

of which is between 200 and 500. There may be a slight variation in it. We take all these villages as a cluster of villages and try to connect all of them by roads under M.N.P. (*Interruptions*)

Survey is not my job. Previously, it was under the Ministry of Surface Transport. It has recently been transferred to my department. Actually, the question pertains to Planning Commission, but it has been referred to me. However, I shall try to satisfy the hon. Members.

If in a cluster of villages, there are villages whose population is below 200, they too will be covered. Therefore, in hilly areas, desert areas, coastal and tribal areas, the distance is counted and not the population.

[*English*]

DR. G.S. RAJHANS : The hon. Minister comes from Bihar ; whereas in States like Kerala all the villages have been connected with roads. There are more than 44000 villages which have not been connected with roads in Bihar. May I know the reasons thereof and when does the hon. Minister propose to connect those villages with roads ?

(*Interruptions*)

THE MINISTER OF AGRICULTURE (DR. G.S. DHILLON) : I want to tell the hon. Member on my colleague's behalf that it is his own State and he will take care of it.

#### Built Houses for Middle Class People

\*440. SHRI SATYENDRA NARAYAN SINHA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether Government propose to encourage Housing Boards to sell built houses on long term instalment basis to middle class people ;

(b) if so, whether housing financial institutions will help to acquire built houses on long term instalments ; and

(c) whether private housing agencies would also be involved in similar programmes ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH) : (a) Housing is in the State sector. Several State Governments through Housing Boards and other agencies are implementing housing schemes for the Middle Income Groups.

(b) and (c). The Housing and Urban Development Corporation (HUDCO) is also providing loan assistance to these agencies for construction of houses for middle income and other income groups. It has also been decided to set up a National Housing Bank which will promote Housing finance institutions at the base level for providing home loans to individuals. In addition, the Government is also encouraging housing activities by providing facilities to cooperatives and individuals.

SHRI SATYENDRA NARAYAN SINHA : My question was with regard to encouraging the sale of built houses to middle income groups on a long term instalment basis and the answer does not say anything specifically on this point. I would like to know whether the Government propose to ask HUDCO to build houses for middle income groups and sell those houses to them on a long term instalment basis.

There are some schemes of hire purchase wherein heavy down payments are required. It is not possible for the middle income groups to acquire houses in this way. Therefore, my question is, whether the Government propose to ask HUDCO or other agencies to build houses and sell them to middle income groups on long term loan basis.

[*Translation*]

SHRI DALBIR SINGH : HUDCO is a Central financial institution. The Special Area Development Authority is merely an institution to finance the housing schemes of the State Government whether it is through co-operative societies or the Housing Board. It does not build houses, but grants loans according to the requirements of different States.

SHRI SATYENDRA NARAYAN SINHA : My specific question is whether the built up houses are sold or not ? It has nothing to do with loans. This type of

arrangement is there in other countries also. That is why I have asked this question whether Government propose to build houses for middle income groups and sell them on long term instalment basis? If so, what are the details in this regard? The houses being built by the private builders who are constructing houses...

[English]

They are not interested in building functional houses and they are not building houses for MIG people. I want to know whether Government proposes to provide land to private builders on the condition that they will build functional houses for MIG people and give them houses on long-term instalment basis?

[Translation]

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI MOHSINA KIDWAI): Mr. Speaker, Sir, my colleague has asked whether HUDCO provides built-up houses? In this connection I would like to say that we receive many schemes from the States including those for built-up houses. That depends on the needs and requirements of a particular State. HUDCO is the Central financial institution. The economically weaker sections repay the loan in 22 years whereas the middle income groups repay it in 15 years. There are many State Governments which are giving houses on long-term basis also. At the moment, I have figures about HUDCO only. Houses are being built with the help of loans provided by HUDCO.

[English]

It is upto the State Government how they formulate their schemes according to their needs and requirements.

[Translation]

Every State has demand for M.I.G. I can give figures in this regard. HUDCO provides loans for M.I.G. and L.I.G.

[English]

SHRI SATYENDRA NARAYAN SINHA: I am not asking for loan.

