

Industrial Units as Public enterprises

[Shri C. K. Chandrappan]

that they agree with the spirit of the Resolution, but that they accept the Resolution *in toto*. Let us all go together and let us create a new chapter in the life of our country.

With these words I support the Resolution with all the force at my command.

SHRI D. N. TIWARY (Gopalgan) :

I am afraid I see this Resolution from another angle. If this Resolution is passed and acted upon, it will put a premium on inefficiency, mismanagement and such other things. It is very good to nationalise all industries. I am one with them in nationalising everything that exists in India, but to take over those mills which have been closed for various reasons like inefficiency of management or the machinery being very old and unfit, will only help the mill owners to get money from the Government. The Mover would not have moved this Resolution in this form if he had viewed it in all its perspective. If it had come in some other form, I could have accepted it. But the form in which it has been moved deserves serious consideration because public money should not be wasted on such industries which can never be efficiently managed.

I have knowledge that in North Bihar there are several sugar mills which have been closed for the last two or three years. We know why. If they run them, it will be at a loss because they have outlived their utility. If such factories are taken over by the Government, neither are the people going to be benefited, nor will labour get work because the mills will be closed soon. The mills will have to be rehabilitated and fresh capital will have to be invested in them. Whatever compensation you give to the mill owners, though it may not be according to the market rate, that will be a profit to them and a loss to the exchequer.

MR. CHAIRMAN : He may continue the next day.

17.29 hrs

**HALF-AN-HOUR DISCUSSION RE NEW
CENTRAL GOVERNMENT COLONIES
IN STATES AND ALLOTMENT OF
GOVT. QUARTERS TO CENTRAL
GOVT. EMPLOYEES
IN STATES**

SHRI VAYALAR RAVI (Chirayinkil) :

I am here on my legs to raise this discussion to draw the attention of the House to a national problem which has been ignored and towards which an indifferent attitude has been shown since independence. I do not want to go into the question of the 20 million homeless people in the urban areas of this country, but I want to confine myself to 2.6 million Central Government employees of this country.

In this House we have been speaking for a long time—I have also taken part in it—about progressive measures. But we have been forgetting that there is a section in the country—I would call them the machine of the State—which has been ignored. Their cases have not been properly looked into. I have no hesitation to blame the Planning Commission for this lack of attention. I have gone through the report of the third plan and also the draft of the fourth plan. But I am unable to see whether any serious consideration has been given to the housing problem of Central Government employees who are running the government. There are 26,08,000 Central Government employees. I am only dealing with Class III and Class IV employees, who constitute 95 per cent of the total number. There are 12.23 lakhs of Class III and 12.69 lakhs of Class IV employees. Where are they living? Our Government has never given any thought whether our employees are starving or whether they have any shelter to live in. Of course, sometimes they indulge in agitations. I once opposed their agitation because of my party directive, but my conscience was telling me that I was wrong. These poor people are suffering every day.

There are 23,000 Class I and 44,000 Class II officers. They may look after themselves very well. The ICS and IAS officers people are very clever. We know how corrupt they are. The land they

grabbed to construct their colony in Delhi is an example.

Now what is the salary of Class III and Class IV employees? A Class IV employee gets Rs. 85 as basic pay. Total comes to Rs. 171. In the case of Class III employees, it comes to Rs. 230. So far as the main cities of Delhi, Bombay, Calcutta and Madras are concerned, the housing problem is very acute. There are 1,30,000 employees, in Bombay, 1,56,000 in Calcutta, 1,64,000 in Delhi and 84,000 in Madras. Where are they living? I know Mr. Gujral has the radical outlook and he can deliver the goods. He has given the answer that the percentage of employees given housing facilities are 10 per cent in Bombay, 7.6 per cent in Calcutta, 41.3 per cent in Delhi and only 2.1 per cent in Madras, the poor south is ignored as usual.

