

11.05 Hrs.

## ORAL ANSWERS TO QUESTIONS

[English]

### Shortage of Dwelling Units

\*183. **Shri Lal K. Advani :**  
**Shri Atal Bihari Vajpayee:**

Will the Minister of Urban Development be pleased to state :

(a) the State-wise estimated shortage of dwelling units in the urban and rural sectors separately ;

(b) the proposals to meet the shortage and the action plan therefor ;

(c) the measures taken in this regard, since the beginning of the Seventh Five Year Plan and the year-wise results thereof, State-wise ; and

(d) the targets fixed for the year 1991-92, State-wise ?

**The Minister of State in the Ministry of Urban Development (Shri M. Arunachalam) :** (a) to (d) : A Statement is laid on the Table of the Sabha.

### Statement

(a) The housing shortage as on 1-3-1990 has been projected to be 30.3 million dwelling units, comprising 10 million dwelling units in urban areas and 20.3 million dwelling units in rural areas as shown in [Annexure 'A']

(b) and (c) : (1) Housing is a State subject and housing schemes are formulated and implemented by the State Governments and Union Territory administrations according to their need, priorities and resources. These are supplemented by schemes and programmes approved by the Central Government. While comprehensive data on house construction in general are not available, State-wise achievements for the 7th Five

Year Plan and 1990-91 under the 20 Point Programme are given in Annexures 'B' to 'B-VI'.

2. As part of the draft National Housing Policy and other earlier initiatives, the Government of India has initiated several States for providing housing for the landless and poorer sections, housing finance, supply of serviced land, building materials and technology, and removal of constraints on housing activity. These include :—

- (i) Earmarked outlays for the construction of houses for landless poor and artisans sections in rural arc provided under minimum needs programme ; Indira Awas Yojana for providing free houses to SC/ST and free bonded labour in rural areas ; construction of night shelters and shelter upgradation for urban poor under Nehru Rozgar Yojana.
- (ii) Setting up of the National Housing Bank for channeling more resources through Banks and existing housing finance Institutions and promoting new institutions ;
- (iii) Increased flow of resources for Banks, LIC, GIC and Employer's provident funds for housing.
- (iv) Substantial expansion of operations of HUDCO for financing, housing, land development and urban infrastructure.
- (v) Encouraging production of low cost building materials and establishment of building centres for technology transfer and training of workers.
- (vi) Extension of tax benefits for encouraging private investment in housing and the mobilisation of funds by housing finance institutions

for housing and promoting the production of building materials and components from waste materials like fly ash.

3. The Budget proposals for 1991-92 also contain a number of measures for promoting housing activity.

4. The Government is also considering a number of major policy initiatives such as the finalisation of the National Housing Policy, steps to further augment the flow of financial resources for housing, amendments to

the Urban Land (Ceiling & Regulation) Act, reforms in Rent Control Laws, setting up State level Rent Control Tribunals and the enforcement of Apartment Ownership Act for Group Housing.

(d) Targets for construction of houses are not laid down State-wise except in respect of schemes and programmes covered under the 20 Point Programme. A statement indicating the targets for urban EWS and LIG, housing for 1991-92 fixed under the 20 Point Programme is given in *Annexure 'C'*.

### ANNEXURE-'A'

*Housing shortage (As on 1-3-1990) (In million Units)*

State/UTS	Rural	Urban	Total
Assam . . . . .	3.47	0.24	3.71
Andhra Pradesh . . . . .	1.78	1.39	3.17
Bihar . . . . .	4.58	0.56	5.14
Gujarat . . . . .	0.38	0.35	0.74
Haryana . . . . .	0.09	0.14	0.23
Himachal Pradesh . . . . .	0.03	0.01	0.04
Jammu & Kashmir . . . . .	0.12	0.11	0.23
Karnataka . . . . .	0.63	0.62	1.25
Kerala . . . . .	0.67	0.42	1.09
Madhya Pradesh . . . . .	0.71	0.39	1.10
Maharashtra . . . . .	1.28	1.01	2.29
Manipur . . . . .	0.13	0.04	0.17
Meghalaya . . . . .	0.17	0.03	0.20
Nagaland . . . . .	0.11	0.00	0.11
Orissa . . . . .	0.91	0.39	1.30
Punjab . . . . .	0.13	0.20	0.33
Rajasthan . . . . .	0.31	0.33	0.64
Sikkim . . . . .	0.02	0.00	0.02
Tamil Nadu . . . . .	0.53	1.50	2.03
Tripura . . . . .	0.26	0.03	0.29
Uttar Pradesh . . . . .	2.39	1.18	3.57
West Bengal . . . . .	1.32	0.63	1.95
Andaman & Nicobar Islands . . . . .	0.02	0.00	0.02
Arunachal Pradesh . . . . .	0.13	0.01	0.14
Chandigarh . . . . .	0.01	0.00	0.01
Dadra & Nagar Haveli . . . . .	0.02	0.00	0.02
Delhi . . . . .	0.00	0.36	0.36
Goa Daman & Diu . . . . .	0.02	0.01	0.03
Lakshadweep . . . . .	0.00	0.00	0.00
Mizoram . . . . .	0.07	0.01	0.08
Pondicherry . . . . .	0.01	0.03	0.04
<b>TOTAL</b> . . . . .	<b>20.30</b>	<b>10.00</b>	<b>30.00</b>

