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A COMPARATIVE STUDY OF REAL ESTATE REGULATION IN MUNICIPAL AND RURAL AREAS UNDER RERA

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Abstract

The Real Estate (Regulation and Development) Act, 2016 (RERA) represents a significant reform in India's real estate sector, aimed at enhancing transparency, accountability, and consumer protection. This paper presents a comparative analysis of the implementation and effectiveness of RERA in municipal (urban) and rural areas. While the Act has transformed urban real estate markets through structured regulation, mandatory disclosures, and efficient grievance redressal mechanisms, its impact in rural areas remains limited due to structural, institutional, and socio-economic challenges.

1. Introduction

The real estate sector is a key driver of economic growth in India. Prior to RERA, the sector lacked transparency and accountability. RERA introduced a structured legal framework to regulate developers and protect homebuyers. However, its implementation differs significantly between urban and rural areas.

2. Objectives

- To analyze RERA provisions
- To compare urban and rural implementation
- To identify challenges
- To suggest reforms

3. Methodology

This study uses doctrinal and comparative research methods based on secondary sources such as legal statutes, journals, and reports.

4. Comparative Analysis

Urban Areas: Structured markets, strong enforcement, high awareness.

Rural Areas: Informal transactions, weak enforcement, low awareness.

5. Impact of RERA

Urban: Increased transparency, consumer protection, and accountability.

Rural: Limited impact due to scope and awareness issues.

6. Challenges

Urban: Compliance burden, delays.

Rural: Lack of awareness, weak institutions, informal systems.

7. Recommendations

- Awareness programs
- Digital land records
- Policy reforms
- Strengthening rural institutions



8. Conclusion

RERA is effective in urban areas but limited in rural regions. Inclusive reforms are necessary for balanced development





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