Out of 2.6 million Central Government employees, only 3 per cent are getting housing facilities. Out of that, 1.5 per cent goes to Class I and Class II officials. You can imagine the plight of the poor people who get only Rs. 171. I have gone through the plan documents. In the third plan, they were about to spend something, but they could not spend it. In the fourth plan, they say only Rs. 30 crores have been allotted for office plus accommodation. If two Shastri Bhavans come up, Rs. 30 crores will go away. So, we have to consider housing separately. The poor employees may indulge in agitations sometimes, because they do not know how to make both their ends meet. They are living in big cities, miles away from their working places and the problem of transport is also there. There is no concrete programme before the Government so far to give shelter to its employees. In State capitals, in Class B-1 there are 1,81,000; Class B-2 1,61,000; Class-C 5,20,000.

Others comes to 21 lakhs. These people have no shelter at all. What does it mean? The total comes to about 20 lakhs and they have no shelter at all. What are we doing for these government employees? It is true that sometimes we are not satisfied with their work or efficiency and I also sometimes shout at them. But what are the facilities that we are giving to them?

The Government may say that there is a Central Housing Corporation. I do not want to criticise them. But what have they done? What is their achievement?

According to this report, they have given Rs. 3 crores last year, to whom? To about 1,200 people. So, these few people have looted this amount of Rs. 3 crores. That is not housing but some real big business, where some private parties have been given loans. I am not for loan but for building houses. We must have a cash programme. Government must have a concrete programme for building houses or even the apartments for their employees.

It is true that our government have done their best in many fields. Green revolution in the agricultural front is an example. Similarly, the industrial output has gone up. But we want to produce more because we are going to establish a socialist economy. I agree that we have made all these achievements. But we cannot live with bread alone. The bread alone will not be sufficient. Shelter is one of the major problems facing the government employees. I am going into the rural and urban housing. I am referring to the major problem of housing and giving shelter to the Central Government.

This Report speaks of Rs. 2,140 crores for housing. But that is not for Central Government employees. It is for private people who may invest this money in housing. I do not want to go into that. Then, while I do not want to criticise the Central Housing Corporation, I want to know how they are functioning and how they are distributing the money. I hope the hon. Minister will look into this.

Here I cannot help referring to the inefficiency of some of the departments in building houses. Sometimes they spent Rs. 1 crore or Rs. 10 lakhs for a building. Shri K. R. Ganesh, the State Finance Minister, told me in this House that in 1965 in the Cochin port five acres plot of land was acquired for the construction of quarters for the custom officials. They deserve all help because they are going to the sea and fighting with the smugglers. But what is the progress in the case of that housing? In 1971 Shri Ganesh told me that the plan is under its way. What is the reason for this delay? It is the corrupt CPWD. It is the centre of corruption. I do not think we have got an establishment which more corrupt than CPWD.

I will give just one example to show how corrupt it is. There was a proposal

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for an airport at Calicut. The CPWD at Coimbatore told us that this airport is not going to come. While I do not want to make any allegation, it is a fact that they prepared an estimate of Rs. 50 lakhs for the filling of the land, so that there could not be an airport there. The Kerala Government disputed it. This is happening because of the influence of a big business house. I am giving this just as an example.

Why is it that the value of urban property is going up? It is because of the demand for houses. We are making a hue and cry for a ceiling on urban property. If you provide houses for the Central Government employees it will indirectly put a ceiling on urban property. Now the demand for land is going up and the value of land is going up because the government is not providing their employees with houses. We must have a crash programme for housing for Central government employees. Then we can reduce the pressure on land and also bring down the land value.