## ANNEXURE 'B'

*Physical achievements of various programmes under Point No. 14 and 15 of the 20 Point Programme during 7th Plan and 1990-91 (State/UT wise)*

State/UTs	Point No. 14(a) Prov. of houses/sites families	Point No. 14(b) Const. Assistance	Point No. 14(c) I.A.Y.	Point No. 14(d) EWS Houses	Point No. 14(e) LIC Houses	Point No. 15-Envi- ronmental Imp of urban (slum dwellers)
1	2	3	4	5	6	7
1. Andhra Pradesh .	9.48	7.13	0.36	0.50	0.03	20.68
2. Arunachal Pradesh .	0.00	0.05	0.00	..	..	..
3. Assam . . .	0.49	0.49	0.06	0.12	0.00	0.56
4. Bihar . . .	1.41	0.00	0.81	0.48	0.03	2.16
5. Goa . . .	0.00	0.01	0.00	0.00	00.0	0.10
6. Gujarat . . .	2.55	2.17	0.22	0.30	0.14	2.29
7. Haryana . . .	0.11	0.14	0.05	0.07	0.04	2.89
8. Himachal Pradesh .	0.01	0.00	0.03	0.00	0.01	0.49
9. J. & K. . . .	0.02	0.03	0.05	0.05	0.00	2.22
10. Karnataka . . .	2.58	2.62	0.21	0.23	0.08	0.10
11. Kerala . . .	0.39	0.94	0.33	1.68	0.13	1.26
12. Madhya Pradesh .	4.03	1.30	0.35	0.45	0.12	8.44
13. Maharashtra . .	1.14	0.93	0.29	0.90	0.66	19.36
14. Manipur . . .	0.00	0.00	0.01	0.00	0.00	0.10
15. Meghalaya . . .	0.00	0.05	0.00	0.00	0.01	0.42
16. Mizoram . . .	0.00	0.02	0.01	0.01	0.01	0.22
17. Nagaland . . .	0.00	0.00	0.01	0.00	0.00	0.00
18. Orissa . . .	2.17	0.28	0.26	0.14	0.11	0.86
19. Punjab . . .	0.00	0.00	0.02	0.00	0.02	7.38
20. Rajasthan . . .	2.70	2.66	0.28	0.30	0.17	2.86
21. Sikkim . . .	0.00	0.00	0.00	0.00	0.00	0.23
22. Tamil Nadu . . .	17.19	1.86	1.20	1.09	0.26	4.66
23. Tripura . . .	0.23	0.36	0.01	0.01	0.00	0.58
24. Uttar Pradesh . .	5.44	5.37	1.13	1.36	0.35	13.36
25. West Bengal . . .	0.75	0.21	0.35	0.05	0.01	7.68

## UNION TERRITORIES :

1. Andaman & Nicobar	0.03	0.00	0.00	0.00	0.01	0.02
2. Chandigarh . . .	0.03	0.00	..	0.08	0.00	0.15
3. Dadra & Nagar Haveli	0.22	0.05	0.00	0.00	0.00	0.00
4. Daman & Diu . . .	0.00	0.00	0.00	0.00	0.00	0.00
5. Delhi . . . . .	0.11	0.03	0.00	0.02	0.00	15.31
6. Pondicherry . . .	0.09	0.09	0.01	0.04	0.00	0.74

<b>TOTAL . . .</b>	<b>50.95</b>	<b>26.79</b>	<b>6.05</b>	<b>7.88</b>	<b>2.19</b>	<b>119.12</b>
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## ANNEXURE 'B-I'

*Physical progress made under Point No. 14(A) allotment of House-sites during 7th Plan (1985-90) and 1990-91.*

*(Families in Lakhs)*

State/UTs	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91
1	2	3	4	5	6	7
1. Andhra Pradesh .	2.41	1.80	2.47	1.26	0.96	0.58
2. Assam . . .	0.10	0.10	0.10	0.03	0.05	0.11
3. Bihar . . .	0.36	0.22	0.24	0.26	0.17	0.16
4. Goa . . .	0.00	0.00	0.00	0.00	0.00	0.00
5. Gujarat . . .	0.31	0.42	0.44	0.43	0.53	0.42
6. Haryana . . .	0.07	0.03	0.00	0.01	0.00	0.00
6A. Himachal Pradesh	0.00	0.00	0.00	0.00	0.01	..
7. J. & K. . .	0.00	0.01	0.01	0.00	0.00	0.00
8. Karnataka . .	0.46	0.45	0.47	0.42	0.40	0.40
9. Kerala . . .	0.11	0.08	0.06	0.05	0.04	0.04
10. Madhya Pradesh .	0.61	0.44	0.48	1.10	1.02	0.38
11. Maharashtra . .	0.24	0.24	0.23	0.20	0.20	0.02
12. Orissa . . .	0.80	0.29	0.53	0.17	0.23	0.15
12A. Punjab . . .	0.00	0.00	0.00	0.00	0.00	0.00
13. Rajasthan . . .	0.65	0.44	0.45	0.39	0.40	0.37
14. Tamil Nadu . .	1.88	2.32	2.71	2.87	3.33	4.08
15. Tripura . . .	0.06	0.05	0.06	0.01	0.03	0.02
16. Uttar Pradesh .	0.89	0.88	0.75	0.71	1.24	0.97
17. West Bengal . .	0.19	0.18	0.15	0.13	0.05	0.05
UNION TERRITORIES :						
1. A. & N. Islands .	0.01	0.02	0.00	0.00	0.00	0.00
2. Chandigarh . . .	0.00	0.00	0.00	0.03	0.00	0.00
3. D. & N. Haveli .	0.00	0.00	0.00	0.00	..	..
4. Delhi . . .	0.05	0.04	0.02	0.00	0.00	0.00
5. Pondicherry . . .	0.02	0.02	0.02	0.02	0.01	0.00
<b>TOTAL . . .</b>	<b>9.22</b>	<b>8.03</b>	<b>9.19</b>	<b>8.09</b>	<b>8.67</b>	<b>7.75</b>

