

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

UNSTARRED QUESTION NO:1825
ANSWERED ON:04.12.2012
SHORTAGE OF URBAN HOUSING NO
Adhalrao Patil Shri Shivaji;Patil Shri A.T. Nana

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

- (a) whether the Union Government is facing the challenge of urban housing shortage for the poor;
- (b) if so, whether there is any proposal to build rental homes with the support of municipalities and to amend the archaic Rent Control Act;
- (c) if so, the details thereof;
- (d) whether the Union Government proposes to support the States under the Rajiv Awas Yojana to go in for rental housing for the poor;
- (e) if so, the details thereof; and
- (f) the steps taken by the Union Government to support the States?

Answer

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI AJAY MAKEN)

(a) : As per the report of the technical committee constituted by Ministry of Housing and Poverty Alleviation, there is a shortage of 18.78 million houses in urban areas out of which nearly 96% pertains to Economically Weaker Sections/Low Income Group categories.

(b) to (f): 'Land' and 'Colonisation' are State subjects and it is the primary responsibility of the States to provide houses to all citizens. However, Govt. Of India supports the States in this endeavour through programmatic interventions. Under the scheme of Rajiv Awas Yojana (RAY), there is a provision of 50% Central assistance (90% for North Eastern and Speical Category States including the cost of land acquisition, if required) for creation of affordable housing stock including rental housing and transit housing. It is for the State Governments to utilize the above provisions of RAY for creation of rental housing stock and making it available to target group at affordable rates. Under Jawaharlal Nehru National Urban Renewal Mission (JNNURM), amendment of archaic Rent Control Act has been made a mandatory reform at the level of States. This Ministry has also circulated a draft Model Residential Tenancy bill for comments. However, no time frame can be assigned at this juncture for its finalisation.