SHRIMATI MOHSINA KIDWAI: You are asking for built up houses. We

are giving loan to build houses.

SHRI SATYENDRA NARAYAN SINHA: I want to know whether there is any scheme to build houses for MIG people and give them on long-term instalment basis?

[Translation]

SHRIMATI MOHSINA KIDWAI: I am saying that different States have different schemes. It is for the State Government to decide whether to sell built-up houses on hire-purchase or not. (Interruptions). D.D.A. is selling houses in Delhi on hire-purchase basis. Its working pattern is different from HUDCO. Recently the MIG flats were sold on instalment basis. Payment on cash-down basis was made for half of the cost of the flat. I know that in Delhi D.D.A. is building houses and providing them to middle income groups on hire-purchase. I do not have specific information about what the other States are doing in this regard. I have got the details of loan which HUDCO has released so far. The State Governments formulate their own schemes but we do not maintain a record thereof.

SHRI SATYENDRA NARAYAN SINHA: I am asking about Union Territories. My next supplementary question is that cooperative societies are not getting land. If they are allotted land, they can construct houses.

SHRIMATI MOHSINA KIDWAI: The cooperative societies which have approached HUDCO have been getting loan from it. It is the State Government which provides them land. (Interruptions). Why are you all asking at the same time? You must be aware that cooperative societies get the land for constructing houses in the Union Territories. They are getting it in Delhi and other States, but you may be aware that registration is not open. (Interruptions) We encourage the co-operative societies and the State Government provides them land.

[English]

SHRI THAMPAN THOMAS: In answer to this question what the Minister has said is that financial involvement of HUDCO only is there. Government of India is not intervening in the matter and

constructing houses. Recently this matter was discussed in the National Housing Bank Bill and several suggestions had come up. I do not know whether the hon. Minister has processed them or not but, Sir, some importance will have to be given to the construction of houses in the rural areas.

There is no machinery for that. The State Governments have done either through cooperatives or the housing boards. But to expedite some construction in the rural areas, has Government of India any policy to help the rural people to construct houses by getting financial aid from financial institutions like the housing corporations or HUDCO or any such other agencies ?

Will the Government also formulate a policy for that and directly involve itself in the matter of encouraging house construction ?

[*Translation*]

SHRIMATI MOHSINA KIDWAI : Mr. Speaker, Sir, this is a good suggestion but I would like to mention here that HUDCO is providing loan not only to urban areas but to rural areas also. We have provided plots to 73 lakh rural landless labourers out of which 28 lakh were provided financial assistance. Thus, it is catering to the needs of both rural as well as urban areas. HUDCO is providing loan to economically weaker sections in rural and urban areas through housing boards and other agencies. The national housing policy which is coming shortly has been formulated keeping this aspect in view. A national housing bank has been set up for the first time to look after the construction aspect of housing. We shall try to provide as much loan as possible to the weaker sections and low income groups through these and other secondary institutions which will be set up at State level so that construction of houses is accelerated.

[*English*]

SHRI THAMPAN THOMAS : Will the municipalities and panchayats be involved in this ?

SHRIMATI MOHSINA KIDWAI : No. We are giving through HUDCO to some municipalities which are sending their

schemes and asking for the loans from HUDCO.

[*Translation*]

SHRI NARSING SURYAWANSHI : Mr. Speaker, Sir, I would like to know from the hon. Minister if there is any proposal to replace the existing expensive building material like steel, cement and wood as far as possible, in order to provide cheap houses to LIG and weaker sections as at least 30-35 per cent poor people in our country are homeless ? Can PVC be used instead of forest wood ? Is the Government exploring this possibility ?

SHRIMATI MOHSINA KIDWAI : We have paid serious attention in this direction. We are encouraging local material for low cost housing. You may be aware that an international seminar on mud housing was held recently in Kerala. Lot of research is going on to develop techniques whereby local, industrial and agricultural waste material could replace steel, cement and wood in housing construction and cheap houses could be made available to weaker sections and low income groups. Research Centres have been set up in various States ; training is being imparted and many people have been involved in it.