## ANNEXURE-'B-II'

*Physical progress made under Point No. 14(b) Construction Assistance during 7th Plan (1985-90) and 1991.*

(Families)

State/UTs	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91
1	2	3	4	5	6	7
1. Andhra Pradesh .	1,42,556	1,53,794	1,27,831	1,28,074	83,689	77,310
2. Arunachal Pradesh .	435	300	1,276	776	849	477
3. Assam . . . .	9,551	10,000	10,000	2,897	5,320	11,103
4. Goa . . . . .	..	..	201	134	197	99
5. Gujarat . . . .	37,484	39,994	37,688	40,973	30,833	30,018
6. Haryana . . . .	4,254	2,900	3,300	1,620	1,600	898
7. Himachal Pradesh .	..	..	..	..	..	173
8. J. & K. . . . .	102	1,971	649	256	120	119
9. Karnataka . . .	51,639	54,858	42,293	41,206	36,010	36,019
10. Kerala . . . . .	3,237	3,656	16,854	32,105	8,983	29,203
11. Madhya Pradesh .	20,116	25,589	29,241	22,537	14,807	18,349
12. Maharashtra . .	15,269	18,029	18,057	20,076	18,937	1,700
13. Meghalaya . . .	97	150	150	545	1,815	2,232
14. Mizoram . . . .	..	..	260	260	260	480
15. Orissa . . . . .	6,667	3,523	3,340	3,032	3,350	7,546
16. Rajasthan . . . .	32,418	30,188	66,472	85,915	37,059	14,312
17. Sikkim . . . . .	30	125	274	4,075	395	0.00
18. Tamil Nadu . . .	42,248	48,553	23,000	17,690	23,520	30,000
19. Tripura . . . . .	5,333	7,252	7,796	6,000	6,500	3,395
20. Uttar Pradesh . .	32,708	31,158	16,669	164,087	133,503	158,085
21. West Bengal . . .	4,667	4,154	5,004	3,655	1,325	441

## UNION TERRITORIES :

1. A. & N. Islands .	84	92	..	20	55	..
2. D. & N. Haveli .	1,631	969	574	94	733	989
3. Delhi . . . . .	1,000	1,000	213	17	..	..
4. Daman & Diu . .	238	..	..	30	30	..
5. Pondicherry . . .	1,802	1,460	1,785	1,986	1,084	917

<b>TOTAL . . . . .</b>	<b>413,616</b>	<b>439,715</b>	<b>412,927</b>	<b>578,060</b>	<b>410,974</b>	<b>423,865</b>
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## ANNEXURE-B-III

*Physical Progress made under Point 14(c) Indira Awas Yojana during 7th Plan (1985-90) and 1.90-91.*

State/UTs	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91
1	2	3	4	5	6	7
1. Andhra Pradesh .	3,321	19,483	12,832	9,948	7,232	5,434
2. Arunachal Pradesh .	0	1	34	84	62	60
3. Assam . . . . .	65	0	1,991	719	1,443	1,816
4. Bihar . . . . .	1,585	18,932	24,028	15,655	20,361	21,155
5. Goa . . . . .	..	..	..	102	95	52
6. Gujarat . . . . .	4,707	5,571	4,553	4,044	4,334	4,665
7. Haryana . . . . .	390	1,019	1,422	1,216	1,495	859
8. Himachal Pradesh .	0	412	0	763	645	351
9. J. & K. . . . .	0	638	0	1,487	822	582
10. Karnataka . . . .	3,533	1,542	9,670	865	5,279	5,857
11. Kerala . . . . .	5,716	14,888	11,040	8,554	14,434	9,824
12. Madhya Pradesh .	0	1,964	10,033	6,857	8,247	13,658
13. Maharashtra . . .	6,404	12,198	7,431	7,613	6,500	6,146
14. Manipur . . . . .	0	12	160	111	277	71
15. Meghalaya . . . .	0	156	0	205	26	0
16. Mizoram . . . . .	0	27	37	70	98	1,264
17. Nagaland . . . . .	84	182	130	251	0	0
18. Orissa . . . . .	0	4,485	7,091	5,958	3,493	8,568
19. Punjab . . . . .	0	669	1,366	0	624	1,287
20. Rajasthan . . . . .	46	2,120	10,180	4,027	3,739	7,893
21. Sikkim . . . . .	112	150	0	150	99	96
22. Tamil Nadu . . . .	9,291	34,030	24,535	26,977	41,847	27,079
23. Tripura . . . . .	599	1,208	404	391	239	266
24. U.P. . . . .	16,467	25,191	25,709	23,871	32,529	25,300
25. West Bengal . . . .	0	6,711	8,014	6,178	13,980	4,374

