

Press Release issued by Randeep Singh Surjewala on RERA

Chandigarh, July 26

Senior Congress leader & AICC Media Incharge, Mr. Randeep Singh Surjewala today charged the Khattar Government of betraying the interests of small and medium home owners by diluting the Real Estate (Regulation & Development) Act, 2016 (RERA).

Khattar Government has played into the hands of 'builders lobby' by sacrificing the claims of ordinary home owners at the altar of political expediency, Mr. Surjewala said. Congress Party will expose BJP's duplicity and double dealing in rendering the protection and accountability of the builder to ordinary investor completely worthless.

Describing the dilution of RERA as a treachery with the people of the State, Mr. Surjewala said that the whole episode smacks of underhand dealing and favouritism. BJP Government has shamelessly taken out 95% of the ongoing projects out of purview of the RERA. Congress brought RERA for ensuring time bound completion of projects, accountability of builder and a systematic reform where ordinary home owner could stand upto the might of the rich builders lobby. Khattar Government of Haryana has demolished the very edifice with a single stroke. Net result is that lakhs of people, who have deposited their life's earnings with the builders in hope of owning a house, would be denied their rightful due, he added.

Reminding about concerns raised by him in the past, Mr. Surjewala said that inspite of the objections raised by him, NGOs and a large number of project-affected people, decision to exclude all ongoing projects on one pretext or the other reflects an unholy nexus between the BJP government and mighty builders lobby. Can CM, Shri Manohar Lal Khattar explain the reason for deleting the definitions of 'Carpet area' and 'Flat' in the Haryana Real Estate (Regulation and Development), Rules 2017, he asked? Asking questions, Mr. Surjewala said that the Government needs to explain the reason for changing the definitions of terms 'external development works' and 'internal development works' under the Haryana Development and Regulation of Urban Areas Act, 1975.

Mr. Surjewala said that the double whammy of BJP Government is in amending the definition of term 'ongoing project' to create multiple loopholes for benefit of the rich and resourceful builders lobby. Government decision of equating the 'Occupation Certificate' with the 'Completion Certificate' in the Haryana RERA Rules smacks of clear malice and complicity, he added. The 'Occupation Certificate' is issued under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, while the 'Completion Certificate' is issued under the Haryana Development and Regulation of Urban Areas Act, 1975. To equate the two is only to subserve the interests of the builders lobby at the cost of ordinary investor, he further added.

Referring to another deliberate loophole left by Khattar Government, Mr Surjewala said that the Government has surreptitiously excluded all the projects from RERA, whose applications under Rule 16 of the Haryana Development and Regulation of Urban Area Rules, 1976 or under sub code 4.10 of the Haryana Building Code 2017, was made to the Competent Authority on or before publication of these rules. It may be noted that in order to benefits its Builder friends, BJP Government has not put any time limit for its officers to approve and reject the application. This would mean that those applications would not be decided until the buildings were actually built citing one technical reason or the other, he added.

Mr Surjewala said that it is common legal knowledge that the rules cannot be contrary to the inherent intentions of the mother act but Haryana Government has killed the letter & spirit of the RERA and the interests of ordinary home owners in the process. People of Haryana will never pardon the BJP government.
