

[Shri Muhammad Ismail]

this gentleman who had been serving her so very spendidly.

I request that my condolences and those of my party may be included in the message that the House will be sending to the bereaved family.

**SHRI TENNETI VISWANATHAM** (Visakhapatnam): One by one, the old leaders, old veterans and freedom-fighters are leaving us. The last one to leave was Shri Pataskar. As a social reformer, as a legislator and as a Member of the Constituent Assembly he left an excellent record, and as a Minister he left his impress when he piloted the Hindu Code Bill. To us coming from Andhra Pradesh and Tamil Nadu, he was particularly known for the award he gave in our boundary dispute. Now-a-days, awards are creating or leaving behind them a lot of discussion and trouble and controversy, but it so happens that neither in Madras nor in Andhra Pradesh was there any great agitation when his award was given. That only shows that he was able to feel the pulse of the people correctly and arrive at correct solutions.

I wish to associate myself and my group with the sentiments expressed by the Leader of the House and the leaders of the other parties and groups.

**SHRI DATTATRAYA KUNTE** (Kolaba): I wish to associate myself with the deep sense of sorrow and the sentiments expressed at the sad demise of Shri H. V. Pataskar who died while working in the Poona University office as Vice chancellor. His services in this House and to the country are well known. But even before coming to this House, I had occasions to meet him since 1937 as a Member of the Bombay Legislature. Before that also, he was a Member of the Bombay Legislature in 1928, and he was one of the able parliamentarians who did believe in the parliamentary traditions of doing things in the most democratic manner. When he came to conclusions or arrived at settlements etc. he did so by responding to the other man's viewpoint and by paying proper respect to them. While achieving all things that he achieved, he did so in a very silent and quiet way, always giving the impression of a person who

[SHRI M. MUHAMMAD ISMAIL]

was not much capable, but the results showed that his capacity to achieve results was remarkable.

Even after having retired from here, he went as Governor of Madhya Pradesh and from there he again went back to Maharashtra to work in the university field. Even while he was Vice-Chancellor of Poona University, he was greatly interested in effecting a solution to the border dispute between Maharashtra and Mysore, because he felt it very sadly that though he was able to settle the dispute between Andhra Pradesh and Tamil Nadu, he was not able to help in coming to a conclusion on this issue.

On behalf of my Party and on my behalf, I join in the sentiments that have been expressed.

**श्री तुलसी दास जाधव (बारामती):** अध्यक्ष महोदय, दादा साहेब पाटस्कर चले गये। उन के साथ हमारा पिछले 40 वर्षों से बड़ा गहरा सम्बन्ध था। उन के जाने से इस हाउस को और हमको बड़ा दुख हुआ है। उन का जीवन सार्वजनिक कामों में ही गुजरा, वे बड़े शान्त और डेमोक्रेटिक माइण्ड के थे। 40 वर्ष पहले जो कार्नेन्स वेलगांव में हुई थी, उस वक्त हम दोनों साथी थे और तब से साथ-साथ काम करते रहे। मुझे उन के चले जाने का बड़ा दुख है और इस हाउस में उन के चले जाने से दुख में शामिल होने का जो प्रस्ताव रखा गया है, मैं उसमें शामिल होता हूँ।

**MR. SPEAKER:** As a mark of sorrow, the House will stand in silence for a short while.

*The members then stood in silence for a short while.*

#### ORAL ANSWERS TO QUESTIONS

Shortage of Houses in Urban Areas

1. **SHRI BENI SHANKER SHARMA ;  
SHRI JAGESHWAR YADAV :**

Will the Minister of HEALTH AND FAMILY PLANNING AND WORKS,

HOUSING AND URBAN DEVELOPMENT be pleased to state ;

(a) whether it is a fact that on account of shortage of houses in urban areas exorbitant rents are charged besides salami or Pugree which are beyond the means of common man;

(b) if so, whether any survey has been undertaken to ascertain the number and type of houses that are needed in the country to provide accommodation to the needy on suitable and easy terms, and if so, the result thereof ; and

(c) how Government propose to meet this shortage ?

THE MINISTER OF STATE IN THE MINISTRY OF HEALTH AND FAMILY PLANNING; AND WORKS, HOUSING AND URBAN DEVELOPMENT (SHRI B. S. MURTHY) : (a) to (c). A statement giving the information is laid on the Table of the Sabha.

