

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

various quarters about the housing policy; and

(b) the reaction of Government thereon?

THE MINISTER OF URBAN DEVELOPMENT (SHRI MURASOLI MARAN): (a) and (b). Some of the main suggestions are: security of tenure to slum dwellers, special attention to rural housing, recognition of the special needs of women, expansion of housing finance for different income groups, increased supply of land and infrastructure, promotion of appropriate technology and building materials, promoting greater community participation, control of speculation in land and housing, declaration of the right to housing etc. The Housing Policy will be finalised after considering various suggestions and after necessary consultation with the State Governments and will then be placed before the Parliament.

SHRI K.S. RAO: The surprising aspect is that many of the Ministers are not having the right concept of the portfolio that they are holding. Every time there is a change in the Government, I can understand the change in policy. But even when there is a change in the Ministry, they are saying that they coming out with the new policy.

The hon. Minister said that he is coming out with a new policy. Fortunately, the housing in this country does not require any resources or budgetary support. That must be understood by the Ministry. All the money that is required can be got by way of loans from the public through bonds etc. And after construction of the house, the money can be collected from the purchasers. That is not being understood. Resourcewise everything is available indigenously, sand, cement, bricks etc. and nothing needs to be got from outside. We have the Indian technology. The Indian engineers have come to acquire the technology and knowhow whereby they can construct houses at the cheapest cost. Having received so many suggestions from the various quarters and enlightened people in this field, I would like to know whether the hon. Minister can think of promoting more

and more Corporations like HDFC, who can come forward and construct thousands of houses either in Bombay, Delhi, Calcutta or anywhere else where there is dearth of housing. Only the Government can allot certain land to them. Land is the only constraint. I would suggest that the Government should provide them some land to enable them to construct the houses..... (*Interruptions*)

SHRI KHEMCHANDBHAI SOMABHAI CHAVDA: He has to put the question, not make a speech.... (*Interruptions*)

[*Translation*]

MR. SPEAKER: All are doing the same thing, whom should I point out?

(*Interruptions*)

[*English*]

SHRI K.S. RAO: These Corporations should then give a certain number of flats or houses to the Government at a restricted price and sell the rest of the houses openly in the market as is being done in Maharashtra. What has the hon. Minister got to say this?

SHRI MURASOLI MARAN: Sir, I would like to tell the hon. Member that every Government has a right to have its own policy in the light of its manifesto. Hon. Member was saying that without any fillip from the Government, the housing industry will grow. I very much appreciate that. It is true, because 75 per cent of the housing in this country is being done by private individuals by mobilising their own private savings.

Regarding the idea whether the Government has come forward with a company like HUDCO to build houses, I would like to say, Sir, that in every State there is a State Housing Board or development agency. It is a good suggestion and we will consider it.

SHRI K.S. RAO: Other day the hon. Finance Minister was saying that he is coming

with a proposal to allow black money to be invested on housing. I would like to know has the Minister given a thought to it and is he going to prepare a scheme by which he can reduce the tension in the housing sector at least in the urban areas if not in the rural areas.

SHRI MURASOLI MARAN: We all have given a thought to it and that is why it has found a place in the Budget. Naturally, we will discuss it and go to the Finance Minister with a comprehensive plan.

[*Translation*]

SHRICHHEDIPASWAN: Mr. Speaker, Sir, we are talking about allotting flats to the employees and evicting the tenants from the houses. As you know, flats have not been allotted to some of the elected Members so far. Some are staying in hotels and some at places like Haryana Bhavan or Bihar Bhavan. A cup of tea is available at Rs. 12 in the hotels. We are not able to serve properly the people who come from our constituencies. I would like to know from the hon. Minister by what time he will be able to allot flats to hon. Members? (*Interruptions*)

[*English*]

SHRI MURASOLI MARAN: Mr. Speaker, Sir, you know the difficulties which we are facing.

[*Translation*]

MR. SPEAKER: Your question is not related to the original question but the hon. Minister will try his best.

(*Interruptions*)

[*English*]

SHRI MURASOLI MARAN: It is the responsibility of the hon. House Committee also.

Vamanapuram Irrigation Project in Kerala

*232. **SHRI T. BASHEER:** Will the Minister of WATER RESOURCES be pleased to state:

(a) the present position of the Vamanapuram Irrigation Project in Kerala;

(b) the amount spent on the project so far and how much further expenditure is estimated; and

(c) whether the work is proceeding as per schedule?

[*Translation*]

THE MINISTER OF TEXTILES AND MINISTER OF FOOD PROCESSING INDUSTRIES (SHRI SHARAD YADAV): (a) Pre-construction works have been taken up on the project.

(b) Expenditure till March, 1989 is Rs. 2.23 crores and outlay for the year 1989-90 is Rs. 0.2 crore. The spill-over cost in the Eighth Plan is Rs. 33.97 crores.

(c) This medium project is not monitored by the Centre.

[*English*]

SHRI T. BASHEER: Sir, the problem with the construction of projects is that Government fails to complete them in the stipulated time. In this context I would like to know from the hon. Minister what steps Government proposes to take to assure that these projects will be completed within the stipulated time. Vamanapuram Irrigation Project is the only hope for the people of my constituency which is mainly an agricultural area. We do not have adequate irrigation facilities, therefore, people of my constituency wanted this project to be completed as early as possible. The previous Government assured me that this project will be completed during the Seventh Five Year Plan period. Now, I got a reply that it will be