are in danger due to faulty construction and use of low grade material;
- (b) if so, advisories being issued to various State Governments to conduct an audit of such buildings about which complaints have been received from their occupants; and
- (c) whether Government will issue any guidelines to States with regard to use of quality material in the construction of buildings so that untoward incidents do not occur?

ANSWER

THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)

(a) to (c) : A statement is laid on the Table of the Sabha.

STATEMENT

**STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA STARRED
QUESTION NO. 134* FOR 14.03.2023 REGARDING
'AUDIT OF SOCIETY BUILDINGS'**

(a) to (c): 'Land' and 'Colonization' are state subjects. Construction of buildings is regulated by the respective Urban Local Bodies/Urban Development Authorities of the States and Union Territories (UTs), which approve the building plans and issue occupancy-cum-completion certificate on the basis of their building bye-laws.

However, to assist the States and UTs in ensuring safety, use of quality materials, good practices for the construction of buildings across country, National Building Code (NBC) has been issued by Bureau of Indian Standards. Further, the Ministry of Housing and Urban Affairs formulated Model Building Byelaws (MBBL) to regulate and standardize the structural safety and quality of construction of buildings based on the parameters of NBC. MBBL was circulated by the Ministry for adoption by States and UTs in their respective building bye-laws.

Further, to ensure the transparency and accountability in the real estate sector, The Real Estate (Regulation and Development) Act, 2016 (RERA) has also been enacted by Parliament in March, 2016. Under the provisions of RERA, promoter has to make disclosure of all relevant project information including details of promoters, layout plan, plan of development works, land status, status of the statutory approvals, time period for project completion etc. for public viewing; and comply with approved plans and project specifications.

RERA also mandates that if any structural defect is brought to the notice of the promoter by the allottee within a period of 5 years from the date of handing over the possession, it shall be the duty of the promoter to rectify such defects without further charge, within 30 days. If promoter fails to rectify such defects within prescribed time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under RERA.