## UNION TERRITORIES ;

1. A. & N. Islands .	0	0	7	70	41	59
2. Chandigarh . . . .	0	0	0	0	0	0
3. D. & N. Haveli . .	0	0	80	59	130	53
4. Delhi . . . . .	0	0	0	0	0	0
5. Daman & Diu . . .	0	0	0	0	16	10
6. Lakshadweep . . .	0	0	0	0	0	0
7. Pondicherry . . . .	0	0	97	84	205	62

<b>TOTAL . . . . .</b>	<b>52,320</b>	<b>1,51,589</b>	<b>1,60,844</b>	<b>1,26,309</b>	<b>1,68,292</b>	<b>1,46,841</b>
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## ANNEXURE 'B-IV'

*Physical programme made under 14(d) Economical weaker sections housing during 7th plan (1985-90) and 1990-91.*

(Dwelling Units)

States/UTs	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91
1	2	3	4	5	6	7
1. Andhra Pradesh .	7,443	9,659	9,503	9,086	9,258	5,080
2. Assam . . . .	2,589	2,285	2,890	2,095	1,241	1,298
3. Bihar . . . .	11,785	10,461	14,888	10,116	283	427
4. Goa . . . .	0	0	180	126	160	160
5. Gujarat . . . .	7,251	10,438	4,080	5,756	2,942	1,407
6. Haryana . . . .	1,944	2,000	360	154	1,114	729
7. J. & K. . . . .	395	1,043	1,079	1,169	1,232	240
8. Karnataka . . .	5,959	6,064	2,381	1,862	2,441	3,607
9. Kerala . . . .	21,996	1,03,322	15,774	15,662	6,409	4,865
10. Madhya Pradesh .	6,498	7,824	17,427	5,784	3,766	3,713
11. Maharashtra . .	15,291	20,083	11,930	18,170	12,814	6,212
12. Manipur . . . .	138	0	32	40	266	0
13. Meghalaya . . .	33	33	43	91	216	0
14. Mizoram . . . .	260	260	200	200	200	0
15. Nagaland . . . .	0	0	0	0	41	0
16. Orissa . . . . .	1,630	3,109	2,510	2,301	2,338	1,544
17. Rajasthan . . . .	9,946	6,000	4,993	3,142	2,910	2,708
18. Sikkim . . . . .	0	0	0	14	200	0
19. Tamil Nadu . . .	16,660	12,221	10,622	45,126	8,498	14,420
20. Tripura . . . . .	195	338	99	118	166	193
21. U.P. . . . .	27,122	24,409	20,364	17,104	27,407	19,088
22. West Bengal . . .	1,329	1,893	502	1,015	573	130

## UNION TERRITORIES :

1. A. & N. Islands .	0	38	0	0	0	40
2. Chandigarh . . .	1,000	995	..	..	..	..
3. Delhi . . . . .	612	0	0	1,264	620	0
4. Daman & Diu . . .	0	0	0	0	1	..
5. Pondicherry . . .	1,308	1,366	592	236	64	8,290
<b>TOTAL . . . . .</b>	<b>1,41,384</b>	<b>2,23,841</b>	<b>1,20,449</b>	<b>1,39,631</b>	<b>85,235</b>	<b>74,281</b>

## ANNEXURE 'B-V'

*Physical progress made under point No. 14(e) LIG, house during 7th Plan (1985-90) and 1990-91*

STATES/UTS	1987-88	1988-89	1989-90	1990-91
1	2	3	4	5
Andhra Pradesh . . . . .	257	1,501	1,239	18
Assam . . . . .	122	159	142	108
Bihar . . . . .	1,156	710	643	478
Goa . . . . .	70	40	120	99
Gujarat . . . . .	4,672	4,756	3,358	670
Haryana . . . . .	664	254	1,636	633
Himachal Pradesh . . . . .	165	194	197	240
J. & K. . . . .	4	39	22	44
Karnataka . . . . .	1,564	1,033	1,306	3,728
Kerala . . . . .	989	2,762	5,536	3,810
Madhya Pradesh . . . . .	2,974	2,663	3,205	2,654
Maharashtra . . . . .	17,613	18,367	17,541	12,739
Manipur . . . . .	40	40	215	0
Meghalaya . . . . .	74	25	405	0
Mizoram . . . . .	27	230	320	40
Nagaland . . . . .	0	0	0	0
Orissa . . . . .	5,192	2,028	2,133	2,395
Punjab . . . . .	550	550	420	340
Rajasthan . . . . .	5,038	5,184	3,604	3,125
Sikkim . . . . .	30	0	0	6
Tamil Nadu . . . . .	1,553	1,916	10,991	12,469
Tripura . . . . .	27	0	85	145
Uttar Pradesh . . . . .	7,926	7,054	12,190	8,251
West Bengal . . . . .	230	270	60	0
UNION TERRITORIES :				
A. & N. Islands . . . . .	..	345	220	141
Chandigarh . . . . .	..	250	0	0
Delhi . . . . .	36	19	19	5
Daman & Diu . . . . .	..	0	3	0
Pondicherry . . . . .	20	15	19	0
TOTAL	50,993	50,494	65,459	52,192

