

चीफ इंजीनियर, सी० पी० डबल्यू० डी०, श्री सिन्हा, कन्सल्टिंग इंजीनियर टु दि गवर्नमेंट आफ इंडिया, ट्रांसपोर्ट मिनिस्ट्री। हम ने इस किस्म के आदमी लिए हैं, जो कि इस काम से काफ़ी वाक़िफ़त रखते हैं।

श्री म० ला० द्विवेदी : क्या सात नाम पूरे हो गए हैं ? अभी तक सिर्फ चार आदमियों के नाम बताए गए हैं।

श्री मेहरचन्द खन्ना : मैं बाकी नाम भी बता देता हूँ।

अध्यक्ष महोदय : नैकमट क्वैस्टियन।

Integration of Housing Scheme

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 Shri P. C. Borooah:
 Shri Yashpal Singh:
 Shri Rameshwar Tantia:
 Shri Vishram Prasad:
 Shri Bagri:
 Shri Vishwa Nath Pandey:
 Shri Sivamurthi Swamy:
 Shri Ram Harkh Yadav:
 Shri D. D. Mantri;
 Shri Dharmalingam:

Will the Minister of Works and Housing be pleased to state:

(a) whether Government propose to integrate the various housing schemes under which financial assistance such as loans or subsidy is given to low-income and middle-income groups for house-building purposes;

(b) if so, the broad features of the proposal; and

(c) the reasons necessitating this step?

The Minister of Works and Housing (Shri Mehr Chand Khanna): (a) and (b). The Working Group on Housing and Urban and Rural Planning in the Fourth Plan, set up by the Planning Commission, have recommended that the existing urban housing schemes should be integrated

into two schemes—viz Subsidised Rental Housing Scheme and Loans Housing Scheme. These recommendations will be discussed at the Conference of the Housing Ministers which will be held on the 29th, 30th and 31st December, 1964.

(c). The intention is to simplify and rationalise the existing schemes.

Shri P. C. Borooah: It is stated that the purpose of this new integrated scheme is to provide better benefit to the economically poorer sections. May I know what extra benefits are going to be given to the low income groups in comparison with the middle income groups?

Shri Mehr Chand Khanna: We have got seven or eight schemes and the idea is to bring them under two categories. The whole matter has been examined and discussed with the Planning Commission and now I propose to place it before the conference of Housing Ministers. After we have gone into this question from the Delhi angle as well as the State angles, a final decision will be taken in consultation with the Planning Commission and the Ministry of Finance.

Shri P. C. Borooah: What benefits are going to be given under the subsidised scheme to the poorer sections?

Shri Mehr Chand Khanna: That is exactly what I am trying to tell the hon. Members. We want to rationalise the schemes. Possibly in certain cases, we may have to subsidise more and in certain cases, less. All these things are going to be examined.

Shri Rameshwar Tantia: May I know whether, with the financial assistance, Government will see that they get a small quantity of cement to build their house?

Shri Mehr Chand Khanna: I find the difficulty about cement is there and I go on approaching the Minister for Industries and Commerce. The response has not been very encouraging.

श्री यशपाल सिंह : क्या सरकार यह बतला सकती है कि उन के एकीकरण के लिये जब मौका दिया जायेगा तो जिन लोगों के पास प्लाट्स नहीं हैं उन्हें कैसे इमदाद दी जायेगी।

श्री मेहरचन्द खन्ना : हमारी दो किस्म की स्कीमें हैं। एक तो यह कि हम कर्जा देते हैं इस लिये कि लोग खुद मालिक बन जायें मकानों के और दूसरे हम यह सहूलियत देते हैं इस लिये कि जैसे स्लम क्लियरेंस स्कीम है, इंडस्ट्रियल स्कीम है उस में किराये में कुछ रियायत करते हैं। दूसरी बात जो आनरेबल सदस्य ने दो तीन बार कही है उस के सम्बन्ध में जहां तक रूल एरियाज का ताल्लुक है, उस के मुताल्लिक स्कीमें बन रही हैं कि वहां भी काफी सहूलियत दी जाय जैसे कि हम अरबन एरियाज में कर्ज देते हैं या दूसरी सहूलियतें देते हैं। मेरा इरादा यह है कि देहातों में इस तरह का कर्जा दिया जाये और दूसरी सहूलियतें दी जायें ताकि देहातों में भी मकान बन सकें।

श्री बागड़ी : मकानों की समस्या देश में बड़ी जटिल होती जा रही है और उस की एक बुनियाद जगह की कमी है। तो क्या माननीय मंत्री महोदय इस बात पर विचार कर रहे हैं कि जो जगहें फालतू हैं, जैसे कि दिल्ली में रेसकोर्स है या दूसरी गैर जरूरी चीजें हैं जो बशशाहत के मुकाबले में बहुत कम जरूरत की हैं, या बड़ी कोठियां हैं, उन पर रोक लगा कर ऐसी जमीन इकट्ठा कर के कर्जों के रूप में जमीन दें ताकि जिन के पास मकान नहीं हैं वह मकान बना सकें।

