

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:2902
ANSWERED ON:24.07.2009
RENT CONTROL ACT
Ramshankar Dr.

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether the Union Government has asked the various State Governments including the Government of Uttar Pradesh to amend the existing Rent Control Act and to adopt the Model Rent Control Act under the Jawaharlal Nehru National Urban Renewal Mission (JNNURM);
- (b) if so, the State-wise details thereof and its present status;
- (c) whether the Union Government would continue to release the funds to these State Governments including the Government of Uttar Pradesh under JNNURM in the absence of Model Rent Control Act;
- (d) if so, the reasons therefor; and
- (e) the number of States enacted the new Model Rent Control Act and the steps taken by the Government for enactment of new Model Rent Control Act in other States?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT(SHRI SAUGATA ROY)

(a)to(e): The Union Government had prepared Model Rent Control Legislation and the same was forwarded to the State Governments including State of Uttar Pradesh in 1992 for amending their existing Rent Control Laws or enacting new Rent Acts on the lines of the Model Legislation, rent control being a State subject.

Under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) to avail the Additional Central Assistance (ACA), the States and Union Territories are required to implement certain urban sector reforms, including the reforms in Rent Control within the committed timeline as per the Memorandum of Agreement (MoA) signed with the Union Government. State-wise details is at Annexure I.

The second and subsequent installments of Additional Central Assistance (ACA) for projects are released only upon receipt of proper utilization certificate from State Governments. The Central Sanctioning and Monitoring Committee (CSMC) before releasing the second and subsequent installments of ACA satisfies itself as regards the physical and financial progress of the projects under implementation and steps taken for achievement of reform milestones as agreed upon by the States and Urban Local Bodies (ULBs).

Ministry of Urban Development has been emphasizing to all States to implement all reforms as per committed timelines under JNNURM. So far 7 States have implemented the reforms on Rent Control. 24 States, including Uttar Pradesh are to implement this reform as per their commitments. Uttar Pradesh has committed to implement the Rent Control reforms by 2009-10. A statement showing the State-wise status of implementation of reforms in Rent Control is at Annexure I.