Frustrated government servants would be a danger to the country. So, why allow 25 lakhs of employees to be frustrated? I agree that the government servants should be efficient and there should be efficient running of the government. But how could we expect them to be efficient unless we look after their problems? Look at our employees here in this House? They are coming from R. K. Puram, or some other places, which is six or eight miles away. We are constructing a multi-storey building for the Lok Sabha Secretariat. But we are forgetting the housing problem of these poor employees. Why can we not have another building for housing these people? After all, land is available nearby. Now these people are covering six miles or eight miles by bicycle or bus every day to reach office in time. I am staying at North Avenue and I start from my house at 10.30 a.m. They tell me that they have to start 8.30 a.m. to be in office in time. When we are constructing a big building for the offices, why can we not construct another building nearby to house the lower income people? Yet, no thought is given to such problems.

I do not want to criticise the Ministry of Housing and I am not going into the details for want of time. I find that the entire department is corrupt. Here I want

to point out one thing to the Minister. Government sometimes appoint commissions to go into the corrupt practices of certain people or institutions. There is the Thakru Commission in Delhi. You have not provided them any shelter. You have put them twenty miles away in Qutab Minar guest house. That is a Commission against the corrupt officials, that is, the three musketeers, that is, Naik, Kashyap and others. Why you are not giving a proper building to the Thakru Commission in the city itself?

So, I submit before you that the L.I.C. loans, General Insurance money and the Bank loans should be taken and you must take this programme to the Planning Commission. You muster your strength from this Parliament and you must place this case before the Planning Commission. You should not leave it to concerned departments. The Housing Ministry should take the whole cause of the entire Central Government employees housing problem. If it comes to a demand of Rs. 1,000 crores you must muster that amount as even from banks or elsewhere. So, I hope you will be able to deliver the goods and Mr. Gujral will be able to carry this message of the House.

SHRI D. K. PANDA (Bhanjanagar) :
In view of the answer which is already given which shows provision of houses and quarters only to the officers though the question was for Central Government employees. The answer relates only to the Central Government officers. Nothing has been spoken about Class IV and Class III employees. No houses have been provided to them. So, I put it to the Government whether they are going to have a time-bound comprehensive plan to provide quarters to the Class IV and Class III employees. As for the States where no such provision has been made absolutely—as is clear from the answer I would like to know whether Government is going to discuss it with the Planning Commission and take immediate steps to fulfil the requirements of Class IV and Class III employees in other States to eliminate the regional imbalances because in Orissa and in several other States no such provision has been made and nothing has been done so far. So, I put it to the hon. Minister,

whether they are going to include these Rs. 200 crores which is going to be raised by the Central Housing Finance Corporation, whether that money is going to be utilised only for Class IV and Class III employees in different States especially where no such provision is made.

*SHRI SIDRAMESHWAR SWAMY (Koppal) : Mr. Chairman, Sir, in reply to USQ No. 3929 it has been stated that the Central Government have provided adequate accommodation facilities to Central Government employees posted in Delhi, West Bengal, Maharashtra, etc. But nothing has been done so far for the employees posted in the State of Mysore. There are number of Central Government employees working in various departments in Bangalore itself. I would like to know why no accommodation facilities have been provided to them till now.

In Tamil Nadu the percentage of satisfaction in this regard is 2.1%. But this is a very poor achievement. What steps Government are going to take to achieve the higher target ?

In reply to USQ No. 3930 it has been stated that the Centre proposes to construct about 4,495 residential units. Out of this now many will be constructed in the State of Mysore ?

श्री कमल मिश्र मधुकर (केसरिया) : सभापति महोदय, क्या यह सही नहीं है कि सरकारी कर्मचारियों के लिए आवासीय सुविधा उपलब्ध करने के सिलसिले में जो अनुदान दिये गये हैं, वे बिहार में अन्य राज्यों की तुलना में बहुत ही कम हैं ? क्या यह सही नहीं है कि दिल्ली, कलकत्ता और बम्बई जैसे शहरों की अपेक्षा पटना और विहार तथा अन्य राज्यों के छोटे-छोटे शहरों में रहने वाले सरकारी कर्मचारियों की उनके आवास के सम्बन्ध में उपेक्षा की गई है ? क्या यह भी सही नहीं है कि सरकारी कर्मचारियों के लिए मकान बनाने पर जो खर्च हुआ है, उसका आधे से अधिक हिस्सा बड़े-बड़े अफसरों के लिए मकान बनाने पर खर्च

