

(e) Does not arise.

(f) Final Location Survey has been taken up for new line portion between Lohardaga and Tori. For Ranchi-Lohardaga gauge conversion, preliminary works, preparation of plan, processing to tenders have been taken up. An outlay of Rs. 10 crs. Has been provided in current year's budget to expedite the work.

[English]

#### **Delhi Apartment Ownership Act, 1986**

2395. SHRI K.S. RAO: Will the Minister of URBAN AFFAIRS & EMPLOYMENT be pleased to state:

(a) whether the Government propose to amend existing Delhi Apartment Ownership Act, 1986;

(b) if so, the details thereof; and

(c) the time by which the proposed amendment bill is likely to be introduced in the Lok Sabha/Rajya Sabha?

THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI RAM JETHMALANI) (a) The Government is proposing to enact a new legislation on Delhi Apartment Ownership.

(b) Delhi Apartment Ownership Act, 1986, received the assent of the President on 23.12.86. However, the Act remained inoperable due to some lacunae particularly relating to absence of any penal provision, problems regarding appointment of competent authority and several other shortcomings. A draft revised Delhi Apartment Ownership Bill has been prepared not only to overcome the shortcomings noticed earlier in the Act but also to make comprehensive changes in its content.

(c) The Government of likely to introduce the Bill in the ongoing Budget Session of the Parliament subject to completion of the requisite formalities.

#### **Firing by Pakistani Troops in Jammu and Kashmir**

2396. DR. T. SUBBARAMI REDDY: Will the Minister of DEFENCE be pleased to state:

(a) whether Pakistani troops exchanged fire in Jammu and Kashmir borders during the recent elections;

(b) if so, the details thereof;

(c) the extent to which these firings affected the elections in the State;

(d) the total damage caused to the BSF troops as a result thereof; and

(e) the details of other damages caused during these firings?

THE MINISTER OF DEFENCE (SHRI GEORGE FERNANDES): (a) Yes Sir.

(b) and (c) Unprovoked firing by Pakistani troops along the LOC & IB in J&K is & routine phenomenon. The firings did not affect the election process in the State.

(d) and (e) One Sub-Inspector and one constable of the BSF were wounded, No other. damage has been reported.

#### **MOU for Urban Infrastructural Development Schemes**

2397. SHRI R. SAMBASIVA RAO: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether the Housing & Urban Development Corporation have signed a Memorandum of Understanding for urban infrastructural development schemes;

(b) if so, the details thereof;

(c) whether any action plan has been prepared for providing houses to the weaker sections in the country during the next two years; and

(d) if so, the salient features thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) and (b) Housing and Urban Development Corporation Ltd. (HUDCO) has signed a

Memorandum of Understanding (MoU) with the Government of India for the year 1998-99 on the 30th April, 1998. The MoU sets Budgetary Estimated level of loans sanctions of Rs. 1500 crores and Rs. 1200 crores for the Housing and Urban Infrastructure schemes respectively. A copy of MoU is enclosed as Statement.

(c) and (d) Yes, Sir. The National Agenda for Governance envisages construction of additional 2 million dwelling units for weaker section every year. The Action Plan for implementation of the targets fixed under the National Agenda, contemplates annual addition of 7 lakhs units in the urban areas. Achievement of this task is likely to involve investment of the order of Rs. 4000 crores every year. Out of this 70% of funds are expected from financial institutions, 1/3rd of which would come from HUDCO and the rest from other Housing Finance Companies. The State Government, private, co-operative sector, NGOs and informal sector are expected to play a significant role in the achievement of the target.

#### **Statement**

*Memorandum of Understanding for the year 1998-99 between Housing and Urban Development Corporation Limited and Ministry of Urban Affairs and Employment.*

#### **I. Mission and Objectives:**

##### **Mission:**

To emerge as the market leader through its techno-financial assistance supporting housing and urban development needs in line with the National Housing Policy.