*Note : The scheme is being monitored w.e.f. 1-4-1987.*



## ANNEXURE 'B-VI'

*Physical progress made under point No. 15 Environmental improvement of Urban slums during 7th Plan (1985-90) and 1990-91*

*(Slum Dwellers in Lakhs)*

STATES/UTS	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91
1	2	3	4	5	6	7
1. Andhra Pradesh .	5.38	3.90	3.54	3.64	2.21	3.01
2. Assam . . .	0.13	0.10	0.10	0.09	0.06	0.07
3. Bihar . . .	0.37	0.40	0.38	0.43	0.33	0.25
4. Goa . . .	0.03	0.02	0.01	0.02	0.01	0.00
5. Gujarat . . .	0.39	0.13	0.24	0.35	0.77	0.41
6. Haryana . . .	0.73	0.37	0.53	0.49	0.38	0.39
7. Himachal Pradesh .	0.05	0.05	0.06	0.08	0.10	0.14
8. J. & K. . . .	0.13	1.32	0.23	0.16	0.27	0.10
9. Karnataka . . .	0.55	0.67	0.66	0.61	0.80	0.80
10. Kerala . . . .	0.30	0.08	0.16	0.21	0.19	0.26
11. Madhya Pradesh .	0.93	1.68	1.62	1.40	1.63	1.17
12. Maharashtra . .	1.90	2.93	3.09	3.25	4.14	4.04
13. Manipur . . . .	0.01	0.02	0.04	0.04	0.03	0.00
14. Meghalaya . . .	0.06	0.08	0.05	0.07	0.07	0.08
15. Mizoram . . . .	0.07	0.00	0.00	0.05	0.05	0.05
16. Orissa . . . . .	0.27	0.12	0.10	0.10	0.10	0.18
17. Punjab . . . . .	1.91	1.81	1.50	0.70	0.75	0.71
18. Rajasthan . . . .	0.74	0.24	0.32	0.39	0.48	0.68
19. Sikkim . . . . .	0.02	0.04	0.05	0.05	0.05	0.02
20. Tamil Nadu . . .	0.72	0.64	0.74	0.80	0.80	0.96
21. Tripura . . . . .	0.09	0.09	0.10	0.10	0.10	0.10
22. Uttar Pradesh . .	2.06	2.08	1.91	1.86	2.16	2.36
23. West Bengal . . .	1.70	1.36	1.08	1.23	0.98	1.16

## UNION TERRITORIES :

1. A. & N. Islands .	0.00	0.00	0.01	0.01	0.01	0.00
2. Chandigarh . . .	0.00	0.00	0.00	0.14	0.00	0.00
3. Delhi . . . . .	1.92	1.75	0.92	4.51	3.97	2.29
4. Pondicherry . . .	0.11	0.12	0.12	0.15	0.12	0.12

<b>TOTAL . . .</b>	<b>20.57</b>	<b>20.00</b>	<b>17.56</b>	<b>20.93</b>	<b>20.56</b>	<b>19.35</b>
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## ANNEXURE 'C'

*Targets for 20 Point Programme for 1991-92 for EWS and LIG housing in Urban areas*

*(Dwelling Units)*

STATES/UTS	EWS	LIG
1	2	3
1. Andhra Pradesh . . . . .	6,100	1,500
2. Assam . . . . .	2,076	504
3. Bihar . . . . .	660*	1,300*
4. Goa . . . . .	100	50
5. Gujarat . . . . .	1,200	900
6. Haryana . . . . .	500	700
7. Himachal Pradesh . . . . .	50	140
8. J. & K. . . . .	900*	50*
9. Karnataka . . . . .	4,000	2,000
10. Kerala . . . . .	12,554	3,500
11. Madhya Pradesh . . . . .	4,000	2,000
12. Maharashtra . . . . .	6,800	9,500
13. Manipur . . . . .	300	220
14. Mizoram . . . . .	120	260
15. Meghalaya . . . . .	142	48
16. Orissa . . . . .	1,500	3,000
17. Punjab . . . . .	100*	350*
18. Rajasthan . . . . .	1,500*	3,500
19. Sikkim . . . . .	40	0
20. Tamil Nadu . . . . .	8,209*	10,728*
21. Tripura . . . . .	160*	85*
22. Uttar Pradesh . . . . .	18,000*	7,500*
23. West Bengal . . . . .	295*	664*
UNION TERRITORIES :		
1. A. & N. Islands . . . . .	30	100
2. Delhi . . . . .	8,300	42
3. Chandigarh . . . . .	..	750
4. Daman & Diu . . . . .	..	4
TOTAL . . . . .	77,636	49,391

\*Targets still tentative.

**Shri Lal K. Advani :** Sir, in the First Five Year Plan, the investment in housing was of the order of 54 per cent. In the Sixth Plan the investment in housing fell to a meagre 8 per cent. The answer given to this question itself, in a way, confirms the consequence of this steep shortfall in investment in housing and it admits that the housing shortage as on 1st March, 1990 has been projected to be 30.3 million dwelling units comprising 20.3 million dwelling units in the Rural areas and 10 million dwelling units in the Urban areas. How does the Government propose to cover this staggering shortfall and ensure that by the end of this century this shortfall will not be multiplied manifold, particularly as has been said in the answer itself that the Government propose to finalise the National Housing Policy, the draft for which was issued several years back, which is yet to be finalised? How and when does the Government propose to finalise this Housing Policy to ensure that this staggering shortfall in dwelling units is covered?