#### Statement

There has been no exhaustive housing survey on a country-wide scale. A general study of the problem of housing in the country has, however, been made. The present total shortage of houses in the urban areas has been estimated to be about 1.2 crores dwelling units, including those which have to be substantially improved or totally rebuilt. The census of 1971 aims to make a more detailed study of the housing situation. So long as the present great shortage exists, the mal-practice of some house-owners charging exorbitant rents from the common man besides salami or pugree, cannot be ruled out, despite the existence of rent control laws.

2. With a view to ameliorating the housing conditions of people in the low and middle income groups (more particularly the former), the Government of India have introduced the following housing schemes, which have been in operation in the country from the year noted against each :—

- (i) The Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of the Community  
.....1952

- (ii) The Low Income Group Housing Scheme .....1954
- (iii) The Subsidised Housing Scheme for Plantation Workers.....1956
- (iv) The Slum Clearance and Improvement Scheme.....1956
- (v) The village Housing Projects Scheme .....1957
- (vi) The Middle Income Group Housing Scheme .....1959
- (vii) The Land Acquisition and Development Scheme .. .....1959
- (viii) The Rental Housing Scheme for State Government Employees  
..... 1959
- (ix) Jhugi and Jhonpri Removal Scheme for Delhi.....1960

The salient features of those schemes are available in the Annual Report of the Ministry for the year 1968-69.

The Government of India have also now decided to set up a Revolving Fund for housing and urban development to be administered by a new Housing and Urban Development Finance Corporation to be set up shortly. The main objective of the Revolving Fund will be to mobilise and generate resources for executing housing and land development schemes on a large and rapid scale. This measure should help, but there is need for substantial private saving and investment to fill the gap in housing stock.

SHRI BENI SHANKER SHARMA : Mr. Speaker, Sir, Before I put the first supplementary of this momentous session, I wish you a trouble-free and peaceful House and I hope both sides of the House will cooperate with you towards this end.

Now coming to my question of the Housing Problem, the hon. Minister has just enumerated 9 schemes in the statement laid on the table, which have been in operation since 1952; But does he agree with me that in spite of these high-sounding schemes, the problem of housing, especially in urban areas, is getting more acute day by day? He has further stated that to ease the situation,

Government has decided to set up a revolving fund which will be administered by a new Housing and Urban Development Corporation. What are the details of this scheme and what is the target date within which the number of houses envisaged are going to be constructed ?

**THE MINISTER OF HEALTH AND FAMILY PLANNING AND WORKS, HOUSING AND URBAN DEVELOPMENT (SHRI K. K. SHAH) :** The schemes are being finalised. But the tentative idea is that first of all we construct only 2-rooms and 3-rooms, because we have found that even so far as government employees are concerned, 50 per cent is the total satisfaction so far.

**AN HON. MEMBER :** 47 per cent.

**SHRI K. K. SHAH :** In the Urban areas, as has been rightly pointed out by my hon. friend, the premium for the purpose of getting one-room is reported to be—I have no proof for this—about Rs. 10,000-12,000. If I can give 2 rooms for Rs. 10,000 he will be prepared to purchase it. This is one aspect.

The second aspect is slum clearance. There are very valuable areas occupied by slums. If we have a transit camp and remove the slum dwellers and if we construct vertically, practically we will be able to House them in one-third of the area, and two-thirds will be available for commercial use also. The same applies to squatters. This, ni a nutshell, is the method which we propose to follow.

**SHRI BENI SHANKER SHARMA :** The hon. Minister has just talked about Constructing vertical buildings in the places of slums, but I may remind him that a few days back he himself had stated in Delhi that if the bungalows of the Ministers and high officers are converted into multi-storeyed flats and the land attached to them is sold, it will fetch Rs. 50 crores or so. Is he going to put that scheme into operation; if not, why not ?

**SHRI K. K. SHAH :** It is under consideration.

**श्री जगेश्वर यादव :** बड़े बड़े नगरों में साधारण कर्मचारियों और सरकारी नौकरों के लिए मकान की प्राबलम इतनी ज्यादा है कि वे जितनी तनख्वाह पते हैं, उस से ज्यादा उन को मकान का किराया बेना पड़ता है, उन के खाने के लिए भी नहीं बच पाता है। न उनको मकान दिया जाता है और न जमीन दी जाती है। ऐसी हालत में वे कैसे सरकार का काम कर सकेंगे। सरकार इस सम्बन्ध में आश्वासन तो बड़े बड़े देती रहती है लेकिन बड़े बड़े शहरों में इन गरीबों और साधारण आदमियों के लिए रहने की व्यवस्था नहीं की जाती। फंक्शियों में काम करने वाले कर्मचारियों की भी यही हालत है, उनके रहने के लिए भी कोई व्यवस्था नहीं है। मैं जानना चाहता हूँ कि सरकार अब तक आश्वासन देती रहेगी तथा उन के लिए आप कैसे व्यवस्था करना चाहते हैं ?