##### **Objectives:**

1. To provide technical and financial assistance for land acquisition, development and house construction including purchase, repair and additions with special focus on the economically weaker sections and low income groups both in rural and urban areas.
2. To finance urban infrastructure projects relating to water supply, sanitation, solid waste management, drainage, transport and other commercial and social infrastructure projects.
3. To augment resource mobilisation in a prudent manner in a dynamic market with a progressive shift from government to market sources.
4. To finance and support projects involving innovative and cost effective building material and technology and projects involving use of agricultural and industrial waste. This would also include establishment of building centres.
5. To develop expertise in the field of housing and urban infrastructure and to provide high quality consultancy assistance particularly in cost effective and affordable housing.
6. To expand HUDCO's Consultancy services in the field of design and development, township planning, urban infrastructure planning and design, management of human settlements and related financial services.
7. To assist in implementation of the Action Plan schemes of the Central Government.
8. To develop a training strategy and to impart all-round training and foster networking in the field of human settlement management through the Human Settlement Management Institutes (HSMI).
9. To promote innovative building materials and energy saving and/or environmental-friendly techniques in projects financed by it.
10. To promote disaster resistant building materials and construction techniques in the country. The objectives stated at Item Nos. 4,9 and this item to be carried out through the Building Centres also.
11. To professionalise project appraisal, sanction releases and monitoring systems and also to develop a customer oriented operational system consistent with corporate goals and objectives.

## II. Performance Evaluation Criteria for Hudco (1998-99)

Performance Criteria	Unit	Weight	Targets					1998-98	1997-98		
			1	2	3	4	5	BE(PSE)	BE(PSE)	Actual	
1	2	3	4	5	6	7	8	9	10	11	12
1 Resource Mobilisation	Rs. Cr.	4	2050	1950	1900	1850	1800	1950	1350	2650.27	
2 Loan Sanction											
(a) Housing*	Rs. Cr.	6	1600	1500	1450	1400	1350	1500	1385	1772.01	
(b) Urban Infrastructure	Rs. Cr.	4	1300	1200	1150	1100	1050	1200	930	1289.50	
3 Loan releases											
(a) Housing	Rs. Cr.	6	1300	1250	1225	1200	1175	1250	1170	1325.80	
(b) Urban Infrastructure	Rs. Cr.	4	990	940	915	890	865	940	790	811.00	
4 Priority Sector Housing											
(a) Loan Sanction of EWS/LIG	Rs. Cr.	4	800	750	725	700	675	750	693	833.60	
(b) Loan Release for EWS/LIG	Rs. Cr.	4	620	600	590	580	570	600	585	605.00	
(c) Sanction of EWS/LIG Units	% of total units	2	90	88	87	86	85	88	88	95.04	
5 Recovery	%	4	95	93	92	91	90	93	92.5	94.34	
6 Gross margin	Rs. Cr.	20	100	80	70	60	50	80	80	91.52	
7 Profit after tax/capital employed**	%	30	0.95	0.80	0.70	0.60	0.50	0.80	0.80	0.91	
8 Earning per employee** (pre-tax profit)	Rs. Lacs	3	1.3	10.2	9.5	9.0	8.5	10.2	10.2	10.1	
9 Training and Technology Development											
(a) Training at HSMI	No. Of Centres	1	1700	1600	1550	1500	1450	1600	500	2124	
(b) Setting up of Building Centres	No. Of Centres	2	80	80	75	70	65	80	70	81	

1	2	3	4	5	6	7	8	9	10	11	12
(c) Progress of Building Centres		No. Of fully functional	1	400	350	325	300	275	350	240	303
10	Timely Submission of draft MOU for 1999-2000		1	Before Dec. 8, 1998	Dec. 15, 1998	Dec. 22, 1998	Dec. 29, 1998	Jan.5, 1999			
1	Timely submission of composite Score for 1997-98 on the basis of provisional data		1	before April. 30, 1998	May. 2 1998	May. 4 1998	May. 6 1998	May. 8 1998			Likely to do by 30.4.98
2	Timely signing of MOU for 1998-99 (on or before)		1	Apr. 30, 1998	May 2, 1998	May 4, 1998	May 6, 1998	After May 6, 1998			Likely to do by 30.4.98

\*This would include land acquisition and development scheme and schemes under the Central Government's action Plan. The Action Plan schemes would be sanctioned on the requisite subsidies being made available from the Government.