श्री मेहरचन्द खन्ना : जहां तक बड़ी कोठियां का ताल्लुक है, फाइनेंस मिनिस्टर का भी यही विचार है और हाउसिंग

मिनिस्टर का भी यही विचार है कि हमें मल्टी स्टोरीड कंस्ट्रक्शन करना चाहिये, और कुछ इस तरह का काम शुरू कर दिया गया है, बाकी रेसकोर्स है या दूसरी जगहें हैं, उन के मुताल्लिक मैं यह कहना चाहता हूँ कि दिल्ली के लिए एक मास्टर प्लान है, उस मास्टर प्लान के मुताबिक हमें एक खास हिस्से पर मकान बना सकते हैं। और खास हिस्से को ग्रीन रखना पड़ता है। जहां तक रेसकोर्स या गोल्फ कोर्स का सवाल है, उस से फर्क नहीं पड़ेगा क्योंकि वहां पर इमारत नहीं बन सकती।

Shri Surendranath Dwivedy: Has it come to the notice of the Government that loans provided for house building purposes to low income and middle income groups is very inadequate? Is there any proposal to increase the amount of loan to the individuals in these groups?

Shri Mehr Chand Khanna: We have increased the loan amount recently: the minimum has been raised from Rs. 8,000 to 10,000. Similarly, there is a request for increasing the limit in the matter of Government servants. As far as this Plan is concerned, allocations were fixed 3-4 years ago and there is no possibility of changing them. But as far as the Fourth Plan is concerned, as I informed the House not long ago, I am going to get allocations at least three times more.

Shri Sivamurthi Swamy: May I know whether any complaints have been received by the Government that the low income group and middle income group scheme had been misused by so many white collared and well-to-do persons?

Shri Mehr Chand Khanna: Whether a person wears a white collar or a dark collar, if the hon. Member would bring a specific case to my notice, I shall not spare him.

Shri Shivnanjappa: May I know whether the subsidy is confined only to industrial labour in urban areas?

Shri Mehr Chand Khanna: I just now informed the House that we have got two types of schemes: the subsidised scheme where we give a capital subsidy and there is a rental subsidy. All these schemes are there; we want to rationalise them and put them into groups.

Shri S. M. Banerjee: May I know whether there is a scheme called "Own Your House Scheme" and that loans will be given to those who retire after the completion of satisfactory service of 25 years or more, and whether any loan will be given to the pensioners to settle themselves either in Delhi or in any other place of work after their retirement?

Shri Mehr Chand Khanna: You mean Government servants?

Shri S. M. Banerjee: Yes.

Shri Mehr Chand Khanna: There is no other scheme except the schemes which are before the House.

Shri S. M. Banerjee: The hon. Minister has not followed the question. The question is whether there is a demand of the pensioners, or rather the Government servants that after they retire they should be given some land or some help in the form of loan to build their own houses in a place like Delhi and other places.

Shri Mehr Chand Khanna: I have no idea about this, but one thing is obvious and that is, whether a Government servant has retired or whether he is in service, we have got a scheme under which he can be advanced a loan, and we are giving loans to a number of Government servants for the building of their houses.

श्रीमती जमुना देवी : क्या मंत्री महोदय यह बतलाने की कृपा करेंगे कि निम्न आय वाले और मध्य वर्गीय लोगों के मकानों की समस्या को सुलझाने में मध्य प्रदेश किस कारण

सब से पीछे है, और जो सम्मेलन हो रहा है उस में क्या इस बात पर विचार किया जायेगा कि जिला लेवल तक के प्रत्येक कर्मचारी के लिये सरकार खुद मकान बनाये ताकि उन के मकानों की समस्या हल हो सके।

अध्यक्ष महोदय : प्रश्न के पहले भाग का ही उत्तर दिया जाये।

श्री मेहस्चन्द खन्ना : एक महीना हुआ जब मैं मध्य प्रदेश गया था और चार, पांच या छः रोज वहाँ घूमता रहा। मध्य प्रदेश में काफी काम हो रहा है। स्टेट गवर्नमेंट ने मुझ से 35 लाख रु० मांगा था। और वह दे दिया गया। मैं ने यह इकरार किया था कि अगले साल उन्हें 1 करोड़ रुपया और मिल जायेगा।

Investment of West German Capital

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{ **Shri Rameshwar Tantia:**
Shri P. R. Chakraverti:
Shrimati Savitri Nigam:
 *330. { **Shri Bhagwat Jha Azad:**
Dr. Ranen Sen:
Shri Dinen Bhattacharya:
Dr. Saradish Roy:

Will the Minister of Finance be pleased to state:

(a) whether it is a fact that the Government of India have concluded an agreement with the Federal Republic of Germany to guarantee private investors from that country against the risk of expropriation;

(b) if so, the main features of this agreement; and

(c) when the implementation of the agreement is likely to take effect?

The Minister of Planning (Shri B. B. Bhagat): (a) An Agreement was reached on the 15th October, 1964, between the Government of India and the Government of the Federal Republic of Germany regarding certain guarantees in respect of German private capital invested in India