

(a) whether in most of the cases DDA does not give actual possession to allottees of flats for years together even after receiving full payment and the expiry of date for taking possession;

(b) if so, whether any interest is paid by the DDA to the allottees in such cases for the period after the expiry date for taking possession;

(c) if so, the details thereof; and

(d) if not, the reasons therefor?

THE MINISTER OF URBAN DEVELOPMENT (SHRI MURASOLI MARAN): (a) to (d). All effort is made to deliver possession of flats to allottees on time. However, in case handing over of physical possession has to be deferred on account of non-completion of construction work or non-availability of essential civic services, allottees are paid interest @ 7% per annum on the amount paid by them.

[English]

### Housing Shortage in the Country

3502. PROF. P.J. KURIEN:  
SHRI B.N. REDDY:  
SHRI ABDUL SAMAD:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the latest estimate of housing shortage in the country, separately for the urban and the rural sector in terms of family-units as on 1 April, 1990;

(b) the target fixed for the allotment of house-sites/houses under various housing schemes during 1990-91, State-wise; and

(c) the target fixed for grants of loan by HUDCO for private housing in terms of units during 1990-91?

THE MINISTER OF URBAN DEVELOPMENT (SHRI MURASOLI MARAN): (a) The data on housing shortage in the country as on 1st April 1990 are not available as house listing is done only during census operation. The decadal census is due in 1991 and correct data will be available only after the operation. The NBO, on the basis of 1981 Census data, has projected the housing shortage as on 1st March 1990 to be 10.0 million units in urban and 20.3 million units in rural areas of the country.

(b) Housing is a State subject and all housing schemes are formulated/implemented by the State Government/UT Administrations according to their needs and priorities. However, under the 20 Point Programme, targets are fixed and monitored by the Central Government in consultation with the State Governments. The targets of construction of houses under the Indira Awas Yojna state-wise are given in the statement below. Targets for allotment of house-sites under the Minimum Needs Programme for different income groups are under finalisation in consultation with the States/UTs.

(c) No specific target is fixed by HUDCO for the grant of loan for schemes taken up by, private agencies. Specific proposals are considered on merits in terms of the lending norms of HUDCO.

**STATEMENT***Statement of Physical targets under Indira Awas Yojana during 1990-91*

<i>Sl. No.</i>	<i>State</i>	<i>Houses Likely to be constructed</i>
<i>1</i>	<i>2</i>	<i>3</i>
1.	Andhra Pradesh	7913
2.	Arunachal Pradesh	289
3.	Assam	1119
4.	Bihar	16346
5.	Goa	10
6.	Gujarat	4661
7.	Haryana	941
8.	Himachal Pradesh	351
9.	Jammu & Kashmir	205
10.	Karnataka	5443
11.	Kerala	1733
12.	Madhya Pradesh	18266
13.	Maharashtra	7651
14.	Manipur	59
15.	Meghalaya	450
16.	Mizoram	226
17.	Nagaland	392
18.	Orissa	9110
19.	Punjab	1287
20.	Rajasthan	7347

<i>Sl. No.</i>	<i>State</i>	<i>Houses Likely to be constructed</i>
1	2	3
21.	Sikkim	52
22.	Tamil Nadu	7222
23.	Tripura	286
24.	Uttar Pradesh	18914
25.	West Bengal	11594
26.	A & N Islands	16
27.	Chandigarh	5
28.	Dadra & Nagar Haveli	61
29.	Delhi	8
30.	Daman & Diu	79
31.	Lakshadweep	16
32.	Pondicherry	48
Total		122100

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**Ceiling on Size of Houses**

3503. **PROF. P.J. KURIEN:** Will the Minister of **URBAN DEVELOPMENT** be pleased to state:

(a) whether Government propose to put a ceiling on the size of residential houses to prevent wastage of scarce resources on palatial houses; and

(b) if so, the details thereof?

**THE MINISTER OF URBAN DEVEL-**

**OPMENT (SHRI MURASOLI MARAN):** (a) and (b). With a view to reducing the quantum of investment of scarce financial resources in construction of luxury houses, the draft National Housing Policy provides that the size of the plots in Urban areas should not exceed 120 sq. mtrs. Appropriate maximum housing norms in terms of size of the plots and dwelling units, specifications, cost of construction, fixtures and internal facilities will be prescribed by the States and UTs having regard to the local conditions and the national norms. These norms will be incorporated in the lending norms of housing