\*Excluding impact of construction income.

### III. DELEGATION OF POWERS

With the opening up of the Economy, increases market, orientation and competition it is imperative that the Government would review and provide full operational autonomy to HUDCO so that it can successfully face competition in a dynamic market and achieve its goals. This will include the following:—

1. To authorise HUDCO in finalising wage revision and other incentives/welfare measures to retain and attract qualified professionals in accordance with the DPE guidelines (O.M. No. DPE1(18)/88-FIN(PPU) of 19.10.88).
2. Hudco will have authority to change the assignment of its functional Directors in consultation with Secretary (UA&E) with the prior approval of the Minister in charge as per DPE guidelines.
3. Considering HUDCO's increased market orientation and competition HUDCO will be allowed to fix its lending terms for all categories. However, the EWS/LIG and action plan schemes of Government of India would be governed by the National Policy.
4. The delegation of powers to the CMD, HUDCO would be reviewed by the Board every year in order to ensure smooth functioning, determine clear accountability and all-round transparency.

### IV. ASSISTANCE FROM GOVERNMENT

The Government on its part would take up all possible measures in order to enable HUDCO to function effectively and attain not only the national objectives but also realise its corporate goals. HUDCO has been granted considerable operational freedom. However, Government would constantly review the delegation of authority within the parameters as

per the guidelines in force. The following assistance would be provided by the Government:—

1. To release equity to HUDCO as per Budget provisions with a view to maintain growth.
2. To permit HUDCO to raise resources from the market as tax free/taxable bonds and debentures as per Budget provisions and policy of the Government.
3. Similarly, Government would permit HUDCO to raise loans from GIC, LIC and PF subject to Government approval.
4. Government would support HUDCO in raising assistance from bilateral/multilateral and international agencies in line with the Government policy.

#### V. FREQUENCY OF MONITORING & INFORMATION FLOW

Information on actual performance against the target in the MOU would be sent to the Ministry of Urban Affairs and Employment on quarterly basis. Evaluation of performance will be done annually. No other report will be sent except those statutorily required or specifically asked for by the Ministry of Urban Affairs and Employment.

Sd/-  
(KIRAN AGGARWAL)  
Secretary  
Ministry of Urban Affairs & Employment  
Government of India

Sd/-  
(V. SURESH)  
Chairman & Managing Director  
Housing & Urban Development  
Corporation Ltd.

New Delhi  
30th April, 1998.

[Translation]

1995 — 019

#### Out of Turn Allotment of DDA Flats

1996 — 001

2398. SHRI RAMDAS ATHAWALE: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

1997 — 324

(a) the details of out-of-turn allotment of flats made by the DDA, the last five year;

(b) and (c) Out of turn allotment of flats are made in accordance with the guidelines issued by the Government for regulating such allotments of DDA flats. The question of conducting any enquiry in this regard, as such, does not arise.

(b) whether the Government propose to conduct an enquiry into the matter; and

(c) if so, the details thereof?

#### International Airports

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) DDA has reported that during the last 5 years, 524 flats were allotted on out of turn basis as per the area-wise details given below:—

2399. SHRI SATNAM SINGH KAINTH: Will the Minister of CIVIL AVIATION be pleased to state:

(a) whether the Indians living abroad have been demanding that an international airport should be built at Ludhiana;

1993 — 127

(b) if so, the steps being taken by the Government thereon; and

1994 — 053

(c) the time by which an international flight from Ludhiana is likely to be introduced?