

# LOK SABHA DEBATES

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## LOK SABHA

Monday, April 15, 1985/Chaitra 25,  
1907 (Saka)

*The Lok Sabha met at Eleven of the Clock*

[Mr. SPEAKER in the Chair]

### ORAL ANSWERS TO QUESTIONS

#### Guidelines to States for Housing

[English]

\*425. SHRI EDUARDO FALEIRO : Will the Ministers of WORKS AND HOUSING be pleased to lay a statement showing :

(a) whether Central Government have provided guidelines to certain States with a view to easing their housing problems ; and

(b) if so, the names of the States ?

THE MINISTER OF WORKS AND HOUSING (SHRI ABDUL GHAFOOR) :

(a) and (b) . The general guidelines relating to the policy and programmes for housing development are contained in the Plan documents which are regularly circulated to all the State Governments and Union Territory Administrations in the country. In addition, the circulars issued from time to time to them contain the detailed instructions regarding programme contents of specific schemes.

SHRI EDUARDO FALEIRO : All of us have been saying here for decades that shelter along with food and clothing are the topmost priorities, the three major priorities of a human-being. It is unfortunate that these are not reflected to that extent in the Seventh Five Year Plan. These must have priority. Without making a big speech, I can just show how small the per-

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formance has been in this regard. The requirement of the dwelling units in 30 million as disclosed by the Ministry of Works & Housing through its topmost officer in the Ministry namely, the Secretary. This information is as per the official statistics alone of the Ministry of Works & Housing. At present, the target fixed by the Government through official statistics is 50 lakh dwelling units per year out of which the States and Union Territories have been able to produce and show only 4 lakh units.

In view of this dismal performance of the States and Union Territories, what is the Ministry going to do through any crash programme and what are the perspectives and projections of the Ministry in the National Housing Policy to tackle the major problem on a war footing ?

SHRI ABDUL GHAFOOR : I agree with the hon. Minister....

[Translation]

MR. SPEAKER : It looks as if a lottery is going to be drawn.....

(Interruptions)

[English]

SHRI ABDUL GHAFOOR : I agree with the hon. Member.....

SHRI S. JAIPAL REDDY : Shri Eduardo Faleiro is the Chairman of the Housing Committee. He is not able to provide houses to Members here. He, therefore, deserves to be made a Minister for Housing.

(Interruptions)

SHRI ABDUL GHAFOOR : He also distributes houses. That is why, he has put this question !

It is true and it is strange also. But I would also like to inform the hon. Members of the House that, since the First Five-

Year Plan, Government has been allotting money. But it is a strange thing. I will give you the exact figures. It is an interesting thing and, therefore, every hon. Member of the House should know. In the First Five-Year Plan, in investment in Housing in both public and private sectors was Rs. 1150 crores, the percentage to the total outlay being 34. In the Second Five-Year Plan, in both public and private sectors it was Rs. 1300 crores and the percentage to the total outlay was 19. In the Third Plan the investment went up, but the percentage fell to 15. In the Fourth Plan, the allocation went up, but the percentage fell to twelve. In the Sixth Plan the allocation was Rs. 1100 crores as against Rs. 1150 crores in the First Plan, but the average came down to 7.5 per cent whereas in the First Plan it was 34 per cent. It is strange that this thing is happening....

AN HON. MEMBER : What about Seventh Plan ?

SHRI ABDUL GHAFOR : The Seventh Plan figure is not yet out. I cannot say definitely how much money will be allocated in the Seventh plan. Perhaps, after a month or two it will be known. This is the peculiar situation which I personally find : in First Five-Year Plan the percentage was 34 and now it has come down to 7.5. As my hon. friend has stated, about the shortage of houses, no exact survey has been made. But on the basis of the census figures, the NBO has found out that nearly 24 million dwelling units are required at present in the country. While making the allocations in the Five-Year Plans, since 1952 to 1971, whatever money has been given for construction of houses, definite guideline was issued that henceforward there would be four categories, namely, those who were economically weaker, those whose income was very low, the low income group, then the middle income group, then the fourth, rental housing schemes, houses constructed by the Government for its employees. These guidelines were formulated and instructions were issued to all States, and they have been doing their work according to their resources. For the 20-point Programme, for the economically weaker sections particularly, different States have adopted different

guidelines. We are stressing on the State Governments that, at least for these two categories, economically weaker sections and low income group, houses should be constructed and a higher percentage should be fixed for these categories. The State Governments are also, to some extent, following the guidelines. But the shortage is there. Also the Government of India has made a commitment before the world organization, the UNO, that from 1987..