हुआ है और आधे से कम हिस्सा, छोटे कर्मचारियों, नान-गजेटिड, क्लास थ्री और क्लास फोर कर्मचारियों के लिए मकान बनाने पर खर्च हुआ है ? क्या यह सही नहीं है कि बड़े-बड़े अफसरों को रहने के लिए सुविधाजनक स्थानों में सुविधाजनक मकान दिये जाते हैं, जब कि चपरासियों और नान-गजेटिड एम्प्लॉईज को बहुत दूर रहना पड़ता है और उनको असुविधाजनक मकान एलाट किये जाते हैं ? क्या यह सही नहीं है कि दिल्ली शहर में ही ऐसे हजारों हजार कर्मचारी हैं, जिनको मकान की सुविधा नहीं है और वे लोग एम० पीज० के फ्लैट, गैरेज या सरवेंट क्वार्टर में जगह ले कर रहते हैं और लगातार कोशिश करने के बाद भी उनको मकान नहीं मिल रहे हैं ? क्या यह सही नहीं है कि सरकारी मकानों का एलाटमेंट के सिलसिले में पक्षपात, घूसखोरी और तरह-तरह की अनियमिततायें बरती जाती हैं ? क्या सरकार कोई ऐसी योजना बनाने के बारे में सोच रही है कि क्लास थ्री और क्लास फोर के सरकारी कर्मचारियों को मकान बनाने के लिए सस्ती दरों पर और बहुत लम्बी किस्तों पर कर्ज देने और उनको जमीन देने की भी व्यवस्था की जाये ?

THE MINISTER OF STATE IN THE MINISTRY OF WORKS AND HOUSING (SHRI I. K. GUJRAL) : Sir, I must share with my friend, Shri Ravi, and other colleagues here my feeling of anguish over the lack of housing which our city and other cities in the country are suffering from.

You will recall, Sir, when I was speaking in the debate here on the Budget I had tried to indicate that one of the most serious problems this country was now facing was the shortage of houses throughout the country. Not in one city or two but in every village, in every town and in every city the shortage of houses is causing a great deal of anxiety.

On another occasion I have also said

*The original speech was delivered in Kannada.

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that if the present situation continues and the present shortage goes on perpetuating and the shortfall goes on increasing, it is likely to assume the shape of a crisis. In very brief, as I have said elsewhere, as a whole in all the urban areas of the country we have an approximate shortage of 19 million houses. To this every year another million is added; that is, every year instead of meeting a part of the problem the shortage goes on increasing.

If you take the rural and urban areas together, there is an approximate shortage of about 9 or 10 crores of houses in the country. If we calculate in terms of four or five persons living in a house, we will come to the conclusion that most of the population of India is without a house. Therefore, this is a problem which is causing a great deal of anxiety to us. But, as I said once, even if we reckon on the basis of about Rs. 3,000 in urban areas and about Rs. 500 a house in the rural areas, the capital lay out touches the astronomic figure of Rs. 30,000 crores.

Therefore, the basic issue is not what the Government wants to do. But the basic issue is how much can this country afford for building houses. So far as Government housing is concerned, it is not as bad as a general situation in the country as a whole. In the whole of India, I am conscious, there is a need for houses everywhere particularly in cities and the need of those who work in Government is also considerably more.