**Shri M. Arunachalam :** Sir, the Hon. Member is aware that the draft National Housing Policy was placed before both the Houses of Parliament in 1988. It was adopted by the Rajya Sabha. It is, however, necessary to revise the draft in the light of the new priorities of the Government in the Eighth Plan and also the resources position. It is also necessary to consult the different Ministries about various aspects of the policy. It is proposed to complete this exercise and place the document before Parliament by the end of this year.

**Shri Lal K. Advani :** I remember that in the draft National Housing Policy there was recognition of the fact that several laws in the country that were in operation inhibited house-building activity and it was stressed that there is need to amend these laws to strike a balance between

the interests of tenants and the requirements of promoting house-building activity. Do the Government have any specific schemes in mind to strike this kind of balance? Because in this answer also it is mentioned that reforms in rent control laws are contemplated by the Government. What nature of reforms are contemplated?

**Shri M. Arunachalam :** The Government is proposing to formulate various amendments in Urban Land Ceiling Act, Rent Control Act etc. and, I think, we will be finalising this by the end of this year and they will be placed on the Table of the House.

**Shri Lal K. Advani :** The word is 'Rent Control Law'; not 'Urban Ceiling' only.

**Shri M. Arunachalam :** We are considering both.

**Prof. K. V. Thomas :** Sir, the Scheme—one lakh housing units which was started in Kerala in 1969—was the premier housing scheme in the entire country. From that date onwards, we were able to give a lead in the housing scheme.

This year, our State Government has decided to have one million housing units scheme, with two lakhs of houses every year. They have requested the Government of India to help the Kerala State to achieve the target through their housing agency like HUDCO. I would like to know what steps will be taken by the Government of India in this regard.

**Shri M. Arunachalam :** As the hon. Member is aware that housing is a State subject. We are supplementing their efforts. We will definitely consider your request and we will ask the HUDCO to consider your request.

**Shri Anna Jeehi :** What type of amendments are proposed to the

**Land Ceiling Act** and whether the Government intends to bring the Amending Bill to give effect to those amendments in this Session or in the next Session?

My second part is, the previous Government had appointed one committee to study the Urban Land Ceiling Act and to suggest recommendations for amendments to this Act. I would like to know whether that report has reached the Government. If that report has reached the Government, what are the salient points in the report?

**Shri M. Arunachalam :** On the Urban Land Ceiling Act, at present, we are consulting various State Governments. We will be finalizing it by the end of this year and we will be placing it before the House in the Winter Session.

About the Committee report, we have received it. We are analysing that report.

**Shri Manoranjan Bhakta :** The hon. Minister is a good friend of mine but the answer given by him in his statement is far from the truth. What I have seen is, small territories are always suffering in the hands of the Ministers.

In the reply, they have said that in Andaman and Nicobar Islands, there is no shortage of housing in the urban areas and only 0.02 per cent shortage is there in the rural areas. At Annexure B-1, physical progress made under Point No. 14(A) of the 20-Point Programme, it is mentioned that 0.03 lakh family house-sites were allotted. Under Point No. 14(b), some figure is mentioned regarding construction assistance. Under Point 14(c), Indira Awas Yojana, some figures have been mentioned. Under Point 14(e), LIG Houses, some figures have been given. These are all under Point No. 15 of the Twenty-point Programme.

**Allotment of house-sites during the year 1986-89 are 0.02 families in**

lakhs according to the statement. In 1987-88, 1988-89 and 1989-90, no allotment has been made. In 1988-89, 20 families have been given construction assistance and in 1989-90, 55 families have been given, according to the Statement at Annexure B-II.

I challenge these figures that these are far from the truth. I would like to know from the hon. Minister whether he will depute an officer from Delhi to inquire into the facts as to whether this information is correct or not and the actual report may be placed on the Table of the House.

**Shri M. Arunachalam :** The figure which the hon. Member has mentioned is based on the 1981 Census and the projections are based on the National Building Organisation report. If any doubt is there, definitely I will ask my people to go there and assess the situation.

**Shri Saifuddin Choudhury :** As on 1-3-1990, the shortage would be 30.3 million dwelling units. To tackle this, there is need to take a comprehensive approach to this problem. Before the Government is finalising or presenting the Housing Policy in the House, is it aware that a big campaign is going on in the country led by the National Campaign of Housing Rights who have been interacting with different political parties, voluntary organisations, trade unions, Kisan movements and all that. They have mobilised many new ideas so as to make right to housing a fundamental right in the constitution. Is the Government aware of this and if so, is it going to take into consideration the proposals to be made by these organisations?

They are really drafting a Bill to be presented to the Members of Parliament.

I would like to know whether a comprehensive outlook will be taken of all the proposals and suggestions mooted by this Organisation which is having inter-action with political parties and mass organisations.

Will you take into account all these proposals when you finalise your policy and will you make housing a fundamental right in the Constitution?

**Shri M. Arunachalam :** I could not completely understand the question.

Will the hon. Member repeat the question?