**श्री के० के० शाह :** जैसा मैंने अभी बताया लो-इन्कमग्रुप और मिडिल इन्कम ग्रुप की स्कीमें चालू रहेंगी। इस के अलावा हम भी काम-शियल उपयोग करेंगे और उस में जो मुनाफा होगा, उसका उपयोग भी लोइन्कमग्रुप को सब्सिडाइज करने के लिए किया जायगा।

**SHRI D. N. TIWARY :** The urban housing scheme fails in the States because the amount sanctioned for each scheme is not spent fully, and there are many hurdles lik ceiling on loan etc. May I know what steps have been taken to see that the money allotted to the States is spent fully and does not lapse ?

**SHRI K. K. SHAH :** It is true that the moneys allotted to some States were not utilised, but then we are now pressing upon the State Governments to see that the money allotted is fully utilised for the purpose for which it is given.

**SHRI D. N. PATODIA :** Coming to part (b) of the Question, since independence, year after year the shortage of housing has been increasing to such an extent that today 75 per cent of India's population does not

have adequate housing. May I, therefore, know from the hon. Minister : what was the extent of shortage, according to whatever estimates or studies that have been conducted, at the beginning of the First Plan, to what extent it has been increasing year after year, what was the extent at the end of the Third Plan, and what efforts are going to be made by the Government to see that this shortage is eliminated? If not, would they explain, by what year, by the development process adopted by the Government up till now, 90 per cent of the population of India will be left with no housing facility?

MR. SPEAKER : I doubt if I shall allow this question going into the various Plans for the whole of India.

SHRI D. N. PATODIA : You might kindly read part (b) of the question. It relates to the whole of the country.

MR. SPEAKER : But not the whole of the plans. Of course, he may give the relevant reply.

SHRI D. N. PATODIA : It is relevant.

MR. SPEAKER : I am here to judge the relevance, not your self.

SHRI K. K. SHAH : The total shortage so far as the urban areas is concerned will be more than crore of tenements, and so far as the rural areas is concerned, it will be more than seven crore tenements. The houses that were sanctioned upto the end of 1969 according to the progress report received were 4 97,968 and the number constructed comes to 3,83,271. Therefore, it is not my case that we have made any appreciable progress in meeting the house shortage. We shall benefit from the experience that we got in Delhi, namely, of having a revolving fund. We have provided a revolving fund of Rs. 5 crores in Delhi... (Interruptions)

SHRI D. N. PATODIA : He is not replying to the point. My question was : what was the extent of shortage at the beginning of the First Plan and how it has developed over the years. He does not reply to that. Let him say he does not know it.

MR. SPEAKER : You can give separate notice. You are asking a question about

the First Plan. How does it arise from this question?

श्री जार्ज फरनेन्डोज : अध्यक्ष महोदय, मंत्री महोदय ने कबूल किया कि शहरों में एक करोड़ 20 लाख मकानों की इस समय आवश्यकता है और देहातों में सात करोड़ से भी ज्यादा मकानों की आवश्यकता है। जो उपाए वे बता रहे हैं, रिवाल्बिंग फंड इत्यादि के, उन उपायों से मेरी राय में अगले दो सौ वर्षों में भी हिन्दुस्तान के लोगों को रहने के लिए मकान मिलने की कोई उम्मीद नहीं है। इसलिए मैं आपके माध्यम से सरकार से जानना चाहूंगा कि अगले 10-15 वर्षों के भीतर हर हिन्दुस्तानी को रहने के लिए मकान मिले उसके मेरे दो सुझाव मानने के लिए तैयार हैं? एक तो यह कि शहरी जमीन को आज जो सट्टा बाजार में खरीदने बेचने का काम निजी जमीन केमालिक, राज्य सरकारें और महानगरपालिकाएँ कर रही हैं... (व्यवधान)... मैं प्रश्न पूछ रहा हूँ। एक तो यह कि शहरी जमीन के दाम पर जो सट्टा चलता है उसको रोकने के लिए शहरी जमीन को खरीदने और वाले घंघे को बन्द करेंगे।

दूसरे यह कि जब तक हर एक हिन्दुस्तानी रहने के लिए मकान न मिल जाए तब तक किसी को भी पांच सौ स्ववायर फीट से ज्यादा जगह नहीं मिलेगी—यह नियम सरकार के सबसे बड़े अफसर से लेकर सबसे छोटे आदमी तक चलाया जाए, क्या इसके लिए सरकार तैयार है?... (व्यवधान)...