(Interruptions)

I was explaining so that no more supplementary would arise....

SHRI S. JAIPAL REDDY : The answer is as long as it is wrong. We are giving sites for rural landless workers in rural areas plus Rs. 500.

SOME HON. MEMBERS : Rs. 500 !

SHRI ABDUL GHAFOR : We give Rs. 500. Then some State Governments give Rs. 1000 and some other State Governments give Rs. 2000. We give Rs. 500 plus some sq. metres of land so that they can construct a thatched hut in order to cover themselves because if you go to Bihar and U.P. you will find in villages nearly 30% of the people live in thatched houses. There are other houses like mud-built houses with Kapaş and Nadiyas which are covered in Bihar and U.P. Some of them have got semi-pacca and semi-kacha and some of them being kacha and no pacca and no kacha but thatched. Both cover and also the walls they make it with earth.

Therefore, in each State the subject has got different connotation and each State is given guidelines to have its own sort of scheme best suited to it. This is the general condition. Whatever assistance is given in the Five-Year Plan, according to that we move, as we move in other sectors also.

MR. SPEAKER : Is there any room for any further supplementaries after this long answer ?

SHRI EDUARDO FALEIRO : The Minister is terribly worried as he admits the entire position as I put it.

**MR. SPEAKER :** The Minister has missed one thing. It is not only housing that has to be planned but some family planning also has to be done. We have to cover this gap. Have you heard about a joke ?

[Translation]

A child went to a school for admission. He was asked his name. He replied, "My name is this". "How many brothers and sisters are you ?" "We are fifteen", he replied. "What is the occupation of your father ?" "This is the only occupation," he replied.

[English]

**SHRI EDUARDO FALEIRO :** A very telling comment on the whole situation.

**SHRI ABDUL GHAFOOR :** There is one more thing which the hon. Member should know. How much difficulty does the Chairman of the House Committee feel in allotting houses to the hon. Members here ? You have to see my difficulty also.

(Interruptions)

**MR. SPEAKER :** Both are in the same boat.

**SHRI EDUARDO FALEIRO :** I will not involve him in this.

Let me come to my second supplementary. The Minister realises the gravity of the situation. That is one thing. Then, merely issuing guidelines and circulars to the States will not do. You have to make them act and act on a war footing. The Minister mentioned that Rs. 500 is being given to the lower income group people to build houses. I have gone all over my constituency to every single village and if one has gone to the villages, he will know that no house can be built of a permanent nature with Rs. 500....

**MR. SPEAKER :** He is not saying that a house will be built. He says that only a jhuggi will be built.

**SHRI EDUARDO FALEIRO :** We do not want that type of thing. We want a

permanent house—to solve the problem in a permanent manner. Every year what do these people do ? Rs. 500 is given. They know with Rs. 500 no permanent house can be built. So they use it in whatever manner they like.

**MR. SPEAKER :** You ask the question.

**SHRI EDUARDO FALEIRO :** I would like to know whether regarding this lower income group or the EWS the government will look into the fact that many of the flats are given under the scheme of giving flat and they do not have any infra-structural facilities and they are far away and no transportation facility is there, no school is there and, therefore, houses are not being built apart from the fact that Rs. 500 is totally insufficient.

Secondly, is it not a fact that it takes about 20 years for a government servant from the date when he joins service and puts in his application, to get government accommodation ?