**Shri Saifuddin Choudhury :** The National Campaign for Housing Rights an Organisation working in this country, are inter-acting with political parties and mass organisations like the trade unions, kisan organisations, voluntary organisations and youth organisations and they have drafted a Bill for making housing a fundamental right in the Constitution. While drafting your policy, will you interact with them taking into confidence what they have to say and really make it a realistic policy so that housing can be given to those 30.3 million people of which you are talking about and will you take it up urgently?

**Shri M. Arunachalam :** Yes Sir. The Government is inter-acting with the unions for right to housing and we will incorporate it in the basic principles. If the hon. Member is having any suggestion, he has every right to submit it to us and we will inform him.

**Shri Sobhanadreeswara Rao Vadde :** I very much doubt the figures quoted in the reply. In Annexure B.II, it is stated that in the years, 1989-90 and 1990-91, 83,000 houses and nearly 77,000 houses are constructed in Andhra Pradesh. After the exit of Shri N. T. Rama Rao Government in Andhra Pradesh, the incumbent Government has not taken up the construction of permanent housing programme to the weaker sections. As a result, it has almost come to a stand-still.

I request through you the hon. Minister to send somebody to the State to verify these figures because

the House should not be given wrong figures. That is what I am bringing to your kind notice.

**Mr. Speaker :** You are deviating from the question.

**Shri Sobhanadreeswara Rao Vadde :** I would ask the hon. Minister whether he will send somebody to find out the truth in this regard. The present Rent Control Act has become a disincentive to house owners.

**Mr. Speaker :** This question is already put.

**Shri Sobhanadreeswara Rao Vadde :** I am coming to the question. A lot of time has been taken. The National Commission on Urbanisation has given its report long back and the National Housing Bank has already been brought into existence. This is the right time to bring forward the proposed legislation incorporating these issues which you have mentioned in your reply.

**Mr. Speaker :** Mr. Rao, please put the pointed question.

**Shri Sobhanadreeswara Rao Vadde :** Will you bring an amendment in this Session itself or at least in the next Session so that the National Housing Bank will be able to help the poor to construct houses?

**Mr. Speaker :** There are two questions: Will you verify the figures given by you and, will you bring forward a legislation to amend the Rent Control Act?

**Shri M. Arunachalam :** As far as the figures are concerned, they are given by the State Government of Andhra Pradesh.

Regarding amendment to legislation, it is not possible in this Session. We will consider it in the next Session.

**Shri Chandra Jeet Yadav :** It is a reality that the housing problem in this country has become a serious

national problem and, particularly the people in lower income groups are facing this serious problem. I know that Government alone cannot provide housing to everybody. The Rent Control Act has become out-dated.

**Mr. Speaker :** The hon. Minister has already answered it.

**Shri Chandra Jeet Yadav :** Most of the people in the private sector who are willing to build houses are not investing money in building new houses because of the fact that they face many problems such as house rent and also because people are not vacating the houses according to the agreement. Keeping in view these problems and also the announcement made by the Finance Minister the other day that certain things are being made to attract more money into the housing sector.

Will the Minister take necessary steps to finalise the National Housing Policy as soon as possible so that concrete steps are taken to meet this necessity ?

**Shri M. Arunachalam :** I said earlier that the Draft Housing Policy will be placed on the Table of the House by the end of this year.

[Translation]

**Shri Prataprao B. Bhonsle :** Mr. Speaker, Sir, some suggestions have been given here. There is problem of housing and we have a shortage of about 20 million dwelling units in rural areas and 10 million dwelling units in urban areas. But I think these figures are also not correct and the requirement of houses is much more than this. Secondly, one of the suggestions made here was that attention should be paid towards the construction of low cost houses and fly-ash should be used. I would like to submit here that there is an agency in Maharashtra by the name of 'C. K. Seporax' which has developed a new technique for construction of houses and with the help of that technique

the construction work which normally takes a year would be completed in two months. The Maharashtra Government awards 10 per cent of its housing construction assignment to this agency every year.

[English]

**Mr. Speaker :** This is not allowed. You are not putting a specific question. I disallow this question.

**Shri Basu Deb Acharia :** Sir, there is an acute shortage of dwelling houses in tea-plantation areas in Darjeeling, Assam and in Doars areas. There was a tripartite agreement with the Unions, the owners of the tea-gardens and the Government of India which stipulated that 10 per cent of the dwelling houses would be constructed per year. But this is not being adhered to. May I know from the Minister whether the Government will formulate a plan in collaboration with the Life Insurance Corporation of India, HUDCO and other organisations including the Urban Development Ministry so that the problem of dwelling houses, particularly in tea-plantation areas where the problem is very acute, can be solved.

**Shri M. Arunachalam :** As the hon. Member is aware, housing is a State subject. Housing schemes are formulated and implemented by the State Governments. The Central Government's interventions have been in the form of special schemes for the poor and vulnerable sections. Definitely, the suggestions which the hon. Member has given will be taken up with the State Governments concerned.

**Shri Ram Kapse :** Mr. Speaker, Sir, it has been mentioned here that as far as Maharashtra is concerned, there is a shortage of one million housing units. I wanted to ask the Minister whether the slum dwellers are treated as having houses because whatever schemes are there for housing, the number for Maharashtra is the highest. You know, in Bombay

and other cities, there are so many slum dwellers. Will the slum dwellers be treated as having their houses?