SHRI K. K. SHAH : It is a suggestion for consideration.

श्री जार्ज फरनेन्डोज : क्या आप इस पर सोचेंगे?... (व्यवधान)...

श्री राम सेवक यादव : यह कोई सुझाव नहीं है, सीधा प्रश्न है।... (व्यवधान)...

श्री जार्ज फरनेन्डोज : आप कुछ नहीं करेंगे।... (व्यवधान)...

**SHRI BAL RAJ MADHOK :** If the Minister is not answering that question let us pass on the next question.

**SHRI K. K. SHAH :** I have answered the questions. It is a suggestion for consideration.

**श्री जाजं फरनेन्डीज :** मेरे प्रश्न का ठोस उत्तर आना चाहिए। ग्राम तो समाजवाद की बातें करते हैं। मैंने दो सुझाव रखकर प्रश्न किया है। ऐसे नहीं चलेगा। जमीन के दामों पर लगाम और मकान की जगह पर रोक, मेरे इन दो प्रश्नों का ठोस उत्तर आना चाहिए। ...**(व्यवधान)**... आपकी नीति क्या है, वह बताइये? रिवाल्विग फंड कोई नीति नहीं है। ...**(व्यवधान)**... 500 स्कायर फीट से ज्यादा जगह किसी को नहीं मिलेगी, इसको आप कबूल कीजिए। ...**(व्यवधान)**...

**MR. SPEAKER :** Mr. Fernandes : What are you doing? Why are you disturbing the House? Please sit down.

**श्री जाजं फरनेन्डीज :** इस प्रश्न को मैं इस सदन में नहीं उठाऊंगा तो फिर और कहाँ उठाऊंगा? इस देश में मकान की बहुत विषम समस्या है। मेरे क्षेत्र में बाधे से ज्यादा आदमी फुटपाथ पर सोते हैं और वहाँ पर प्रधान मन्त्री के लिए नया मकान बनाने की बात उठती है। मुझे इस बात पर बहुत गुस्सा है...**(व्यवधान)**... ये यहाँ पर समाजवाद की बातें कहते हैं। ...**(व्यवधान)**...

**MR. SPEAKER :** Will you please sit down? Please sit down. Shri S. R. Damani.

**SHRI S. R. DAMANI :** May I know from the hon. Minister **(Interruption)**.

**SHRI RAM SEWAK YADAV rose—****(Interruption)**.

**MR. SPEAKER :** Are you disturbing the whole House? Now, Shri DAMANI.

**SHRI S. R. Damani :** In order to reduce overcrowding in big cities

**Mr. SPEAKER :** I had called the hon. Member much earlier. He was not able to put his question in spite of my repetitions.

**SHRI S. R. DAMANI :** I did stand up and started putting my question but neither the hon. Members nor the Minister could hear anything.

**MR. SPEAKER :** Will you come out with your question now?

**SHRI S. R. DAMANI :** Yes, Sir. I want to know how far the policy adopted by the Government to reduce the congestion in the big cities is progressing or succeeding, and why the big industries in the big cities have not been shifting to the small cities and why this shift has not been taking place according to the Plan.

**SHRI K. K. SHAH :** I am extremely happy that after this idea has been accepted and is being worked out, I get so much support from the House. I am very happy and glad about it. **(Interruption)**

**MR. SPEAKER :** Next question.

**SHRI K. K. SHAH :** It is only the revolving fund which has created the expectations, and I am glad that I am getting the support from the House. The second question is a very relevant one. It is true that the planning in future should be such that the shifting from the rural to the urban areas is minimised. That is the only way of preventing shortage in the urban areas.

#### Appointment of Third Pay Commission

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- \*2. **SHRI N. R. LASKAR :**  
**SHRI NARAYANAN :**  
**SHRI P. RAMAMURTI :**  
**SHRI S. M. BANERJEE :**  
**SHRI DHANDAPANI :**

Will the Minister of FINANCE be pleased to state :

(a) whether it is a fact that the Union Government had asked various Central Government Employees Organisations to send proposals for inclusion in the terms of reference of the Third Pay Commission;

(b) if so, how many Organisations have submitted such proposals;