[*English*]

SHRI K.S. RAO : Sir, the Minister is also aware that the shortage of housing in the country is very acute. The number of houses that have been built by various housing boards in various States as well as Union Territories must not have been more than one or two per cent of the shortage. The Urban Land (Ceiling and Regulation) Act is coming in the way of the private individuals for constructing houses in a large number.

I suppose the Minister is aware of the situation particularly in regard to Andhra Pradesh. The people coming from the lower and middle income groups forming societies and seeking permission to have only 300 sq. mts. are denied land. But certain vested interests or privileged people placed in high positions are getting permission for lakhs and lakhs of metres of land but not constructing houses for sorting out the problem of housing.

Will the Minister think in terms of liberalising the Urban Land (Ceiling and Regulation) Act so that the housing problem can be solved to a great extent ?

**SHRIMATI MOHSINA KIDWAI :** Sir, it is under consideration, both the amendment of the Land Ceiling Act as well as the Rent Control Act. If you recall, the National Commission on Urbanisation had also recommended for certain Acts to be amended to give a boost to the housing construction.

Vayudoot service for Salem and Erode,  
Tamil Nadu

\*441. **SHRI P. KOLANDAIVELU :** Will the Minister of CIVIL AVIATION be pleased to state :

(a) whether Government of Tamil Nadu have forwarded any proposal to link Salem and Erode through Vayudoot Services ; and

(b) if so, the action taken thereof ?

**THE MINISTER OF STATE OF THE MINISTRY OF CIVIL AVIATION AND MINISTER OF STATE OF THE MINISTRY OF TOURISM (SHRI JAGDISH TYTLER) :** (a) Yes, Sir.

(b) Even though Salem and Erode do not figure in the list of stations identified for airlinking by Vayudoot during the current plan period, in view of the State Government's offer to develop an airport at Salem, the National Airports Authority has tentatively identified a suitable site.

**SHRI P. KOLANDAIVELU :** Sir, my Question Number is 441. Here it is wrongly numbered as 443.

[Translation]

**MR. SPEAKER :** I have got with me correctly numbered. It has been corrected through Corrigenda.

[English]

**SHRI P. KOLANDAIVELU :** Sir, I thank the Minister through You. He has agreed only for 50 per cent and I suppose for another 50 per cent he has not agreed. Salem is there in the Plan itself and because there is Salem Steel Plant and quarries also,

hence Vayudoot service is very much needed immediately there. In Erode, there are textiles and power looms and hence it has now become a busy business place. Very much near to Erode, there is a place called Chittoor where the site has already been identified by the State Government and has also been forwarded to the Central Government. There are huge funds with the International Airports Authority. I know this because I am a Member of the Civil Aviation Committee. Why can't we utilise these funds which are available with the International Airports Authority for getting these places connected by Vayudoot service ?

**SHRI JAGDISH TYTLER :** First of all, Salem is not in the Seventh Five Year Plan but we have done it on the request of the other Members from our side also. First, sites were to be chosen and while surveying, we found high tension wires and it was not possible to remove those high tension wires. Ultimately, site has been identified. There are three sites which were identified, namely, Pulampatti, Kamlapuram and Karupoor village. The International Airports Authority had decided on Pulampatti and we have asked the State Government to give a topographical map so that we can start with the work. As you are a Member of the Civil Aviation Committee, you know that that the International Airports Authority has made profits. There has been a plan in our minds, subject to the clearance of the Board of the International Airports Authority, we can use some money inspite of paying income-tax to the Government. There is a plan but nothing is definite. We have not thought of using that money for the airports. We had thought of using it for getting equipments and for the aeroplanes but you should be happy that we are going to start work at Salem which is your priority.

**SHRI P. KOLANDAIVELU :** My second supplementary is with regard to Erode. With regard to Erode also, a site has been identified by the Transport Minister and it has been forwarded to the Central Government. With regard to Vayudoot services in the two alternative places, i.e., Tuticorin and Kayatar, sites have already been identified and forwarded to the Ministry and the Minister knows fully well that this was raised in the Civil Aviation Committee. Whether it finds a place in the Plan or not, I want to know when are you going