If I may draw your attention to it, in reply to one Question I had indicated that the percentage of satisfaction in Delhi is to the order of about 41.3 per cent; in Calcutta it is 7.56 per cent; in Bombay, it is about 10.64 per cent, in Nagpur, it is 34 per cent; in Tamil Nadu, it is about 2.1 per cent and in Simla it is 17.8 per cent. The issue is that we do not have the general pool accommodation available in every city. Some of the general pool accommodation has been provided by this Ministry. Some other Ministries are also putting up houses. For instance, the Railways has got a separate pool; the P&T has got a separate pool; the Customs has got a separate pool and the Income-tax has got a separate pool. Apart from this, the general pool accommodation is there. What I am trying to indicate is the general pool

accommodation and not the accommodation provided by this Ministry. But I might say that even if I reckon the accommodation provided by the P&T and railways, it does not add to much. For instance, I was able to collect figures today and the percentage of availability of houses in Railways is approximately 38 per cent and in the P&T it is horribly low, that is, 3.8 per cent. This is the general picture that is available throughout the country. Not only is the situation bad but it is bad as a part of the whole situation of housing as such.

That is why when we decided to build houses, we asked the Planning Commission let us work on the basis of trying to reach hundred per cent satisfaction in the course of 20 years. Even if we wanted to reach that, we would need approximately Rs. 310 crores in 8 towns only for the general pool accommodation. Even going backwards, we felt, if in the Fourth Plan we were able to get Rs. 50 crores, we would be able to do something. But we were allocated only Rs. 24 crores. With Rs. 24 crores of allocation, we will be able to add some houses which percentage wise will add to the satisfaction of 8 per cent. Numerically, we will be in a position to add 13,006 houses. This you will see is almost nothing compared to the dimension of the problem that we are facing.

Now the programme of construction has been taken up categorywise. My hon. friend Mr. Ravi has drawn my attention and rightly so to the fact that uptill now the satisfaction has been more in the higher categories of houses and that officers had a higher percentage of satisfaction.

SHRI SHASHI BHUSHAN : What is the percentage of satisfaction in respect of officers ?

SHRI I. K. GUJRAL : That has been up till now considerably higher. That is why we are now concentrating on building more houses of Type I, II and III which means building houses more and more for Class IV officers, Class III officers and Class II officers. For instance, in Bombay, the new houses that we are going to build will be 1706 out of which 1294 will be of Type II and III. In Delhi, for instance, we are going to build 8311 houses in the

current Plan out of which 5920 will be type I, II and III. We have emphasized more and more on this because uptill now this lopsided growth has been there were the percentage has been lower for the lower categories and it is higher for the higher categories. That is why we are now thinking in terms of changing this and that is why the policy has been changed.

We have also been concentrating on hostels particularly in Delhi, because we have felt that if we put up more hostels, we will be able to provide more satisfaction, including hostels for working girls. Our approach at the moment is this, and this is what I have done since I have come into this Ministry, that we should spend more money on hostels which should be in central areas so that people may prefer to live in lesser accommodation. Even if they are officers, they must live with a lesser accommodation. We are sanctioning three hostels for construction, one on Curzon Road, one in the DIZ area and one in the Minto Bridge area, and we are going to build considerably more number of hostels. For Class IV officers, i.e. peons also, we are thinking in terms of building dormitories so that at least they are able to get some sort of a shelter before the move into a proper house.

My friend has also mentioned about the functioning of the Housing and Urban Development Corporation and has also hinted that we might draw some money from it for the construction of governmental housing. I regret that is not the purpose of the Housing and Urban Development Corporation. The Housing and Urban Development Corporation was set up to accelerate investment in housing for the benefit of the general public and that is why a revolving fund of Rs. 200 crores has been proposed and for that by now Rs. 19 crores has been assured and those funds would be given to the Housing Boards and to other such bodies in every State so that they can build houses for the general public. But, one thing we must understand, that in regard to the general accommodation we are thinking of, there can be no urban housing policy without urban land policy. Unless we are in a position to decide that we will not allow any where in the country the prices of urban land to rise to speculative levels, till then the housing shortage cannot be adequately tackled. That is why I have always recommended and we have

been writing to the State Governments also that like Delhi they must think in terms of freezing the entire urban buildable area and the Government must control it. Unless the Government control it, we will never get the better of the housing problem. The governmental housing shortage has to be linked up with the general housing shortage.

