

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

UNSTARRED QUESTION NO:1978
ANSWERED ON:17.07.2009
SHORTAGE OF HOUSES
Adhalrao Patil Shri Shivaji

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

- (a) whether there is acute shortage of houses in the urban areas of the country;
- (b) if so, the details thereof;
- (c) whether the Government has decided to take the help of private developers and builders to cater to rising demand of houses in the country;
- (d) if so, the details thereof;
- (e) if not, the reasons therefor;
- (f) whether delay in clearance of projects results in cost escalation and hike in prices of houses; and
- (g) if so, the steps taken in this regard?

Answer

MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (KUMARI SELJA)

(a)&(b): 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 Group had further indicated the housing shortage amongst various income groups as under:-

Income Category	Housing shortage in millions at the end of the 10th Five Year Plan
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Economically Weaker Sections (EWS)	21.78
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Low Income Group (LIG)	2.89
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Middle Income Group (MIG)	0.04
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High Income Group (HIG)]
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(c)&(d): The newly launched Scheme of Affordable Housing in Partnership launched as follow up of Conference aims at operationalising the strategy envisaged in the National Urban Housing & Habitat Policy (NUHHP) 2007, of promoting various types of public-private partnerships - of the Government sector with the private sector, the cooperative sector, the financial services sector, the state parastatals, urban local bodies, etc. - for realizing the goal of affordable housing for all.

Based on the experience that housing colonies do not get occupied for want of civic service connectivities, Central Government assistance under this scheme which would cover Middle Income Group (MIG) dwelling units also, will be provided for the provision of civic services such as water supply including ground level/overhead service reservoirs, storm water drainage, solid waste management, sewerage including common sewerage treatment facilities, rain water harvesting, approach roads, electricity lines including electricity transformers, parks and playgrounds and other amenities.

Central Assistance under the scheme will be limited to least of following:

- a. Rs. 50,000 per Dwelling Unit for all dwelling units taking Economically Weaker Sections(EWS), Low Income Group (LIG) and Middle Income Group (MIG) units together which are proposed in the project; and
- b. 25% of the cost of all civic services (external and internal) proposed in the project.

Subject to the above, Central Assistance would be computed in the following manner:

Sl.No. Built up area for EWS/LIG Subsidy Amount#
as a percentage of
total constructed area

1. 25% Rs.60,000 per EWS/LIG unit.
2. >25% and upto 30% Rs.60,000 - 70,000 per EWS/LIG unit.
3. >30% and upto 35% Rs.70,000 - Rs.80,000 per EWS/LIG unit.
4. >35% and upto 40% Rs.80,000 - 90,000 per EWS/LIG unit.
5. >40% Rs.90,000 - Rs.1,00,000 per EWS/LIG unit

An Additionality of 12.5% may be provided for North Eastern States including Sikkim & Special Category States (Jammu & Kashmir, Himachal Pradesh & Uttarakhand).

(e): Does not arise.

(f)&(g): In order to reduce delay in clearance of projects which may result in cost escalation and hike in prices of house, the National Urban Housing & Habitat Policy, 2007 envisages that a single window approach would be developed by the Urban Local Bodies/parastatals for approval of Building Plans and securing Certificates in collaboration with the Council of Architects or their State/UT chapters.