**Shri M. Arunachalam :** We have included so many schemes for the slum improvement like Low Cost Sanitation Scheme.....

**Shri Ram Kapse :** Are they treated as homeless or having their dwelling units?

**Shri M. Arunachalam :** They are treated as slum-dwellers. (*Interruptions*).

**Shri Ram Kapse :** This figure is definitely wrong, if it is one-million. In Maharashtra alone, there are many millions residing in slums. If you treat them as homeless, then only you can do something for them. Of course, you have given the figures.

**Shri M. Arunachalam :** That is what I have stated. We have Slum Improvement Board.

**Shri Anna Joshi :** I would like to know whether they are included in your Housing Policy or not. Are you giving houses for them also?

**Shri M. Arunachalam :** Yes, we have a Cell for upgradation scheme. We are implementing it.

**Dr. Venkateswarlu Ummareddy :** Mr. Speaker, Sir, I would like to have this piece of information. The gap of this Housing Programme is very much. In the rural areas, the agricultural lands are being acquired for construction of housing colonies. What is the extent of the total loss of agricultural land for constructing these housing colonies? To that extent, what is the loss in agricultural production in the country for the past one decade?

Do the Govt. have any other programme to construct houses in the chronically cyclone-prone area, i.e. the coastal area of Andhra Pradesh like the Indira Awas Yojana?

**Shri M. Arunachalam :** Acquisition of land for housing purpose is being done by the State Government. Regarding coastal belt, we are having the Indira Awas Yojana and we are implementing it through the State Government. (*Interruptions*).

**Shri Venkateswarlu Ummareddy :** I asked about the total agricultural land. He has not given the statistics. Can it be sent later on?

**Mr. Speaker :** He cannot have the statistics like this. If possible, he will send it to you.

[*Translation*]

**Shri Madan Lal Khurana :** Mr. Speaker, Sir, in the statement regarding physical progress it has been stated that during 1986-87, 1987-88 and 1990-91 there is nil progress so far as Delhi is concerned. This means that not even a single dwelling unit has been constructed for the weaker sections during the first three years of the plan period. What are the reasons therefor? This is part (a) of my question. Last year it was decided in the meeting of the Delhi Planning Board that at least seven and a half lakh houses would be constructed during the plan period under different schemes like Ambedkar Scheme, Group Housing Scheme etc. That was the target which meant that at least one and a half lakh houses should have been constructed every year. But Mr. Speaker, Sir, only 8.5 thousand houses have been constructed. I would like to know from the hon. Minister the steps being taken to solve the housing problem in Delhi, particularly, by providing plots or dwelling units to the weaker sections and people residing in Jhuggi-Jhonpuri areas.

**Mr. Speaker :** Please tell him what is being done for Delhi. That's all. Khuranaji not like this. You are asking too many questions. Hon. Minister, please tell him what is being done for Delhi and whether the funds

allocated for this purpose have been diverted elsewhere. Please reply to only these two questions.

[English]

**Shri M. Arunachalam :** As the hon. Member is very well aware, Delhi's development is being done by Delhi Development Authority. Delhi Development Authority is acquiring land and are giving the land to the societies as also plots for the poorer sections of the people.

About the figures. I will get back to you.

**Shri Nirmal Kanti Chatterjee :** The order of the problem is indicated by the facts and figures that 80 million dwelling units need to be constructed which means, seven crores of families need dwelling units. My first question is, how many households are there in the country of which these seven crores require to be housed? That is the part one of the questions. This excludes the slum dwellers. I know one of the last problems to be solved in any society is the housing problem. The dimension of the problem is such that I cannot blame the Government from that angle. What is the anticipation of the Government when they say that black money would be inducted, black money would be utilised for the housing sector?

How many dwelling units are they anticipating in the current Budget from this investment of black money? That is the second part of the question. (Interruptions). I am talking about the pavement dwellers. Dwelling on the pavement is altogether a different problem.

**Mr. Speaker :** Please put a pointed question.

**Shri Nirmal Kanti Chatterjee :** How many shelters for pavement dwellers in the urban areas do they propose to construct, and how many

of them, who are without any dwelling units, would be covered because there is no emphasis on such construction of big shelters with adequate sleeping arrangements?

**Shri M. Arunachalam :** About the shortage of housing units, we have given it in the answer itself. Regarding the other matters raised by the hon. Member, I will collect the figures and place it before the House.

#### **Mother Tongue as Medium of Instruction at Primary Stage of Education**

\*184. **Shri Bhagey Gobardhan :** Will the Minister of Human Resource Development be pleased to state :

(a) whether the Union Government propose to issue instructions to States having Scheduled Areas for providing adequate facilities for instruction in the mother tongue at the primary stage of education to children belonging to the Scheduled Tribes; and

(b) if so, the details thereof and the steps being taken for promotion and development of tribal languages?

**The Minister of Human Resource Development (Shri Arjun Singh) :** (a) and (b) : A statement is laid on the Table of the Sabha.

#### **Statement**

Article 350-A of the Constitution lays down that 'it shall be the endeavour of every state and of every local authority within the state to provide adequate facility for instruction in the mother tongue at primary stage of education to children belonging to linguistic minority groups'. Accordingly, it has been the policy of the Government to provide such facilities for students belonging to linguistic minorities where atleast 40 students in a school or 10 in a class so desire.

2. As school education is being managed by the states, they have by and large been following this policy and have initiated action at their level. In addition, the Central Institute of Indian Languages, Mysore