My friend has drawn my attention to some quarters which are to be built in Cochin by the Customs Department. Whatever views he may have about the functioning of the CPWD, the Customs quarters are built by the Customs Department itself. (Interruptions) Therefor, it is not a part of the general pool.

About the urban property and the prices going up, I have already indicated our approach. More and more governmental and semi-governmental construction must come in. Every progressive country of the world today, irrespective of the ideology, is now resorting to more and more governmental construction. In a country like France last year 90% of the new construction was built by the Government itself. In UK 60% of the new construction last year was governmental construction. Unless governmental construction comes in, the housing problem can never be solved and that can come in only by pumping in more funds. And that is why the basic policy of the Housing and Urban Development Corporation is to provide the seed capital so that the seed capital builds itself into big capital like the DDA. Last year the DDA provided Rs. 5 crores approximately as seed capital. They have now been able to build up a revolving capital of Rs. 75 crores. This is the way how housing problem, to a degree, can be solved.

18.00 hrs.

There is one thing which my friend said that we should build up houses in the central area for the lower categories of people, so that they don't have to travel much, they don't have to commute by bicycles and buses. I totally accept this policy. That is why recently we have set up a group of specialists consisting of a chief architect, a chief town planner, a horticulturist, and a sociologist, to re-plan the Central Delhi Area, preserving the garden character of the

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town. I can assure him this that whatever our plan would be, our social approach has to be that people who cannot travel much, who don't have the facility to travel, should live nearer their place of work. Also, at the same time, we must spread out the offices themselves. There is no use concentrating all the offices in this area. We are now, under the Master Plan of Delhi particularly, spreading out the offices in other areas also.

My hon. friend, in passing, mentioned about the Takru Commission. I agree with my friend that Takru Commission should be given place to function. Mr. Shashi Bhushan spoke to me the other day. I assure him that Takru Commission may stay where they are staying. When their public hearing starts, we can think in terms of giving them in Vigyan Bhavan a place where their hearing can continue.

Another hon. friend has raised the point about Mysore, I can assure him that in the Fourth Plan, general pool accommodation is being provided in Bangalore also. Therefore, he may not feel so much ignored. I can also give him the figures for Bangalore. We are going to put up 144 quarter in Bangalore out of which 82 will be of type III, 42 of type IV and 18 of type V. We of course do not have a programme for the general pool construction in Bihar.

The other point made by my friend is that more money is being spent in housing for the higher officers. I have already indicated that our emphasis is now for the other category.

Now, in respect of giving ownership rights to the Government servants for their houses, there, I am afraid, they cannot be treated as a separate category than other

citizens. They have to stand in queue like other citizens and buy houses from DDA or other Housing Boards, in whichever city they are living. But, at the same time, I have now given a directive to the DDA in Delhi that they must evolve a scheme for Government servants who are going to retire or about to retire, so that, if a person has 8 to 10 years to retire, or 5 years to retire, he can start paying instalments just now and then, when he retires, the unpaid part of the cost of the house can be paid by him from his gratuity or provident fund. This scheme, I hope, will be finalised very soon and this should give some relief to those Government servants who are going to retire.

I think, I have dealt with all the points raised.

श्री कमल मिश्र मयुकर : अलाटमेंट में जो पक्षपात होता है, उसके बारे में आप को क्या कहना है ?

SHRI I. K. GUJRAL : This is rather an unfair allegation to make that in allotment some favouritism is done. I can only assure him that we try to preserve the structure of housing policy and allotment policy and we do not depart from them.

MR. CHAIRMAN : The House stands adjourned to meet at 11 A. M. tomorrow.

18.05 hrs.

The Lok Sabha then adjourned till Eleven of the Clock on Saturday, July 31, 1971 | Sravana 9, 1893 (Saka).