

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:1345
ANSWERED ON:07.03.2008
DEMAND AND AVAILABILITY OF DWELLING UNITS
Rao Shri Kavuru Samba Siva;Shaheen Shri Abdul Rashid

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) The demand and availability of dwelling units for different categories of people both in urban and rural areas;
- (b) whether there was shortage of 24.71 million dwelling units at the end of the 10th Five Year Plan and 26.53 million dwelling units during the entire 11th Five Year Plan, as estimated by Technical Group on Estimation of Urban Housing Shortage, which was constituted by the Union Government;
- (c) if so, the details thereof;
- (d) the steps taken to meet the growing demand of housing especially for poorer section of the society;
- (e) whether the Government proposes to enact a law to regulate real estate sector and protect the interest of buyers of houses and also to encourage private sector in housing construction to make available affordable houses and set up Special Residential Zones provided with tax exemption and other incentives similar to SEZs; and
- (f) if so, the details thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION(KUMARI SELJA)

(a)to(c): According to the estimates made by the Technical Group constituted by the Ministry for assessment of the urban housing shortage at the end of the 10th Five Year Plan, the total housing shortage in the country is 24.71 million. The category-wise housing shortage is as follows:

category	Housing shortage in Million as on 2007
-	
EWS	21.78
LIG	2.89
MIG]	0.04
HIG]	
TOTAL:	24.71

During the 11th Five Year Plan period, the total urban housing requirement including the backlog and additional requirement is estimated as 26.53 million dwelling units. As regards Rural Housing, Ministry of Rural Development have informed that according to estimates made by the Working Group of Rural Housing in the context of formulation of 11th Five Year Plan, the estimated housing shortage for 2007-12 is 47.43 million.

(d): Housing being a State subject, it is primarily the responsibility of the State Government to deal with the problem of housing shortage in rural as well as urban areas. However, in so far as urban housing is concerned, the Central Government has taken several initiatives for addressing the issue of housing shortage. The National Urban Housing and Habitat Policy (NUHHP), 2007 has been formulated and laid on the Table of both Houses of the Parliament on 7.12.2007. The Policy seeks to set in motion a process for providing 'Affordable Housing for All' particularly for Economically Weaker Sections (EWS) and the Low Income Group (LIG) through various types of public private partnerships. Apart from NUHHP-2007, the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) launched by the Government in the year 2005 caters to provision of housing and basic services to urban poor in 63 specified cities under the Sub-Mission of Basic Services to the Urban Poor (BSUP) and in other cities and towns under Integrated Housing and Slum Development Programme (ISHDP). Further, a provision of Rs.30 Crores has been made in the current financial year 2007-08, to provide for interest rate subsidy scheme for housing loans to Economically Weaker Sections (EWS) and Low Income Groups (LIG)

The Ministry of Rural Development has reported that, besides implementing Indira Awas Yojana on a year to year basis under the

Bharat Nirman Programme, construction of 60 lakhs houses are envisaged during the period of 4 years from 2005-06 to 2008-09.

(e)&(f): The subjects `Land` and `Colonisation` come under the purview of State Governments. The NUHHP-2007 encourages public private partnerships relating to construction of houses and setting up of greenfield towns.