**MR. SPEAKER :** You will take my whole one hour for your question.

**SHRI EDUARDO FALEIRO :** Very often a man in government service retires after 30 years of service without ever getting government accommodation. Now I would like to know from the Minister what he intends to do to improve the lot and the facilities like schooling, transport and other infra-structural facilities regarding economically weaker sections and government servants.

**SHRI ABDUL GHAFOOR :** Under the Housing scheme for economically weaker section, that is for those whose family income is upto Rs. 350, a loan of upto Rs. 5000 is given. Under the HUDCO scheme a loan upto Rs. 3,300 is given. For the low income group, that is, for those whose income is between Rs. 350 and Rs. 600, they are being given a loan assistance upto Rs. 15,300.

**SHRI EDUARDO FALEIRO :** Where ?

**SHRI ABDUL GHAFOOR :** All over the country. The rate of interest for the Economically Weaker section is 4 to 5 per cent. For the low income group it is 8 %

and they can return the money within 15 years. Similarly, for the housing scheme for middle income group, that is, for those whose income is between Rs. 600 and Rs. 1500, loans are given upto Rs. 50,000 and the rate of interest is 11.5 %.

**SHRI EDUARDO FALEIRO :** This is Housing Board. It is not built up houses. What about government servants ?

**SHRI ABDUL GHAFOOR :** Government servants can also avail of this facility and they can construct their houses.

**SHRI A CHARLES :** What are the guidelines given by the Ministry of Housing to the State Governments for preparing schemes for providing houses to the poorest of the poor? In Kerala if a person wants to get the benefit of such a scheme, he should have at least 3 cents of land in the urban area or 5 cents of land in the rural area. There are several lakhs of people, especially in the coastal belt of Kerala who do not own any land. They are living on the government poromboke lands. May I know whether the Government will consider a scheme for providing houses for such people who do not own any land or at least flats to such poorest of the poor ?

**SHRI ABDUL GHAFOOR :** This housing scheme is not a centrally sponsored scheme. Housing is a State subject. In the State they can also formulate their own guidelines to give house sites to those persons who have got not even a single inch of land. Either they can subsidise it or they can give it free to them and allow them to construct their own thatched or kacha or pacca one-room or two-room houses. It is for the State Governments to do.

**SHRI V. SOBHANADREESWARA RAO :** Is the Government aware of the fact that according to the guidelines issued to the nationalised banks, only 1 % of their advances is to be given for housing and this comes in the way of faster progress in the matter of housing programmes? If so, will the Government give revised instructions permitting them to give more than 1 %, say, at least 2 or 3 % to enable

this housing problem to be solved in the near future ?

**SHRI ABDUL GHAFOOR :** The hon. Member is right. So far as the question of banks is concerned, how much money they should advance, etc.—these things are discussed in detail by the Planning Commission. It is the Planning Commission which sets the target—so much percentage the banks will have to give. For example, from 1983 Rs. 150 crores banks were asked to earmark for the housing sector. So this is not directly dealt with by us.

**SHRI V. SOBHANADREESWARA RAO :** It is the Government which has to take the decision.

**SHRI ABDUL GHAFOOR :** The Government has to take decisions in all matters—both in housing and in other matters also.

#### Cotton Production per Hectare

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\*426. **SHRI CHINTAMANI JENA :**  
**SHRI AMARSINH RATHAWA :**

Will the Minister of AGRICULTURE AND RURAL DEVELOPMENT be pleased to state :

- (a) the production of cotton per hectare;
- (b) whether India has the lowest per hectare production in cotton ;
- (c) if so, the reasons thereof ; and
- (d) the steps being taken by Government to increase cotton production in the country ?

**THE MINISTER OF AGRICULTURE AND RURAL DEVELOPMENT (SHRI BUTA SINGH) :** (a) and (b). Average production of cotton (lint) in India during the three years 1981-82 to 1983-84 is 158 Kgs. per hectare. This is among the lowest in the cotton growing countries of the world.

(c) The reasons for low productivity of cotton in India, inter-alia, include :—

- (i) Low irrigation coverage ;
- (ii) Inadequacy of quality seeds for sowing ;