

be done by supplying concentrate of vitamin 'A' and also by giving injections of vitamin 'A'. I would like to bring it to the notice of the Minister that we do not supply dairy milk to the poor children in the rural areas to prevent night-blindness.

So, what are the measures being taken by the Government to supply the concentrate of vitamin 'A' in adequate quantities to the rural areas? There should be surveys to find out blindness among the rural folk. Unless there are surveys, we cannot give the concentrate of vitamin 'A'.

[*Translation*]

SHRI NATHU RAM MIRDHA: We get absolutely pure and natural milk of cows and buffaloes from the villages and it contains all the essential vitamins. There is no need to mix anything at all in it. One of the Departments of our Ministry looks after the nutrition aspect. It is necessary to pay attention to the fact that the food contains all the necessary vitamins. Units have been set up for this purpose. Mobile vans are also there and through which all possible assistance is provided to the people.

[*English*]

### High House Rent in Metropolitan Cities

\*230. SHRI S. KRISHNA KUMAR: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are aware that the house rent is going up phenomenally in the capital and the metropolitan cities;

(b) if so, the reasons thereof; and

(c) the steps Government propose to take to curb the high house rent? .

THE MINISTER OF URBAN DEVELOPMENT (SHRI MURASOLI MARAN): (a) Yes, Sir.

(b) The rise in rent is attributable to

general shortage of housing especially for rental purposes to low/middle income groups, sharp increase in demand for rental housing, and increase in cost of construction and land.

(c) Housing and Rent Control are State subjects. Remedial steps need to be taken at the State level to contain high rise in rents through legal and promotional measures.

SHRI S. KRISHNA KUMAR: Government have neatly evaded the question. Firstly, the rent control and housing policy, to a certain extent, are State subjects. But the Urban Development Ministry being the nodal Ministry on housing policy and allied subjects, is expected to have a clear idea on how the ever-increasing house rents in Delhi and other Metropolitan cities are to be curbed. Secondly, the Urban Development Ministry has a direct control over the Metropolitan cities and the UTs. Therefore, I would like to know from the Minister as to what are the exact steps or package of measures contemplated by the Government to curb the rise in rents, especially for lower and middle income groups of Government and private employees in the country.

SHRI MURASOLI MARAN: We all know that rents in private sector rental housing market are high. This is due to the simple reason of deficiency in supply in relation to a heavy demand. Naturally, we have to increase the housing stock as much as possible and at the same time, reduce the pressure on demand for private sector rental housing. The hon. Member was right while saying that this is the nodal Ministry. We are evolving a housing policy which is on the anvil and it will take care of all these things. The situation in Delhi is as critical as in other Metropolitan cities. One of the reasons for this situation is the Rent Control Act. In fact, at that time, it was thought that it would solve much of the rental housing problem. The Delhi Rent Control Act was amended and it has given exemption to any house which fetches rent beyond Rs. 3500/-. But we are yet to evaluate the impact of amendment. We are taking all these aspects into consid-

eration in the housing policy which is in the making.

**SHRI S. KRISHNA KUMAR:** In the Metropolitan city of Delhi, the minimum wages is around Rs. 700 but the minimum rent of even a dilapidated single room, which many of the Government and private employees are renting, is more than that. Will the Government consider a massive scheme for rental housing for low-paid Government and private employees in Delhi? Does the Government have under consideration any such scheme and what has been the progress of the existing schemes in this regard?

**SHRI MURASOLI MARAN:** So far and at present, there is no programme at all for building houses in the rental housing sector. It is being done predominantly by private enterprises. As far as the middle and lower income groups, who are Government servants, are concerned, they are being taken care of. The public sector undertakings are also induced to construct their own housing scheme for their staff.

[*Translation*]

**SHRI RAMESH CHENNITHALA:** Mr. Speaker, Sir, the house-owners evict their tenants with the result that they have to face much hardships. I would like to know from the hon. Minister as to what arrangements are being made in this respect.

**SHRI MURASOLI MARAN:** The Rent Control Act varies from State to State. We have to rationalise the Act. In certain circumstances the Act is adverse to the tenant and in certain other circumstances, it is very adverse to the house owner. So, we have to strike a balance between the two. For example, the tenant refuses to vacate for ages. This is one aspect. In fact, we had brought to statute book an Act with a laudable objective during the time of the World War. The Act is still there for the last half a century. Has it served the social purpose? The answer is not very clear. Mostly, people say that it has done a lot of harm to rental housing. So, we have to look into it and strike a balance

between the tenant and the house owner. At the same time, there is also the necessity to protect the tenant if he belongs to the low income group. But why should we protect the rich people? Is it necessary to protect them? Any way, rental housing has been adversely affected.

[*Translation*]

**SHRI RAM KRISHAN YADAV:** Mr. Speaker, Sir, on one hand a large number of houses belonging to the rich are lying vacant and on the other there are large number of people who are living in slums and there are also large number of poor people who are pavement dwellers. Therefore, I would like to know whether any scheme is under consideration of the Government to undertake a survey of the luxury houses which are lying vacant with a view to giving them to the poor.

[*English*]

**SHRI MURASOLI MARAN:** Luxury housing has become a part of our life. In the new Housing Policy, we are looking into the aspect of curbing luxury housing in future.

[*Translation*]

**SHRI TEJ NARAYAN SINGH:** Mr. Speaker, Sir, has any list been drawn up of those who rent out their houses by the Government so that action can be taken for charging more than the rent fixed by the Government?

[*English*]

**SHRI MURASOLI MARAN:** There is black marketing in the rental housing, which is very difficult to detect.

### **Suggestions about Housing Policy**

\*231. **SHRI K.S. RAO:** Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the main suggestions received from